

3 Presentation of officer reports

3.1 Glen Iris Heritage Gap Study - Preliminary consultation outcomes

Abstract

The purpose of this report is to inform the Urban Planning Special Committee (UPSC) of the outcomes of preliminary consultation on the draft Glen Iris Heritage Gap Study (the draft Study) and seek a resolution from the UPSC to implement the recommendations of the Study.

In accordance with Council's resolution from 25 July 2016, officers engaged heritage consultants, Context, to undertake the Municipal Wide Heritage Gap Study (MWHGS). Glen Iris is the seventh study to be progressed, following Canterbury, Camberwell, Hawthorn, Kew, Kew East/Mont Albert and Hawthorn East.

Council's heritage consultants identified 16 individually significant heritage places and four (4) heritage precincts for inclusion in the Heritage Overlay throughout Glen Iris.

Preliminary consultation on the draft Study was undertaken from 2 May to 3 June 2019. Council received 165 submissions including 37 supporting, 26 partially supporting, 100 objecting and two (2) submissions that neither support nor oppose.

The key issues raised in the submissions include:

- detrimental impact on property value
- unfair limitation on future redevelopment plans
- concerns about the structural condition of the building
- maintenance and repairs of heritage places
- inclusion of non-contributory properties in a Heritage Overlay
- requests for properties to be excluded from a Heritage Overlay
- the proposed Heritage Overlay is being introduced too late
- opposition to 'blanket' controls
- requests for additional properties to be included in a Heritage Overlay.

Council officers and Council's heritage consultant have reviewed each submission and are recommending a number of changes to the Study as a result of the feedback received. In general, these changes include updating the study and precinct citations based on new information (i.e. built dates, alterations to properties etc.). The following more substantial changes are also recommended:

Mont Iris Estate and Environs Precinct

- Remove 4, 30-38 and 1-27 Dent Street from the precinct.
- Downgrade 20 Fuller Avenue; 150 High Street, 7 Munro Avenue and 5 Vale Street to 'non-contributory'.

Summerhill Estate Precinct

- Remove 18-28 Audrey Crescent from the precinct.
- Downgrade 16 and 20 Celia Street and 35, 44 & 54 Hortense Street to 'non-contributory'.

Individually Significant places

- Abandon the recommendation to apply the Heritage Overlay to 50 Valley Parade, Glen Iris.

In relation to 50 Valley Parade, a request for interim heritage controls has already been made to the Minister for Planning (Amendment C317boro), in accordance with Council's adopted Section 29A internal process. Given the updated advice of Council's heritage consultant, stating the property has been significantly altered since the study was prepared and no longer meets the threshold to warrant inclusion in a Heritage Overlay, officers now recommend withdrawing Amendment C317boro to the Boroondara Planning Scheme, following the UPSC's adoption of the revised Study.

Further discussion of the proposed changes to the draft Study is contained in the officers' report and **Attachment 1**. A map of changes arising from preliminary consultation is provided at **Attachment 2**.

Officers recommend the UPSC resolve to commence a planning scheme amendment to apply the Heritage Overlay to the properties identified in the updated Study provided at **Attachment 3** and note the draft Statements of Significance proposed to be incorporated into the Boroondara Planning Scheme in **Attachment 4**.

Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Receive and note the feedback received and outcomes of the preliminary consultation process undertaken on the draft Glen Iris Heritage Gap Study.
2. Endorse the officers' response to the preliminary feedback received and recommended changes to the draft Glen Iris Heritage Gap Study outlined in **Attachment 1**.
3. Adopt the Glen Iris Heritage Gap Study contained in **Attachment 3**.
4. Request authorisation from the Minister for Planning to prepare and exhibit an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to include properties identified in the Glen Iris Heritage Gap Study in the Heritage Overlay.
5. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the *Planning and Environment Act 1987*.

6. Request the Minister for Planning to prepare, adopt and approve an amendment to the Boroondara Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987* to apply interim heritage controls to properties recommended for inclusion in the Heritage Overlay in the Glen Iris Heritage Gap Study.
7. Notwithstanding resolution 4, authorise officers to modify the amendment to remove properties which have been legally demolished prior to exhibition of the amendment.
8. Withdraw Amendment C317boro to the Boroondara Planning Scheme to apply an interim heritage control to 50 Valley Parade, Glen Iris.
9. Authorise the Director City Planning to undertake administrative changes to the amendment that does not change the intent of the amendment or any changes required under the Minister for Planning's Authorisation prior to the commencement of exhibition.

**Responsible director: Shiran Wickramasinghe
City Planning**

1. Purpose

The purpose of this report is to:

- Provide a summary of the outcomes of the preliminary consultation process and key issues raised in the feedback to the draft Glen Iris Heritage Gap Study (the draft Study).
- Respond to the key issues raised and summarise any changes made to the draft Study as a result of the feedback.
- Seek a resolution from the Urban Planning Special Committee (UPSC) to:
 - request the preparation and exhibition of a planning scheme amendment to implement the revised Study;
 - write to the Minister for Planning to request he prepare, adopt and approve interim heritage controls to affected properties; and
 - withdraw the interim Heritage Overlay request for 50 Valley Parade, Glen Iris.

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

Council Plan and Community Plan 2017-2021

The identification and protection of identified heritage places through the Study is consistent with the strategic objectives of both the current Council Plan and Community Plan.

The Boroondara Community Plan 2017-27 sets out the 10 year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The heritage study implements Strategic Objective 4 of the Plan: *Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.*

Specifically, the heritage study implements the following strategies:

- **Strategy 4.3** - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.
- **Strategy 4.6** - Engage with owners and developers to achieve a balance between development and protection of neighbourhood character, heritage and amenity.

The project will further assist Council in fulfilling a major commitment to 'protect the City's heritage by continuing a municipal wide heritage assessment of all areas not currently subject to a heritage overlay in the Boroondara Planning Scheme'.

Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The proposal seeks to implement a 'high priority' action identified by the Heritage Action Plan 2016, to *'prepare and implement a heritage study of Glen Iris as part of the municipal wide heritage'* (p. 13).

Boroondara Planning Scheme

The heritage study is consistent with the objectives of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF). In particular it addresses the following Clauses:

- Clause 15.03-1S *Heritage Conservation* which seeks to *'ensure the conservation of places of heritage significance'* by identifying, assessing and documenting places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme;
- Clause 21.04-5 - *Built Environment and Heritage* of the Municipal Strategic Statement which includes the objective *'to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance'*; and
- Clause 22.03-2 Heritage Policy which seeks to *'preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm'*.

Both the PPF and LPPF seek to ensure the HO is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of Plan Melbourne 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.

In particular, 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 heritage study is consistent with these Plan Melbourne directions and initiatives.

Planning and Environment Act 1987

The proposal 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 Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

Municipal Wide Heritage Gap Study

On 25 July 2016, Council resolved to engage heritage consultants, Context Pty Ltd, to commence the Municipal Wide Heritage Gap Study (MWHGS).

The MWHGS is a proactive work program to identify and protect valued heritage properties and precincts through inclusion of properties in the Heritage Overlay.

The study has two components: a street-by-street assessment of properties not currently included in the Heritage Overlay; and implementation of heritage controls to properties recommended for heritage protection by the assessment.

The Heritage Overlay is the mechanism which allows Council to protect heritage places of local significance. Inclusion of properties and precincts in the Heritage Overlay triggers planning permit requirements for demolition, alterations and additions and new buildings.

Glen Iris Heritage Gap Study

The Glen Iris Heritage Gap Study is the seventh suburb assessment to be undertaken as part of the MWHGS.

The study area consists of all properties located outside the existing Heritage Overlay in Glen Iris. The draft Study identified the following 16 individually significant places and four (4) heritage precincts for inclusion in the Heritage Overlay:

Individual properties

- 14 Alfred Road, Glen Iris
- 29 Alfred Road, Glen Iris
- 2 Allison Avenue, Glen Iris
- 55 Bath Road, Glen Iris
- 22 Bourne Road, Glen Iris
- 44 Denman Avenue, Glen Iris
- 118 Glen Iris Road, Glen Iris
- 170 Glen Iris Road, Glen Iris (Glen Iris Primary School No. 1148)
- 100 - 108 High Street, Glen Iris (St. Oswald's Anglican Church Complex)

- 4 Peate Avenue, Glen Iris (Camberwell South Primary School No. 4170)
- 39 Peate Avenue, Glen Iris
- 26 Summerhill Road, Glen Iris
- 29 Summerhill Road, Glen Iris (Former Summerhill Road Methodist Church)
- 148 Summerhill Road, Glen Iris
- 3 Valley Parade, Glen Iris
- 50 Valley Parade, Glen Iris

Precincts

- Glen Iris Heights and Cherry's Hill Estates precinct
- Mont Iris Estate and Environs precinct
- Summerhill Estate precinct
- Violet Farm Estate precinct

4. Outline of key issues/options

Preliminary consultation process

Council's Strategic Planning Department undertook a preliminary consultation process from 2 May to 3 June 2019. This consultation process involved:

- Sending letters to all property owners and occupiers within the study area
- Sending letters to other stakeholders (such as historical groups and government agencies).

Preliminary consultation outcomes

As a result of the preliminary consultation process, Council received 165 submissions including:

- 100 opposing submissions
- 37 supporting submissions
- 26 partially supporting submissions
- Two (2) submissions that neither support nor oppose.

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 with a detailed response from officers.

The draft Study has been revised to reflect the changes recommended for adoption, and now identifies 15 instead of 16 individual heritage places and four (4) heritage precincts, with slightly reduced boundaries for two of those.

These changes are further discussed in this report, and are depicted on a map at **Attachment 2**. The changes arising from preliminary consultation are provided in the revised Glen Iris Heritage Gap Study at **Attachment 3**.

In addition, draft Statements of Significance are provided at **Attachment 4**. These documents will be submitted to the Minister for Planning for authorisation and form part of the planning scheme amendment, should the UPSC resolve to proceed with a planning scheme amendment.

Key issues raised

Detrimental impact on property value

Many submitters are concerned the value of their property will reduce significantly if it is included in a Heritage Overlay.

Potential private economic impacts are not a relevant consideration when determining whether a property should be included in the Heritage Overlay.

The purpose of the Heritage Overlay is to recognise and protect places of identified heritage significance. Challenges to the proposed inclusion of properties within the Heritage Overlay should relate to the heritage significance of those places, as set out in *Planning Practice Note 01: 'Applying the Heritage Overlay'* (PPN01).

Independent planning panels for similar heritage amendments have considered private economic impacts. These panels have consistently concluded impacts on land values or the individual financial circumstances of the land owner are outside the scope of consideration (e.g. Boroondara C266). The test for the application of the Heritage Overlay is whether a property meets the recognised criteria and is determined to have heritage value. If so, the Heritage Overlay should be applied.

Further, individual financial matters relating to the use and development of a particular heritage place are most appropriately considered at the time planning permits are sought.

The independent planning panel appointed to consider the Kew Heritage Gap Study (Amendment C294) recently determined:

The Act and Planning Scheme require social and economic matters and the principles of net community benefit and sustainable development to be considered. They relate to the interests of the broader community and do not extend to individual impacts (p. 22).

The Heritage Overlay is one of many factors that could contribute to property values. It is difficult to estimate the specific effect of including a property in the Heritage Overlay since heritage controls do not prohibit development, subdivision or demolition but requires planning approval to be obtained.

Ultimately, the Heritage Overlay will have positive social effects on the wider community by identifying and facilitating the preservation of buildings which provide a valuable and recognisable contribution to the area.

The introduction of heritage controls will provide greater certainty to residents, property owners and prospective purchasers as studies are completed. All relevant parties will have the opportunity to further consider the recommendations during the planning scheme amendment process.

Unfair limitation on future redevelopment plans

A number of submitters have objected to the application of a Heritage Overlay to their property on the basis it will prevent the redevelopment of the property either in the form of extensions to the existing dwelling or total demolition and construction of a replacement dwelling.

The potential impact on any redevelopment plans the owner may have are not a relevant consideration when deciding whether a Heritage Overlay should be applied or not according to PPN01.

The purpose of the Heritage Overlay is to 'conserve and enhance places of identified heritage significance'. The Heritage Overlay has been developed to implement the following objectives of the Act:

- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other special cultural value [...]
- (g) to balance the present and future interests of all Victorians [...]

Together with Section 6(1) of the Act, these objectives place an obligation on Council to identify and protect sites of heritage significance.

On this matter, the independent Planning Panel considering the Canterbury Heritage Gap Study (Amendment C266) found:

"The Boroondara Planning Scheme has many provisions that restrict or enable land use and development in different circumstances. The Heritage Overlay gives Council the ability to assess certain permit applications in response to the heritage place, including applications to demolish or remove a building.

The extent of further development will vary depending on each property's individual characteristics including positioning of the building on the lot, the design and configuration of the significant building, location of buildings abutting the property and the aspirations of each land owner.

...

When the responsible authority is deciding on an application for a permit for additions to the building, the personal circumstances of the property owner may be taken into account" (Boroondara PSA C266 [2018] PPV, p. 26).

Similarly, some submitters voiced the concern there was no Heritage Overlay when they purchased the property. The fact a Heritage Overlay may not have applied at the time of purchase does not mean the building is not of heritage significance now and it should not be included in the Overlay. It is not uncommon for planning controls to change over time. The planning system specifically allows for changes to occur to planning controls.

Officers acknowledge the introduction of a Heritage Overlay is an additional layer of planning control, and the timing of heritage studies may be inconvenient or impact individual owners. However, it does not prohibit alterations or additions, but triggers the requirement for a planning permit for such development and associated works. The planning permit process is necessary to ensure any proposed works do not detrimentally impact these identified heritage places.

Concerns about the structural condition of the building

Many submitters have expressed the view that the poor condition of their building means the building has reached the end of its life-span and does not hold any heritage value as a result.

These matters are also not relevant to a heritage assessment according to the criteria identified in *PPN01*.

Typically, an assessment of the economic life of a building is subjective and is dependent on a range of factors including a property owner's willingness or ability to maintain or renovate the property. Many elements of a building's structural integrity are not visible from the public realm such as foundation and condition of internal framing, and are not matters for consideration in a heritage assessment.

Fundamentally, Council has a responsibility to identify and protect places of local cultural significance. If evidence can be provided that a building is structurally unsafe, then allowance could be made during the planning permit approval stage once the Heritage Overlay has been applied.

Maintenance and repairs of heritage places

A number of submitters have raised a concern the application of a Heritage Overlay will prevent them from undertaking repairs and maintenance of their property.

The Heritage Overlay does not place a statutory obligation on the owner to upkeep and maintain the heritage building to a particular heritage standard.

The Heritage Overlay provisions include an exemption from planning permit requirements for routine maintenance and repair that do not change the external appearance of the building, for example replacing several roof tiles with identical materials. Internal maintenance and repairs such as rewiring, plumbing, restumping, replastering, and installation of a new kitchen or bath do not require planning approval (unless internal controls are activated).

The only place for which internal controls are recommended as part of this study is St. Oswald's Anglican Church Complex, 100-108 High Street, Glen Iris (stained glass, font and organ).

Some submitters also raised concerns about increased costs associated with maintaining a heritage place. Similarly to the potential impact on a property's value discussed above, the financial circumstances of owners in being able to pay for necessary repairs are not a relevant consideration pursuant to *PPN01*.

Inclusion of non-contributory properties in a Heritage Overlay

Some submitters questioned the inclusion of their property in the Heritage Overlay despite the property being identified as 'non-contributory'.

It is common practice for non-contributory properties to be included in the Heritage Overlay as part of a precinct even though these buildings do not hold any heritage value in their own right. Their inclusion in the Heritage Overlay will ensure future redevelopment of these properties does not detrimentally impact on the heritage significance of adjoining contributory and significant heritage places or the broader precinct. Any development needs to respect the heritage fabric and characteristics of the surrounding heritage precinct.

This can only be achieved by including these properties in the Heritage Overlay as part of the precinct and triggering the need for a planning permit and assessment against Council's Heritage Policy.

The Heritage Policy supports the full demolition of 'non-contributory' properties in a Heritage Overlay, and sets out built form design policy guidance for new buildings under the provisions relating to non-contributory places.

Request for properties to be excluded from a Heritage Overlay

Some residents argued their properties did not have heritage value and should be downgraded and/or excluded from a precinct.

Generally, Council's heritage consultant maintains their recommendation for a particular property to be included in the Heritage Overlay (either as an individual property or as part of a precinct).

However, following a review of submissions, including a number of site visits, Council's heritage consultant considers it appropriate to downgrade the following properties in heritage precincts to 'non-contributory', due to alterations that have occurred:

Mont Iris Estate and Environs Precinct

- 7 Munro Avenue

Summerhill Estate Precinct

- 20 Celia Street
- 35 Hortense Street
- 54 Hortense Street

Council's heritage consultant is also recommending changes to the boundaries for two precincts due to the removal of properties:

Mont Iris Estate and Environs Precinct

- Remove 4, 30-38 and 1-27 Dent Street from the precinct.

Summerhill Estate Precinct

- Remove 18-28 Audrey Crescent from the precinct.

In addition, Council's heritage consultant recommends the removal of 50 Valley Parade, Glen Iris from the draft Study. The property had been identified as an individually significant place but has undergone alterations since the original assessment and no longer meets the threshold for inclusion in the Heritage Overlay.

The proposed Heritage Overlay is too late

Many submitters within precincts submitted heritage protection has been proposed too late with too many buildings already demolished in the area.

The previous loss of buildings in the surrounding area or the municipality does not set a precedent for not applying the Heritage Overlay to other properties

that have been identified as having heritage significance. This is particularly the case with individual properties recommended for protection, as these are of significance irrespective of their relationship to other places.

Council's heritage consultant has reviewed these submissions, particularly where specific examples were provided that question the integrity of the precinct. Generally, demolition of or alterations to buildings within a proposed precinct and their impact on the overall integrity of the precinct are considered during the study preparation. However, as a result of these submissions, Council's heritage consultant has recommended to change the boundaries for the Mont Iris Estate and Environs and the Summerhill Estate precincts as detailed above.

Opposition to 'blanket' controls

Some submitters voiced opposition to what they perceive to be 'blanket' controls, which officers understand to mean a Heritage Overlay is applied to a large area indiscriminately without careful thought or justification.

The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. In total the draft Study identified 947 properties for heritage protection. There are only three relatively small precincts and 10 individual properties currently included in the Heritage Overlay in Glen Iris (within Boroondara) at present.

A heritage precinct is a common and recognised planning tool which is supported by state planning regulations. The purpose of a HO precinct is to protect streetscapes and neighbourhoods that illustrate part of the heritage of a suburb or municipality. A precinct can include the stand-out single buildings (graded significant) as well as good examples of typical buildings of a given era (graded contributory).

The draft Study provides an assessment of each heritage place or precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in *Planning Practice Note 1: 'Applying the Heritage Overlay'*. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended based on Council's heritage consultant's assessment.

Requests for additional properties to be included in a Heritage Overlay

Some submitters nominated additional properties for further investigation.

Council's heritage consultant has reviewed the properties nominated but does not recommend any of these properties for inclusion in the Heritage Overlay. These include:

- 1, 51-53 and 61 Bath Road
- Kardina and Ventich Street
- 41 Kerferd Road
- The original Summerhill Estate area east of the railway line (e.g. Prosper and Welfare Parades).

Nominated places with an Ashburton address will be considered during the Ashburton Heritage Gap Study process.

Demolition of identified properties

During the preliminary consultation process, Council has continued to receive applications for report and consent for full or partial demolition of properties under Section 29A (S29A) of the *Building Act 1993*.

To date, the following 'contributory' graded heritage properties identified in the draft Study have been legally demolished and have been downgraded accordingly:

Mont Iris Estate and Environs Precinct

- 1 Dent Street (1-27 Dent Street proposed to be removed from the precinct)
- 25 Dent Street (1-27 Dent Street proposed to be removed from the precinct)
- 20 Fuller Avenue
- 150 High Street
- 26 Hilltop Avenue
- 5 Vale Street

Summerhill Estate Precinct

- 16 Celia Street
- 44 Hortense Street

In addition, building permits have been granted to demolish the following 'contributory' properties, prior to 2 September 2019:

Glen Iris Heights & Cherry's Hill Estates precinct

- 20 Kerferd Road

Mont Iris Estate and Environs precinct

- 2 Fuller Avenue

Four other properties have valid demolition consents under S29A, but officers are not aware of building permits for those at the time of writing. These were issued prior to 2 September 2019. Should any of these 'contributory' properties be demolished as the study progresses, they will be downgraded to 'non-contributory' or removed from the proposed Heritage Overlay should the UPSC endorse such a recommendation.

Interim Heritage Overlays have already been sought for seven separate properties (two individually significant places and five 'contributory' graded places), in accordance with Council's adopted Section 29A Internal Process. These addresses are normally withheld for privacy reasons. A submission was received regarding 50 Valley Parade, an individually significant property affected by an interim Heritage Overlay request. Council's heritage consultant reviewed the submission and undertook a site visit to assess alterations that occurred after the place was initially assessed. Due to these alterations, which include the removal of three chimneys, five verandah supports and the addition of two new sets of French doors on the façade, Council's heritage consultant

has determined the place no longer meets the threshold for local heritage significance as an individually significant heritage place. Given Council's heritage consultant no longer recommends 50 Valley Parade for the Heritage Overlay, officers recommend that the interim request to the Minister (Amendment C317boro) be withdrawn following the UPSC's adoption of the Study.

Change to the Section 29A Internal Process

On 2 September 2019, Council's Urban Planning Special Committee resolved to adopt a revised Section 29A Demolition Request Internal Process to (amongst other things) require the suspension of demolition consents for 'contributory' graded places prior to the adoption of the Study.

Since the adoption of the new process, Council's Strategic Planning Department has lodged seven Interim Heritage Overlays requests in response to applications made under Section 29A of the *Building Act 1993*. To date the Minister has not made a decision on any of these Interim Heritage Overlay requests. Affected property owners have been notified of these requests and will be notified once the Minister makes a decision on Council's interim Heritage Overlay requests.

Incorporated Plan exemptions (Amendment C299)

During the preliminary consultation process, there have been several amendments to the Boroondara Planning Scheme as the Municipal Wide Heritage Gap Study has progressed for other suburbs.

The first of these was Amendment C299, gazetted on 28 June 2018. The Amendment was introduced by officers from the Department of Environment, Land, Water and Planning (DELWP, under delegation from the Minister for Planning) and inserted a new Incorporated Plan titled "Planning permit exemptions, May 2018" into the Scheme. This document provided a transitional arrangement allowing certain valid building permits to be acted upon despite the introduction of heritage controls.

Council advocated against this, and in response to Council's requests the Minister deleted the Incorporated Plan originally introduced by C299 from the Boroondara Planning Scheme (Amendment C324boro) on 16 January 2020.

As a result, valid building permits issued prior to the introduction of an interim Heritage Overlay can no longer be acted upon. From the date of gazettal of an interim Heritage Overlay, a planning permit will be required for the demolition of a building, irrespective of whether a building permit has been issued or not. Property owners within the interim Heritage Overlay areas affected by the C299 permit exemptions were notified in writing of the Minister's recent decision.

No interim Heritage Overlay has been approved for any property affected by this Study.

5. Consultation/communication

All property owners and occupiers in the suburb of Glen Iris (within Boroondara) were notified in writing of the draft Study and were invited to provide feedback in April 2019. The draft Study was also available on Council's website and at the planning counter at Council's Camberwell office.

A number of site visits were undertaken by Council officers and Council's heritage consultants, in December 2019 and January 2020. These site visits were undertaken where invited by the submitter, or where Council's heritage consultant required further specific clarification. All precincts were also visited and reviewed further.

All residents who provided written feedback, as well as owners and occupiers of the affected and adjoining properties, were notified of this UPSC meeting.

If the UPSC resolves to proceed with a planning scheme amendment to implement the recommendations of the Draft Study, residents will be able to lodge submissions as part of the formal amendment exhibition process and present their views at a future UPSC meeting. This will include formal notification to all owners and occupiers of land, as required by Section 19 of the *Planning and Environment Act 1987*, and immediately adjoining property owners and occupiers.

6. Financial and resource implications

Costs associated with the preparation and implementation of the Study have been funded through the MWHGS Priority Project Budget for the 2019/2020 financial year and will continue to be funded through the same budget.

7. Governance issues

In the interest of transparency and good governance, it is disclosed that an officer involved in the preparation of this report has disclosed a (perceived) conflict of interest by virtue of a family association in regards to the two government schools identified in the Glen Iris Heritage Gap Study, which is the subject of this report. On disclosure of the perceived conflict the officer has ceased work on this matter. The recommendation to include the schools was also made by Council's heritage consultant, and no submission has been received in relation to these schools.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

8. Social and environmental issues

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

Manager: Shiranthi Widan, Acting Manager Strategic Planning

Attachment 1: Draft *Glen Iris Heritage Gap Study*

Summary of preliminary consultation feedback and officer response

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29 Alfred Road, Glen Iris - ‘Woongarra’ 311

39 Peate Avenue, Glen Iris 323

3 Valley Parade, Glen Iris - ‘Wooray!’ 327

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Other submissions 334

Notes for submitters:

- You can find your unique submitter number on the letter sent to you inviting you to this UPSC meeting.
- You can search this document by referring to the page numbers in the Table of Contents, or by holding the ‘Control’ key and the ‘F’ key, and then searching for your submitter number using the number symbol (e.g. #1).
- Submissions have been numbered in chronological order from the date received by Council.
- “Support”, “partially support” or “oppose” has been recorded as self-identified on Council’s e-form, where this was the type of submission.
- Submissions are ordered by precinct, then alphabetically by street name and numerically in the street. Individual places and ‘other’ submissions follow.
- Numerical counts of total submissions (i.e 3 support, 6 oppose) are not accurate reflections of support, given some submitters made multiple submissions using the online form and were allocated separate submission numbers. Where this is the case, each submission has been counted separately.

Please contact Mikaela Carter (Strategic Planner) on 9278 4973 for assistance finding the response to your submission.

Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
<p>Glen Iris Heights and Cherry’s Hill Estates Precinct 145-209 & 148-2/162 Glen Iris Road; 1-31 & 2-32 Kerferd Road; 1-7 & 2-10 Muswell Hill Glen Iris.</p> <p>Summary: The precinct is of local historical significance as a tangible illustration of the two periods in which suburban residential development in Glen Iris began and when it truly flourished: the Victorian and interwar eras. The three Victorian houses at 13-15, 19 and 27 Kerferd Road and the bluestone kerbs along this street and the adjoining part of Glen Iris Road illustrate this period. The subsequent infill development in the interwar era illustrates the rapid transformation of Glen Iris at this time into a densely populated suburb.</p> <p>The precinct is of local architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s, and masonry Old English and Moderne/Art Deco houses of the 1930s and 1940s, and these styles continued to be built just after the war in nearly identical forms and materials. Refer to the ‘Statement of Significance’ in the relevant heritage citation for a full understanding of the Significance of the heritage place.</p> <p>Officer recommendation: Include the Glen Iris Heights and Cherry’s Hill Estates Precinct in the Heritage Overlay.</p> <p>Total number of submissions: Eight (8) - 1 support, 2 partially support and 5 oppose.</p> <p>Proposed statutory changes: None.</p>				
#147	No	The submitter <u>opposes</u> the inclusion of 160 Glen Iris Road, Glen Iris in the Heritage Overlay for the following reasons: <ul style="list-style-type: none"> • The Heritage Overlay is unreasonable and applies no common sense. • It has not been justified why their property and the precinct are significant. • The Heritage Overlay takes away their freedom, dictating what they can do on their own property without compensation. • The Heritage Overlay will reduce the property value and diminish their options. Council can 	The property is identified as ‘contributory’ to the precinct. Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> says that “a heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land”. The draft study notes “ <i>in identifying potential precincts, areas containing a high density of potential Contributory</i>	No change proposed.

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		<p>compulsorily acquire the property at an attractive valuation.</p> <ul style="list-style-type: none"> Some restrictions, such as not allowing subdivision of residential lots height restrictions of two stories, complying with neighbourhood character are acceptable. The draft study's definition of 'significant' is too broad and does not align with the dictionary definition of the word. They disagree that the area is significant and think most people would agree with them. The precinct only meets Criteria A and D but fails to meet the other six. The assessment against Criterion A is not valid, as the various styles of the area highlights the divergence in these styles. The only similarity is that they were all built at the same time and does not see the significance in that. The assessment against Criterion D has not demonstrated how these styles of houses are any different to or more significant than numerous other areas around Melbourne. Therefore all of Melbourne would be caught under the criterion. The house is not in good condition. No work has been done on the house, the floor boards shake, there are cracks in the plaster, and a sewer runs along the rear wall. The submitter questions why Council allowed this to happen when there is a sewerage easement to the rear of the property. 	<p><i>and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built era or building type) were chosen" (p.5).</i></p> <p>Officers argue that the citation in the draft study prepared by Council's heritage consultants Context provides strong justification for the inclusion of the precinct (as the heritage place) in the Heritage Overlay.</p> <p>In relation to the loss of freedom, or the rights of residents, it is noted that Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. On this basis, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>Any potential personal financial implications such as property values or rates valuations are not</p>	

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		<ul style="list-style-type: none"> It is the only house in the precinct with 'non-contributory' graded places on either side. 	<p>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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p> <p>Council is bound by the legislative requirements of the <i>Planning and Environment Act 1987</i> (the Act). Pursuant to Section 98(1) of the Act, compensation is only possible in instances where land is reserved for a public purpose. Council is not proposing to acquire any property as a part of this proposal. Planning Panels Victoria have previously confirmed that no compensation is payable, 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>Officers note the submitter supports some restrictions, such as not allowing subdivision of residential lots, height restrictions of two stories, complying with neighbourhood character. These are not relevant matters in considering the heritage value of the property and broader precinct.</p> <p>The term 'significant' is defined in Council's Heritage Policy, and is an accepted industry term. It</p>	

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			<p>does not need to align with the dictionary definition as suggested by the submitter. The assessment of significance is undertaken by Council's heritage consultant, according to recognised heritage criteria, set out in the State Government's <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p> <p>In order for a place to be considered of heritage significance and warranting inclusion in the Heritage Overlay only one of the eight criteria needs to be met. The fact that in this instance two criteria are satisfied actually strengthens rather than weakens the case for inclusion in the Heritage Overlay. While Criterion B, C, E, F, G and H are not met for the precinct, the citation demonstrates how Council's Heritage Adviser finds Criterion A and D are met for the precinct.</p> <p>Criterion A – The submitter is correct that there are a number of architectural styles and periods that are considered historically significant in the proposed precinct. In particular, these are the Victorian period – when the first small amount of the suburb began – and the interwar period – when the majority of the suburb was developed. They are the two most important periods to illustrate Glen Iris' development, and the proposed precinct is the most intact area illustrating these two periods in Glen Iris. The submitter's house, at 160 Glen Iris Road, is a very intact brick California Bungalow that</p>	

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			<p>contributes by illustrating this second development period.</p> <p>Criterion D – The submitter is correct in stating that there are similar houses in other parts of Melbourne. Many of them area already protected in Heritage Overlay precincts if they have survived in cohesive groupings such as in this proposed precinct. Each municipality is charged with identifying the best individual places and areas (precincts) that demonstrate its history and architecture.</p> <p>With respect to the property being in poor condition, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues. Equally, the location of the sewer outlet is not relevant to the assessment of the heritage value of the house.</p> <p>While it is technically correct that there are non-contributory properties on both sides of 160 Glen Iris Road, one of them is around the corner fronting Kerferd Road (at 2/162 Glen Iris Road) so has no visual impact on the appreciation of 160 Glen Iris</p>	

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			<p>Road. And the non-contributory house at 158 Glen Iris Road is single storey and not visually intrusive. Victoria's planning scheme regulations recognise the possibility of including non-contributory properties within an HO precinct, as long as the contributory and significant graded properties still create the dominant character, as is the case for this precinct.</p>	
#101	No	<p>The submitter <u>opposes</u> the inclusion of 1/162 Glen Iris Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Applying the Heritage Overlay is an overreach of town planning, unwarranted and unduly onerous. • The property holds no historical significance to the area. • Many homes have been substantially altered and modified, which negates heritage significance. <p>The Heritage Overlay may affect their decision as to what to do with the property in the future and is therefore unjust and unfair.</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>The Heritage Overlay is recommended for individual places and precinct areas that have been assessed as locally significant to the municipality.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. In light of this, Council resolved in July 2016 to undertake the Municipal Wide Heritage Gap Study and Glen Iris is the seventh suburb to be assessed.</p>	No change proposed.

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			<p>While the submitter maintains that 1/162 Glen Iris Road holds no historical significance to the area, it is an interwar California Bungalow built in 1925. As set out in the statement of significance, the precinct is important for demonstrating the first (Victorian) and the major (interwar) eras of residential development in Glen Iris and the types of houses built during these periods. The house at 1/162 Glen Iris Road is a particularly good example of the high-quality, non-standard interwar houses built in the suburb. Apart from demonstrating standard California Bungalow features such as a tiled gabled roof, tapered pillars to the front porch, and exposed rather tails, it is distinguished from the average example of this style by its decorative brickwork (paired with roughcast render) and details such as the curved front porch.</p> <p>While there have been some alterations to houses, and a small number have been demolished and replaced, this level of change is still quite low for early areas of Glen Iris, and the precinct still clearly meets the threshold of local significance so it warrants protection in the Heritage Overlay.</p>	
#87	No	<p>The submitter <u>opposes</u> the inclusion of 209 Glen Iris Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The property has been extensively renovated over the past six years including changes to the entire structure of the building and gardens. The 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Council’s heritage consultant acknowledges the large rear extension constructed in accordance with building permits issued in 2006. However, this extension is single-storey and has no discernible</p>	No change proposed.

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		<p>property is no longer in its original state and therefore bears no significance or importance to Victoria’s cultural history.</p> <ul style="list-style-type: none"> • The property does not meet any of the following criteria: <ul style="list-style-type: none"> ○ Criterion A – The property has been extensively renovated and therefore has no importance to the course, or pattern, of Victoria’s cultural history. ○ Criterion B – The property has no uncommon, rare or endangered aspects of Victoria’s cultural history. ○ Criterion C – The property does not yield any information that will contribute to an understanding of Victoria’s cultural history. ○ Criterion D – The property no longer (if ever) demonstrates the principal characteristics of a class of cultural places and objects. ○ Criterion E – The property does not exhibit any particular aesthetic characteristics. ○ Criterion F – The property does not demonstrate a high degree of creative or technical achievement at a particular period. ○ Criterion G – The property has no strong or special association with a particular cultural group. ○ Criterion H – The property has no association with the life works of a person, or group of persons, of importance in Victoria’s history. 	<p>impact on the Glen Iris Road streetscape. It is possible that the front windows have been replaced (or simply stripped of paint), but they retain a typical 1930s form appropriate to this Old English house of 1939. Recessive rear extensions are frequently supported in HO precincts, and they do not impact on a contributory grade. The house at 209 Glen Iris Road is absolutely of an intactness that allows it to contribute to the heritage significance of the precinct around it.</p> <p>The submitter has applied the criteria as though they apply to the property as an individually significant dwelling rather than a contributory place in a larger precinct. However it is the <u>precinct</u> that is the significant place rather than ‘contributory’ graded house and the assessment against the criteria undertaken at the precinct level.</p> <p>Officers agree that Criterion B, C, E, F, G and H are not met for the precinct and the heritage citation prepared for the precinct does not argue that these have been met. However, the citation demonstrates how Criterion A and D are met for the precinct. In order for a place to be considered of heritage significance and warranting inclusion in the Heritage Overlay only one of the eight criteria needs to be met. The fact that in this instance two criteria are satisfied actually strengthens rather than weakens the case for inclusion in the Heritage Overlay.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#75	Partially	<p>The submitter <u>partially</u> supports the inclusion of 1 Kerferd Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • There are properties in Kerferd Road deserving of preservation, but theirs is not one. Their property is not a good example of an original Californian bungalow as it has been extensively remodelled, and is in poor condition, including: <ul style="list-style-type: none"> ○ The front fascia, most (if not all) of the woodwork needing to be replaced due to rot. ○ The porch is in desperate need of replacing and most of the front pillars have subsided and cracked due to lack of original foundations. ○ None of the original tuck-pointed brickwork is intact due to over-painting. ○ The original front fence and carport is long gone. <p>The submitter proposes 1 Kerferd Road should not be included in the Heritage Overlay.</p>	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>With respect to structural and condition issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The poor condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i>. Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues.</p> <p>This 1924 California Bungalow has a face-brick plinth and roughcast rendered walls above. Originally the colour of the red brick contrasted with the light render. As the submitter notes, this contrast is no longer visible as the brickwork has been overpainted. If desired, paint can be removed from brickwork by gentle means that will not damage the bricks or the tuckpointing. Even if the paint is not removed, the house is still highly intact and well within the limits of what is considered acceptable for a contributory dwelling.</p> <p>Council’s heritage consultant agrees any early garage and fence have been removed. Neither of these elements is essential for a property to be contributory. In many cases they have been</p>	No change proposed.

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			removed, hence their presence is noted where they survive.	
#40	No	<p>The submitter <u>opposes</u> the inclusion of 5 Kerferd Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house was built in the early 1920's and is a typical California Bungalow. It has been altered, including: <ul style="list-style-type: none"> ○ The loss of the original external toilet, laundry and wooden single car garage. ○ New double garage. ○ A rear addition added in the 1970s. ○ Internal alterations, comprising toilets, laundry, kitchen, some internal walls removed, ducted heating and air-conditioning. ○ Internal chimneys decommissioned. <p>The only part of the original structure that remains is the front facade and the front sides. The rest of the building has been either pulled down and rebuilt or has been extensively altered both externally and internally so retains none of the original features of the original California bungalow. The submitter attaches photos to demonstrate the above.</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>It is a California Bungalow built in 1920. It has face brick to the lower half of the walls and quoins and roughcast render above. This face brick has been overpainted. That is the only alteration to the house that is visible from the public domain. It retains typical California Bungalow features such as the transverse gabled roof with projecting front gable, timber shingles to the front gable, a flat-roofed front porch resting on tapered pillars, and banks of diminutive casement windows with multiple lights at the top and floral leadlighting below. In its present condition it makes a large contribution to the understanding of interwar development in this precinct and Glen Iris more generally.</p> <p>Internal controls are not proposed for this precinct, and assessments are done from the public realm. As such the integrity of the inside and rear of the property has not been taken into account in determining the grading and heritage value of the place.</p> <p>Council's heritage consultant agrees the house does not retain its original garage. Only a limited number of original outbuildings such as garages or a laundry survive, so they are mentioned in</p>	No change proposed.

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			<p>heritage citations in the rare cases that they do. There is no requirement, however, for an original garage to make a property contributory. The replacement garage in this case is unobtrusive, constructed of red brick and situated in a traditional location at the end of the driveway. This new garage is not intrusive in any way.</p>	
#153	Yes	<p>The submitter supports the inclusion of 9 Kerferd Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The area contains homes representing many different eras that should not be lost from Australian heritage. The submitter's property at 9 Kerferd Road represents the immediate post Second World War era of clinker double brick prior to the following brick veneer era. The submitter says fortunately their house, together with no's 7 and 11, has only been renovated at the rear of the property, leaving the original façade. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter's support and comments are noted.</p> <p>Officers note the properties at 7 and 11 Kerferd Road discussed by the submitter have been identified by the draft study as 'contributory' to the precinct.</p>	No change proposed.
#133	Partially	<p>The submitter <u>partially</u> supports the inclusion of 11 Kerferd Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> They appreciate the broader objectives of the Glen Iris Heritage Gap Study and the importance of protecting historically significant properties. The benefit of applying a Heritage Overlay to a wider precinct such as Glen Iris Heights, where 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter's support for the broad objective of the study is noted.</p> <p>The submitter is correct in stating that some of the houses in the proposed precinct are "relatively common" in Glen Iris and Boroondara, particularly</p>	<p>Proposed changes:</p> <p>Update draft study to remove mention of front fence from description.</p>

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		<p>there are already a significant proportion of non-contributory properties is less clear; particularly where contributory properties captured are relatively common in the broader area.</p> <ul style="list-style-type: none"> Regarding 11 Kerferd Road, the property has already been subject to significant renovation; the internal layout has been significantly altered, a number of windows have been replaced in styles differing from the original, a modern extension for family living area added, the garage and outbuildings completely replaced, and the gardens significantly remodelled. The implications of these changes for its grading are unclear. 	<p>some of the more typical examples of California Bungalows. However, it is appropriate to protect concentrations of “typical” early houses together in an HO precinct. It is the precinct itself that must stand out, not every individual building within it. In this case, the precinct stands out for its retention of some of the small number of Victorian houses in Glen Iris and for its illustration of the very important interwar period of development.</p> <p>In regard to the California Bungalow at 11 Kerferd Road, this is decidedly not one of the “typical” examples. As set out in the precinct citation:</p> <p><i>One of the finest examples of the California Bungalows in the precinct in 11 Kerferd Road. The house is large in size and of redbrick construction, with two gables to the front elevation. The roof is terracotta tiles which contribute to the verandah roof with exposed timber rafter tails below eaves. The supports to the verandah are redbrick piers with a pair of squat, timber posts to each, with matching balustrade to stairs and brick fence. It retains high quality details such as tall red brick chimneys, shingles to the head of the bay window and the projecting gable ends and leaded glass to upper window sashes on the front elevation.</i></p> <p>While the submitter has listed a number of alterations to the house, none of them are visible from the street, so none impact its ability to contribute to the precinct. Officers also note that no</p>	

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			<p>internal controls are proposed for the houses in this precinct.</p> <p>Council's heritage consultant agrees that the house does not retain its original garage. Only a limited number of original outbuildings such as garages survive, so they are mentioned in heritage citations in the rare cases that they do. There is no requirement, however, for an original garage to make a property contributory. The replacement garage in this case is in keeping with the house, constructed of red brick and situated in a traditional location at the end of the driveway. This new garage is not intrusive in any way.</p> <p>The current description of 11 Kerferd Road mentions the front brick fence, suggesting that it is original. While the low sections of the fence do appear to be original, the tall pillars and metal inserts are not, and these have greatly changed the appearance of the fence. Because of this, the mention of the fence should be removed from the description.</p>	
#120	No	<p>The submitter <u>opposes</u> the inclusion of the Glen Iris Heights and Cherry's Hill Estates Precinct in the Heritage Overlay. The submitter makes the point that their observations can be applied more broadly to the study's methodology. The reasons they do not support the HO for the precinct are as follows:</p>	<p>In order for a place to be considered of heritage significance and warranting inclusion in the Heritage Overlay only one of the eight criteria needs to be met. The fact that in this instance three criteria are satisfied actually strengthens rather than weakens the case for inclusion in the Heritage Overlay.</p>	<p>No change proposed.</p>

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		<ul style="list-style-type: none"> • The precinct has only met 3 of the 8 applicable HERCON criteria. • Regarding the assessment against the criteria: <ul style="list-style-type: none"> ○ Criterion A - the methodology limits assessment to a visual assessment of the properties. No particular evidence has been produced to show the historic relevance compared to other properties. Properties with actual historical significance to the community, such as the old Dairy at 41 Kerferd Rd have not been included. ○ Criterion D - The statement does not recognise the varied nature of the entire area and seeks to present the housing styles as representative of the interwar period. The property at 13-15 Kerferd Road is cited as significant despite its having been built prior to the interwar period. No evidence has been provided for the historical significance of the interwar period or the historical importance of the nominated houses other than general statements about the style of the period. ○ Criterion E cites only one example (177 Glen Iris Road) of an aesthetically significant property with the proposed area. While this might warrant protection of the particular property nominated there is no demonstrated connection between this property and other properties in the precinct. • The Statement of Significance summarises generalities about the area such as bluestone kerbs but fails to provide a demonstrable 	<p>Regarding the assessment against the criteria:</p> <ul style="list-style-type: none"> • Criterion A – The submitter is correct that houses in the proposed precinct have only been inspected from the street. This is standard practice for municipal heritage studies, particularly as no internal controls are proposed. The group of houses were chosen because they encompass the rare group of Victorian houses along Kerferd Road, with the most externally intact groups of interwar houses. • Criterion D – The submitter is correct that Victorian-era houses such as 13-15 Kerferd Road represent a different part of the precinct's significance than the interwar houses. This is why there are two separate paragraphs to address them in the statement of significance. The statement of significance makes clear that development from Glen Iris' first (Victorian) and dominant (interwar) periods are both important and sought to be protected through the Heritage Overlay. As Glen Iris underwent most of its development during the interwar period, it is considered very important in understanding the history of this area. • Criterion E - Officers agree that Criterion E only relates to the property at 177 Glen Iris Road. This property already has an individual Heritage Overlay which recognises its aesthetic significance (under Criterion E). This property is 	

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		<p>association between the nominated properties to the broader history of the community.</p> <ul style="list-style-type: none"> Houses of greater historical significance have been omitted such as the painstakingly restored Queen Anne property at 19 Kerferd Road. The community values the single dwelling and garden aspect of the area, which are independent of the historical nature of the area. The use of the Heritage Overlay is a 'sledgehammer' approach to work around State Government policy of urban consolidation. The Heritage Overlay will limit replenishment of new housing stock and unnecessarily constrain home owners to live within, and maintain, 'museums' for the benefit of a few ideologues. The Heritage Overlay will prevent more energy efficient and sustainable dwellings. The Heritage Overlay will result in a dwindling rates base (through low improved value), future work for upcoming architecture students and a decreased affordability for rate payers as they struggle to maintain houses designed in another era with none of the benefits of new learnings and approaches. 	<p>also considered to be part of the precinct because its shared interwar date with many houses in the precinct, and its shared Moderne/Art Deco style which is also seen at contributory houses such as 181, 199, 205 and 207 Glen Iris Road. This does not undermine the significance of the remainder of the precinct.</p> <p>The Statement of Significance follows the format set out in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>, detailing features or elements that are significant about the place, containing a statement that explains the threshold of significance that is met, which Criteria are met and how. Previous Planning Panels have supported this methodology, as detailed in the body of the UPSC report.</p> <p>Bluestone kerbs are mentioned in the descriptive 'what is significant' part of this statement, and further mentioned in the assessment against Criterion A, where it is asserted that the bluestone kerbs together with the nominated houses illustrate the Victorian period.</p> <p>Council's heritage consultants have further investigated the history of 41 Kerferd Road. There were three houses built on the street in the nineteenth century, all of which are in the proposed precinct (contrary to the submitter's assertion that the property is not recommended for inclusion in</p>	

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			<p>the Heritage Overlay). A house was built at 41 Kerferd Road between 1912 and 1914 for owner Edith Tetley, and first occupied by Arthur Bellow. The allotment size in 1912 was the same as it is today, with no associated land for dairy activities. There were several dairies in Glen Iris in the interwar period that were listed in the Sands & McDougall's street directories (1915-1935). The nearest dairy listed was on the west side of Glen Iris Road, north of Howard Road, which appeared under a variety of owners between 1915 and 1925. In the 1930s there were no dairies listed in this part of Glen Iris (bounded by Glen Iris Road, Gardener Parade and High Street). While it is possible that 41 Kerferd Road was used as a local shop after 1935, there is no evidence that it was associated with dairying in its early years of existence.</p> <p>19 Kerferd is identified as a 'contributory' property within the precinct. It is not considered individually significant due to past alterations. The most important one of these has been the rendering of its bichrome (two-coloured) face brickwork, which is still visible on the chimney. It also appears that details such as the verandah posts are new. The house has distinctive decorative features, such as the scalloped valance to the eaves and the bellcast roof of the front projecting bay, and if it had been more intact, it would have been graded significant. With the proposed contributory grade, it will still be protected.</p>	

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			<p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <p>Regarding the replenishment of housing stock, the Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. The Heritage Overlay is the recognised planning mechanism for protecting identified heritage areas. The draft study provides an assessment of the heritage precinct against recognised heritage criteria which have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p>	

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			<p>Matters relating to the future rates revenue for Council, work for architecture students, personal financial implications for rate payers and maintenance issues are also not relevant according to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> which identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters.</p> <p>It is noted the Heritage Overlay does not prohibit redevelopment or architectural innovation, but requires that the identified heritage values are considered as part of the planning permit application process for any development. Again, personal financial matters and redevelopment options are discussed in more detail in the body of the UPSC report.</p>	
<p>Mont Iris Estate and Environs Precinct</p> <p>Allison Avenue (part), Bridges Street (part), Dent Street (part), Fuller Avenue (part), High Street (part), Hilltop Avenue, Mont Iris Avenue, Munro Avenue (part), Seaton Street (part), Sherwood Street, Summerhill Road (part), Tower Hill Road (part), and Vale Street, Glen Iris and Ashburton.</p> <p>Summary: The precinct is local of historical and architectural (representative) significance for its representation of domestic styles popular during the interwar and early post-war eras, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s until 1942. The precinct is particularly rich in examples of the Old English style. Refer to the 'Statement of Significance' in the relevant heritage citation for a full understanding of the Significance of the heritage place.</p> <p>Officer recommendation: Include the Mont Iris Estate and Environs Precinct in the Heritage Overlay.</p> <p>Total number of submissions: 49 - 12 support, 8 partially support, 29 oppose.</p>				

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
Proposed statutory changes: Remove 4, 30-38 and 1-27 Dent Street from precinct; regrade 20 Fuller Avenue, 150 High Street and 5 Vale Street (demolished) and 7 Munro Avenue (altered) to 'non-contributory'.				
#93	No	<p>The submitter <u>opposes</u> the inclusion of 38 Allison Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The statement of their building's significance has not been provided as required by <i>Planning Practice Note 1: 'Applying the Heritage Overlay' (PPN01)</i>. • The house has no architectural details or character and therefore does not contribute to the precinct. It is not an "Old English style" or "Georgian Revival" style as mentioned in the draft study. • The house is in a poor condition. • The house is in a Special Building Overlay and has drainage problems. It has been repaired many times. • Why is the house next door (36 Allison Avenue) graded non-contributory? • Inclusion in the Heritage Overlay is unfair, as it would restrict their ability to renovate or rebuild their home. The submitter loves their street and wouldn't ruin it. • The existing building controls are enough to protect this street's history. The street has already had a lot of development, and it has not damaged the streetscape. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter has incorrectly understood the Practice Note <i>PPN01</i> as it applies to individually significant dwellings. In this instance it is the <u>precinct</u> that is the significant heritage place, rather than the submitter's individual house, which is graded as 'contributory' to the precinct. The significance of the heritage place, being the precinct, has been provided in the draft study in keeping with the requirements of PPN01.</p> <p>The house at 38 Allison Avenue was built in 1938. It is an example of the simple hipped-roof bungalows that were popular in the late interwar and early post-war periods. Its materials – clinker bricks and terracotta roof tiles – are very characteristic of the late 1930s. The design incorporates horizontal glazing bars to the window sashes, which indicates a Moderne influence. The house is highly intact externally and contributes to the heritage significance of the precinct by demonstrating typical development of the interwar era.</p> <p>The house next door at 36 Allison Avenue was built in 1936, and would have been graded contributory had it been more intact. Its current presentation,</p>	No change proposed.

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			<p>however, is dominated by a recent upper storey located straight up from the front façade.</p> <p>With respect to the property being in poor condition or having drainage issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p> <p>If works to remediate drainage issues are required, a planning permit assessment would consider the works and balance the objectives of the Special Building Overlay and the Heritage Overlay. Competing planning objectives such as these are not uncommon in an urban area such as Boroondara. However, these are most appropriately considered during the planning permit application process rather than the heritage assessment process. They are not sufficient reasons to not apply the Heritage Overlay to an identified heritage place in the first place.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Refer to</p>	

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			<p>the body of the UPSC report for further discussion of this matter.</p> <p>Officers understand that the proposed application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay (HO) is the most appropriate mechanism for protecting valued heritage places and precincts. Critically, the HO controls demolition by requiring an assessment against the Heritage Policy before any permit is granted. Council cannot control demolition under the current planning controls. In addition, the HO does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Appropriate designs can be achieved within the Heritage Overlay. The construction of a single dwelling on a lot greater than 500m² does not generally require a planning permit unless triggered by a specific overlay. Council therefore cannot control the design of single dwellings in the majority of these instances. Where the HO is applied, Council can assess any proposed buildings and works to ensure the proposed design does not detrimentally impact the heritage significance of</p>	

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			<p>adjoining heritage places and the precinct as a whole.</p> <p>The submitter comments that recent developments have not damaged the Allison Avenue streetscape. While some of the new houses might be in keeping with the scale and setbacks of the original (interwar and early post-war) houses, the demolition of each original house diminishes the ability of the street to demonstrate its original development (i.e., diminishes its heritage significance). In addition, there are some alterations to original houses that have altered and visually dominate the house that its original form can no longer be appreciated. Such houses are no longer considered to add to the heritage significance of the street and precinct as a whole. So even if current building controls prevent medium density development, they do not protect the original houses and their original form as viewed from the street. Such development, chipping away at the original character of the north end of Allison Avenue, has resulted in its exclusion from the proposed precinct.</p>	
#64	No	<p>The submitter <u>opposes</u> the recommendations of the draft study, particularly as they relate to 14 Dent Street, Glen Iris, for the following reasons:</p> <ul style="list-style-type: none"> The property is coming to its use by date. Original fittings and features are ageing and are not in keeping with modern trends and designs. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard.</p>	No change proposed.

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		<ul style="list-style-type: none"> • The cost to update or repair is becoming prohibitively expensive. Future generations will not want to spend huge amounts to upkeep an older property. • Many houses when sold are demolished and rebuilt as this is more energy efficient and liveable. The submitter feels that these new properties have a better value to the neighbourhood. Updating existing homes is not worth the investment. • Council needs to allow the owner to decide what is best and not interfere with progress. The submitter notes they are not suggesting large scale development. • It would be hypocritical to apply a Heritage Overlay when so many new dwellings have been built in the neighbourhood. 	<p>Further, maintenance requirements are not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p> <p>Any potential personal financial implications such as increased costs 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 only refers to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>The Heritage Overlay does not preclude redevelopment, rather it is a planning tool that provides Council the ability to consider whether the proposed works will have an impact on the place and/or precinct. A number of properties in the existing Heritage Overlay have obtained planning approval for alterations and additions, including works that seek to improve the environmental sustainability of a building (e.g. solar panels). The assessment criteria used to identify places of heritage value are set by the Victorian Government in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Environmental objectives are able to be considered through the planning permit application process.</p>	

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			<p>Heritage is a key concern for residents of Boroondara. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. In light of this, Council resolved in July 2016 to undertake the Municipal Wide Heritage Gap Study and Glen Iris is the seventh suburb to be assessed.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements for individual property owners. However, Council has heard consistently for many years that the community is concerned about the loss of heritage properties and precincts. This is a matter of public interest.</p>	
#90	No	<p>The submitter <u>opposes</u> the inclusion of 25 Dent Street, Glen Iris in the Heritage Overlay but does not provide any reasons for opposing the Heritage Overlay.</p>	<p>The property was identified as 'contributory' to the precinct.</p> <p>The submitter has not provided any reason as to why they do not support the draft study, so officers are not able to respond in any detail.</p> <p>Since that submission was made, the 1937 Old English house at 25 Dent Street has been legally demolished, making the property non-contributory.</p> <p>The fine Art Deco contributory house at 1 Dent Street has also been demolished since the precinct assessment was carried out. This has resulted in a low integrity for the south side of Dent Street, and the loss of two landmark houses. As a result, as it is also at the edge of the precinct, Council's</p>	<p>Proposed changes:</p> <ul style="list-style-type: none"> - Remove 1-27 Dent Street from the precinct.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			heritage consultant no longer supports the inclusion of 1-27 Dent Street in the Heritage Overlay and recommends their removal from the precinct.	
#72	Partially	<p>The submitter partially supports the draft study, particularly as it relates to their property at 28 Dent Street, Glen Iris, for the following reasons:</p> <ul style="list-style-type: none"> • Their home retains most of the period features, is a fine example of the era and is well maintained. • They love heritage homes but fear there will be too many regulations that will deter fair competition in the market. They are concerned about a lower property value and other costs incurred such as insurance. • It is a shame that homes were allowed to be bulldozed and soulless houses built in their place. This study should have been carried out 20 years ago before it was too late. Many beautiful homes have been lost and the character of Glen Iris is not the same. • The submitter recommends the draft study be changed so that it is not too stringent or inflexible to still keep homes workable in this century and to be fair across the board. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The submitter’s partial support and comments regarding their property are noted.</p> <p>Any potential personal financial implications such as property value or insurance 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of individual financial matters.</p> <p>Council’s heritage consultant agrees that many fine homes have been lost to redevelopment over the past 20 years or more. Had this redevelopment not taken place, the Heritage Gap Study would have identified more precinct areas and potentially larger precincts. Even so, there is still many fine buildings and areas in Glen Iris that still provide tangible evidence of the suburb’s growth in the late nineteenth and early twentieth centuries and are worthy of protection.</p>	No change proposed.

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			<p>The Heritage Overlay does not prohibit redevelopment or architectural innovation, but requires that the identified heritage values are considered as part of the planning permit application process for any development. It is also noted no 'Internal alteration control' is recommended, so no planning permit is required to undertake internal alterations, for example upgrades to kitchen or bathrooms where there is no external implication of this work (e.g. increased building footprint or changes to external windows). Additions and alterations to 'contributory' graded properties may be approved, if they are in keeping with Council's Heritage Policy.</p>	
#79	No	<p>The submitter <u>opposes</u> the recommendations of the draft study as they relate to the Mont Iris Estate and Environs precinct, Dent Street and specifically to 54 Dent Street, Glen Iris, for the following reasons:</p> <ul style="list-style-type: none"> • They oppose the Heritage Overlay (HO) proposed for the Mont Iris Estate and Environs (MIE&E) precinct, as: <ul style="list-style-type: none"> ○ It will create two classes of homeowners - those who have completed works without encumbrance (now non-contributory) and those faced with future restrictions (contributory) who will have to spend substantially more to upgrade their living standard after the HO takes effect. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. Equally, Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. Concerns about the restrictions associated with the Heritage Overlay are not relevant to a heritage assessment according to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>, which refers only to heritage matters.</p>	<p>Proposed changes:</p> <p>- Remove 30-38 Dent Street from the precinct boundaries</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> ○ It will impose potentially harsh and unreasonable restrictions on home owners. ○ It has been devised without adequate consultation with the community or a chance for community views to be publicly aired. ○ It lacks consistency, coherence and internal logic. ○ The area from 4-74 Dent Street lacks coherence, consistency or integrity with an eclectic mix of styles and some houses extensively altered or rebuilt. ○ The north side of Dent Street is mostly 'contributory' although the south side from 29 to 57 is not. • They oppose 54 Dent Street being graded as 'contributory' to the precinct, as: <ul style="list-style-type: none"> ○ It does not meet the specified criteria. The house has little historical and architectural significance, has minimal period features visible from the street and is not visually appealing. It has little charm or aesthetic appeal. ○ The HO will require the current or future owner to retain and live in sub-standard housing not suitable for modern living (e.g. lack of light, small size of rooms, layout etc.) ○ The façade of 54 Dent Street is plain and unappealing and ugly. No one would choose to retain the façade in a partial demolition and renovation but will be forced to do so under an HO. 	<p>The personal financial circumstances of owners is not a relevant consideration 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 only to heritage matters.</p> <p>Council has given all owners and occupiers within the study area the opportunity to provide feedback on the draft study through the preliminary consultation process. One month has been provided for the receiving of submissions. The preliminary consultation process offers an opportunity for affected property owners and the community's views to be considered prior to Council determining whether to proceed to a formal planning scheme amendment process. This is considered fair and reasonable given that any planning scheme amendment process includes further opportunities for affected owners to make submissions and have their concerns considered by an independent planning panel.</p> <p>Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Officers rely on Context's</p>	

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		<ul style="list-style-type: none"> ○ The house does not aesthetically enhance the streetscape when compared to other contributory properties or even non-contributory properties. ○ Nos 70 and 72 Dent Street are deemed non-contributory yet possess more architectural detail and present with greater aesthetic appeal than 54 Dent Street. ○ The house is dilapidated and its merits as a building do not warrant restoration. The house is solid brick but with significant cracking through ground movement. Restoration would require massive underpinning costs which are not justified. <p>The submitter proposes the removal of Dent Street from the precinct, or 54 Dent Street to be graded as a 'non-contributory' property.</p>	<p>professional assessment and advice when it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>The north side of Dent Street has a high degree of consistency, with nearly all houses built in the late 1930s predominantly in the Moderne/Art Deco and Old English styles. All are masonry houses with hipped tiled roofs, and they have consistent garden and side setbacks. They have a high degree of external intactness as viewed from the street.</p> <p>The exception is the block between Sherwood Street and Mont Iris Avenue (Nos 30 to 38) which was developed after World War II and extensively altered since that time. It currently includes four non-contributory houses, two of which are very altered 1950 houses (Nos. 34 and 36) and two contemporary dwellings (Nos. 30 and 38). The remaining house at No. 32 was built in 1946. While graded contributory, it has been hidden by a neo-Victorian front verandah and large carport. In conjunction with the removal of 1-27 Dent Street from the precinct (due to demolitions since it was assessed), it is considered acceptable to remove</p>	

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			<p>part of the north side of Dent Street from the precinct, namely Nos. 30-38.</p> <p>While the submitter commented that the entire south side of Dent Street should be logically included in the precinct, it should be noted that precinct boundaries often cover only one side of a street, particularly where there is a notable difference in development period or intactness of the two sides. The east end of Dent Street originally had a less intact south side, hence its exclusion from the original precinct boundaries, and now successive alterations have done the same to the western end (Nos. 1-27).</p> <p>Regarding 54 Dent Street:</p> <p>The submitter has applied the criteria as though it applies to the property as an individually significant heritage place, however it is the precinct that is the heritage place in this case. It is acknowledged that Criterion B, C, F, G and H are not met for the precinct. However, the citation demonstrates how Criterion A, D and E are met for the precinct.</p> <p>The precinct is a sum of its parts, as such this dwelling is demonstrative of Criteria A and D, as an interwar house that adds to the representation of domestic styles popular during the interwar and early post-war eras.</p> <p>The 1940 house at 54 Dent Street is an excellent example of a late interwar bungalow with a</p>	

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			<p>Moderne stylistic influence. This influence is seen in the use of horizontal brick bands along the textured render of the walls, the continuation of this horizontal emphasis with cantilevered window hoods which are continuous with a curved porch hood. Apart from the use of terracotta roof tiles, textured render and clinker bricks, the house integrates another material popular in the late 1930s: brown glazed manganese bricks that were skilfully laid to form a curved porch pier. The house also retains its original clinker brick front fence. Overall it makes an excellent contribution to the heritage significance of the precinct both in demonstrating the interwar development of Glen Iris and the architectural styles popular at the time.</p> <p>It is acknowledged that the 1930s houses at 70 and 72 Dent Street have a somewhat higher level of ornamental brick details, but both have been extensively altered by very dominating upper storey extensions located with minimal setback from the front façade. These extensions are both visually dominating and obscure the original roof forms, hence the non-contributory grades.</p> <p>Any potential personal financial implications such as the cost of underpinning or works 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 only to heritage</p>	

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			<p>matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>With respect to cracking, structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house or redevelopment opportunities are not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues and redevelopment.</p> <p>There are no internal controls proposed for the property as part of the recommendation, and the Heritage Overlay allows for works, repairs and routine maintenance. A planning permit would be required for these works only if they changed the external appearance of the heritage place or which were not undertaken to the same details, specifications and materials (like-for-like). Often internal 'modernisation' works as they relate to a bathroom or kitchen upgrade, or internal layout changes may not require a planning permit.</p> <p>Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However,</p>	

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			<p>Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts. In addition, the Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Appropriate designs can be achieved within the Heritage Overlay. Critically, the HO controls demolition by requiring an assessment against the Heritage Policy before any permit is granted. Council cannot control demolition under the current planning controls. Where the HO is applied, Council can also assess any proposed buildings and works to ensure the proposed design does not detrimentally impact the heritage significance of adjoining heritage places and the precinct as a whole.</p>	
#103	No	<p>The submitter <u>opposes</u> the inclusion of 56 Dent Street, Glen Iris, nor Dent Street (particularly from 40-74 and 29 -57), in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> Dent Street lacks architectural coherence, consistency and integrity, particularly in the section of 40 to 74 and 29 to 57. The majority of buildings (over 50%) in the street are not of the 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Council's heritage consultant agrees that there has been redevelopment to the south side of Dent Street. The eastern end (Nos. 29-57) was excluded from the proposed precinct for this reason. Due to ongoing demolitions since the precinct as original assessed, Council's heritage consultants now</p>	No change proposed.

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		<p>interwar styles of the proposed precinct, the overall integrity of the street in this section remains low.</p> <ul style="list-style-type: none"> • It is not appropriate to use this section of Dent Street as a border for the precinct. • The buildings in Dent Street are various interwar styles, but they are generally small and low quality homes which lack the heritage characteristics mentioned in the draft study. • A significant number of properties in Dent Street have undergone extensions and/or alterations , resulting in a building style inconsistent with the interwar styles, including: <ul style="list-style-type: none"> ○ Replacing front fences ○ Demolition of original garages and replacement with carports in the front ○ Colorbond roofing or new concrete tiles • The house has gone through multiple extensions and renovations, including: <ul style="list-style-type: none"> ○ Extensions at the rear now block the original driveway. The rear detached brick garage was demolished with double carports in the front yard. The new right façade and window was built with modern materials. ○ Bathroom renovation at the front-left has significantly altered the front-left façade, including introduction of a modern window by blocking the original laundry exit. ○ The traditional front entry door was replaced with modern style. 	<p>recommend that 1-27 Dent Street be removed from the precinct, as well as the block between Sherwood Street and Mont Iris Avenue (Nos. 30-38). This leaves a highly externally intact row of 1930s masonry houses mostly Moderne/Art Deco and Old English in style. There is no requirement for a heritage precinct to cover both sides of a street, particularly if the two sides represent different periods of development or one has undergone much more redevelopment than the other (as in this case).</p> <p>While the 1930s houses along the north side of Dent Street may not be large, they include excellent examples of the house styles that most characterise this precinct: Moderne/Art Deco and Old English.</p> <p>In some instances, an altered building may still be considered ‘Contributory’ if its connection to the themes of the precinct can still be clearly understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.</p> <p>The house at 56 Dent Street was visited in December 2019 to better understand its level of intactness. A single-storey rear extension has been constructed, which is set back behind the original house and barely visible from the street. One of the front windows was replaced in-kind (including the</p>	

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		<ul style="list-style-type: none"> ○ One of the front facade windows was also replaced. Modern fly screens were added to all front windows. ○ Two large rain water tanks, installed in the front-right, connect to an extensive thick PVC downpipe network from the gutter that is clearly visible from the street. ○ Extensive solar panels were installed, covering the front-right roof. ○ Original low-brick front fence was replaced with a timber picket fence. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> ● The buildings in the section of Dent Street from 40 to 74 to be excluded from the precinct. ● If the precinct is retained, for 56 Dent Street to be 'non-contributory' to the heritage precinct. 	<p>geometric leadlight windows). The rainwater tanks and solar panels are not visible from the street. Council's heritage consultant agrees the front door and front fence have been replaced, but these are minor changes. Overall, the intactness of the house is well within the bounds of what is considered acceptable for a contributory building. Officers agree that the gradings the submitter has attributed to the other numbered properties in Dent Street accord with those in the draft study. Those graded as 'non-contributory', at numbers 64, 70 and 72 have been graded appropriately, as either heavily altered buildings or new builds.</p> <p>All other contributory graded houses on the street have an intactness that allows them to contribute to the heritage significance of the precinct. Note that there is no requirement for a house to retain its original front fence for it to be contributory. Elements such as new fences and carports may be visually intrusive, but they can be reversed (removed) in the future. In addition, while a change to a different type of roof cladding – whether in colour or material – is undesirable, this is also seen frequently among contributory houses in precincts.</p> <p>In regard to more significant alterations the submitter raises:</p> <ul style="list-style-type: none"> ● No. 44 – A lightweight polycarbonate shelter has been added to the east elevation of the 	

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			<p>house. It has a minimal impact on views to the house and is reversible.</p> <ul style="list-style-type: none"> No.48 – A bay window was added to the south elevation of 48 Dent Street around 1997 (BP 11037/1997). It replaced a bank of three flat sash windows with a higher sill height. Otherwise the front façade of this house is intact, retaining a face brick base and textured render above with brick accents, a hipped-roof front porch with masonry piers, and a bank of three sash windows on the right-hand side of the porch (identical to those removed on the left-hand side). The property retains its original front brick fence. Overall, the intactness of this property is considered in keeping for a contributory property. 60 – A recessive, single-storey rear extension has been constructed to the rear of the original house which uses the same materials palette (render with brick accents) as the main house. It is well set back from the street and minimally visible despite its corner site. Subservient rear extensions such as this are considered acceptable from contributory buildings. 	
#162	No	<p>The submitter <u>opposes</u> the inclusion of 74 Dent Street, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> It is isolated between 72 and 76 Dent Street. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The house is a 1937 brick bungalow with clinker brick walls and a tiled roof. The entrance porch has a Tudor arch, indicating an Old English stylistic</p>	No change proposed.

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		<ul style="list-style-type: none"> The front fence and entrance stairs are in poor condition and future owners should be allowed to upgrade them. The original separate brick garage is in need of substantial renovation work to make it safe. 	<p>influence. The house is intact as viewed from the street and retains its matching low brick front fence.</p> <p>The house is located between 72 Dent Street, which is an altered 1938 house graded non-contributory, and 76 Dent Street, which is an intact late interwar masonry house. While 76 Dent Street is not proposed for inclusion in the new precinct, it is already protected as a contributory property in HO227 Great Glen Iris Railway Junction Estate. The HO227 precinct includes all properties at 76-94 Dent Street, as well as Lexia Street, Ward Street, and Highgate Grove in their entirety.</p> <p>For this reason, the interwar house at 74 Dent Street is not isolated, but set within a long row of interwar houses.</p> <p>Regarding the submitters concern about safety issues and works that may need to be undertaken in the future, future development opportunities and structural integrity of places are not relevant concerns in the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The Heritage Overlay (HO) does not prohibit works but requires that the identified heritage values are considered as part of</p>	

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			<p>the planning permit application process. Critically, the HO controls demolition by requiring an assessment against the Heritage Policy before any permit is granted. Council cannot control demolition under the current planning controls. Where the HO is applied, Council will can also assess any proposed buildings and works to ensure the proposed development does not detrimentally impact the heritage significance of the place or precinct. The Heritage Overlay also allows for works, repairs and routine maintenance. A planning permit would be required for these works only if they changed the external appearance of the heritage place or were not undertaken to the same details, specifications and materials (like-for-like).</p>	
#142	No	<p>The submitter <u>opposes</u> the inclusion of 2 and 4 Fuller Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The buildings make a limited contribution because of their low quality and similarity to thousands of simple workers period cottages. • 2 Fuller Avenue has been altered with a rear extension constructed 20 years ago and little of the dwelling is intact. • The properties are located at the edge of the precinct and are surrounded by modern, non-contributory places. • If the two buildings were retained this would not achieve a coherent, legible heritage precinct but 	<p>Both 2 and 4 Fuller Avenue are identified as 'contributory' to the precinct.</p> <p>Officers note that the submitter has mistakenly located the properties at the southern end of Fuller Avenue, when they are in fact in the northern end of the street.</p> <p>Council's heritage consultant agrees that the timber California Bungalows at 2 and 4 Fuller Avenue are modest in size, but both display characteristic elements of this style in their massing and details, and help illustrate the early interwar development of Glen Iris.</p>	No change proposed.

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		<p>create a disjointed pocket containing predominantly modern houses.</p> <ul style="list-style-type: none"> • If these buildings were to be replaced with modern dwellings it would have little or no impact on any remaining heritage precinct. • The subject buildings have negligible heritage value and it is not necessary for them to be the subject of a Heritage Overlay. It is an appropriate planning outcome for these houses not to be protected and it is not unreasonable for them to be demolished and replaced with a modern accommodation. This will in no way detract from any heritage area. 	<p>While a rear extension may have been constructed on 2 Fuller Avenue and the interior altered and reconfigured, these alterations have not had a noticeable impact on its appearance from the street and thus on its contribution to the heritage precinct.</p> <p>While these two contributory houses stand next to non-contributory properties at 6 and 8 Fuller Avenue, and 1 Fuller Avenue is also non-contributory, they are visually linked to the rest of the precinct via the long line of contributory houses at 3-19 Fuller Avenue. Council’s heritage consultant notes that in nearly all heritage precinct of a medium to large size, there are some non-contributory properties (either recent development or very altered early houses). This is the case for Boroondara’s existing HO precincts as well. As Fuller Avenue has high visual cohesion as a whole, intermittent non-contributory properties are acceptable.</p> <p>The two California Bungalows at 2 and 4 Fuller Avenue provide an excellent entry point to the precinct, as well as contributing more broadly to the historical and architectural significance of the precinct.</p> <p>The non-contributory house at 1 Fuller Avenue has been included in the precinct boundary so that future development of this site will be sympathetic to the scale and setbacks of the contributory houses along this street. This boundary is a logical</p>	

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			<p>one, particularly as there are contributory properties that extend to the northern end of the street on the west side (namely 2 and 4 Fuller Avenue).</p>	
#2	No	<p>The submitter <u>opposes</u> the inclusion of 4 Fuller Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house is a not a good example of a Californian bungalow. It has a non-typical floor plan with a side entrance. The submitter believes it has low conservation value. There was no photograph of the house in the report, and the submitter believes that is because the property is nothing special. • The submitter understands the desire for a Heritage Overlay but thinks that new houses have changed the character of the street. The northern end of Fuller Avenue has had some new development in the last few years and this house is one of only a few original houses at this end of the street. • Given the extent of change in the street, a Heritage Overlay would devalue the properties, to no purpose. • The submitter suggests leaving out the whole of Fuller Avenue from the Heritage Overlay. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The timber California Bungalow at 4 Fuller Avenue is a lovely example of its type and more highly decorative than the typical California Bungalow both in this precinct and elsewhere. This includes the two types of bay window to the front façade and the unusually spaced modillions beneath the shingled gable treatment. While side entrances were less common than front ones, they were still popular during the 1920s and in no way diminish the design of this house. The house is highly intact externally as viewed from the street.</p> <p>The submitter is correct in stating that there is no photo of the house in the Heritage Gap Study report, but this is only because very limited examples were included from among the hundreds of houses assessed. This has no bearing on the architectural value of the house.</p> <p>Council's heritage consultant agrees that there has been some new development at the north end of Fuller Avenue, resulting in non-contributory properties at Nos. 1, 5 and 8. While the loss of the original dwellings at these addresses is</p>	No change proposed.

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			<p>unfortunate, there is still a dominant interwar character to the street overall, and 4 Fuller Avenue plays an important part in this. Council's heritage consultants note that nearly all heritage precincts of a medium to large size include some non-contributory properties within them.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <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 only to heritage matters. Please refer to the body of</p>	

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			the UPSC report for a more detailed discussion of the consideration of property values.	
#125	No	<p>The submitter <u>opposes</u> the inclusion of 12 Fuller Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • They are concerned that future plans they have for the property won't be possible or will be harder and more expensive to do. • They are worried house values will go down. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part.</p> <p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed alterations and additions. If the Heritage Overlay is applied to the land, any future development of the land would be guided by the provisions of the Heritage Policy in the Boroondara Planning Scheme. The intention of this policy is to control demolition and to ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place (or any adjoining contributory and significant places in the precinct).</p> <p>Any potential personal financial implications such as property value are not relevant considerations in</p>	No change proposed.

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			<p>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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p>	
#151	Partially	<p>The submitter partially supports the inclusion of 16 Fuller Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The draft study is interesting but also overwhelming. It contains a lot of information and is repetitive as it applies to specific areas. • They ask several questions, including: what the proposed grading and HO would mean for their future plans, what the heritage overlay would control and whether there will be any restrictions that apply to future sales and/or improvements of properties. • They need to fully understand what future effect these decisions will have and need to see clear and transparent documentation in easy to understand language. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Officers responded to the submitter's enquiry by telephone, to clarify what their future plans may be and to confirm that the submitter wished this correspondence to be recorded as formal feedback.</p> <p>While officers acknowledge that the draft study is a lengthy document, there is little that can be done to reduce its length. Each place or precinct recommended for inclusion in the Heritage Overlay requires a heritage citation to set out the reasons for its heritage significance. In addition, a methodology chapter is also required to ensure transparency about the assessment process.</p> <p>Effort is made to simply the language where possible, however more specific terminology is often required to accurately explain statutory processes and defined terms. The notification letter sent provides Council officers' contact details to allow affected owner and any other interested party</p>	<p>Implement process improvements in future consultation, including a detailed colour brochure/map to accompany exhibition letters.</p> <p>No change to the draft study proposed.</p>

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			<p>to contact officers directly for assistance and clarification as it relates to their individual circumstance, as has happened in this case.</p> <p>Officers have taken the feedback on board and are continuously reviewing how we consult with residents and how information is made available. Officers will continue to identify possible improvements to consultation processes to ensure affected and interested parties can fully understand the implications of the Heritage Overlay. The recent Ashburton Heritage Gap Study included a colour brochure with a map in its mail out, and this will be implemented at the next stage of consultation for Glen Iris, should the study progress to a planning scheme amendment.</p>	
#129	Partially	<p>The submitter <u>partially</u> supports the inclusion of 20 Fuller Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house is not part of an intact heritage streetscape as Fuller Avenue has been substantially altered by new houses, including 7 new houses between 1 and 33 Fuller Avenue. • There are multiple examples of houses with visible and intrusive multi-storey extensions and visible, modern single storey extensions on the northern or southern boundary of those properties which are visible from the street. These altered houses should not be graded 'contributory'. 	<p>The property was originally identified as 'contributory' to the precinct. The site was visited on 19 December 2019, and the demolition of the 1925 house was confirmed. For this reason, the property should be downgraded to non-contributory.</p> <p>Officers confirm that there are 7 new houses with Fuller Avenue addresses between 1 and 33 Fuller Avenue. These properties are all appropriately graded as 'non-contributory'. It is also acknowledged that the 'non-contributory' graded 10 (contemporary) and 11 Bridges Street (altered) also have a presence in the immediate streetscape. Despite this, there is still a strong level of visual</p>	<p>Proposed changes:</p> <ul style="list-style-type: none"> - Regrade 20 Fuller Avenue to non-contributory and update the study accordingly, noting it is "vacant".

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		<ul style="list-style-type: none"> When these houses, including the submitter's, were built circa 1925, it was not intended that they have a design life in excess of 100 years and certainly not in perpetuity. Imposing a Heritage Overlay on fragile weatherboard houses imposes an unfair burden on home owners to continue to maintain houses which are well beyond their design life. Although heritage consultants do not consider the interior of the house to be relevant to the designation of a Heritage Overlay, it is difficult to separate the structural integrity of a house as a whole from the facade. <p>The submitter proposes the following changes to the draft study:</p> <p>That 20 Fuller Avenue and the remaining houses in Fuller Avenue be removed from the Mont Iris Estate and Environs precinct.</p>	<p>cohesiveness created by the remaining interwar houses along the street, which is enhanced by the tunnel-like rows of mature oak trees along the street.</p> <p>Regarding alterations generally, the draft study states, "in some instances, an altered building may still be considered 'contributory' if its connection to the themes of the precinct can still be clearly understood. In addition, a very important building – that would otherwise be 'significant' – might be altered to a greater extent but still contribute to the significance of the precinct (draft study, p. 10)". Council's heritage consultant has graded each place accordingly.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part.</p> <p>With respect to structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning</i></p>	

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			<p><i>Practice Note 1: 'Applying the Heritage Overlay'.</i> Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues.</p> <p>There are no internal controls proposed for the property as part of the recommendation, and the Heritage Overlay allows for works, repairs and routine maintenance. A planning permit would be required for these works only if they changed the external appearance of the heritage place or which were not undertaken to the same details, specifications and materials (like-for-like).</p>	
#59	Yes	<p>The submitter supports the inclusion of 22 Fuller Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The Heritage Overlay should have been applied years ago as so many beautiful, character filled homes have been destroyed and replaced with ugly mock mansions, which are bad for the environment. • There is no evidence to support claims that property values will be reduced by 30%. Instead the Heritage Overlay will increase the property's value. The flier also said that that they will be stuck with massive up-keeping costs. Many new homes are not well maintained and it would be expensive to heat/cool/clean/maintain these mock mansions. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter's support and comments are noted.</p>	No change proposed.

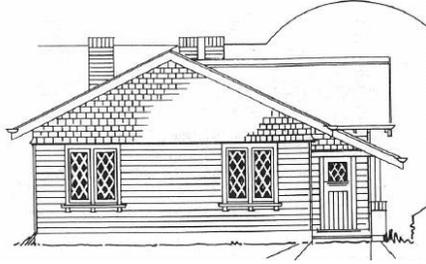
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		<p>The submitter thanks Council very much for this opportunity to give feedback, and they hope that something can be saved.</p>		
#138	Yes	<p>The submitter supports the inclusion of 23 Fuller Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • It is sad to see the demolition of so many pleasant looking solid houses, only to have ugly, oversized, two storey fence to fence concrete or brick veneer dwellings in their place. • The low fence at the front is not in the 1923 fashion so may not be original. • The house was built about 1923, with the help of a war service loan. It is humble but solid. • Over the years the property has had repairs and replacements that suited the original style, including: <ul style="list-style-type: none"> ○ After re-stumping etc., and much work inside, replacement of front windows and front steps and the brick pillar holding up the corner of the roof. Everything else is original. ○ Installation of 4 water storage tanks ○ Interior - no walls removed - 4 out of 5 chimneys uncovered and in use, 5th cut off. • They have not seen any original plans and does not know if any exist. What they did find, from 1953 addition to sewage map, was the addition including a sunroom, small bedroom end and toilet room. The submitter does not know whether this 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The submitter’s support and comments are noted.</p> <p>The City of Boroondara does not have the original building permit date or plans for the house at 23 Fuller Avenue. Street directories indicate that it was built by 1924.</p> <p>The submitter notes that the house was financed by a war services loan. Under this type of loan, the borrower could choose to construct one of the designs published by the State Savings Bank of Victoria. In this case, the house appears to be very close in its massing and plan to a ‘Type No. 14’ timber house. While its elevation on the site changes the look of 23 Fuller Street (as do different – though original – gable details), this image of Type 14 shows that the only change has been to the front windows.</p>	No change proposed.

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		<p>addition, which cannot be seen from the front, will alter the status of the house.</p>	 <p>The submitters are correct in stating that the current fence is not original. It may have been replaced in the post-war period, and is not considered to contribute to the heritage value of the house (i.e., its replacement with an interwar style fence would be supported).</p> <p>Council's heritage consultant agrees the rear rooms, with a flat roof, are a later extension. The original extent of the house is below the gabled roof (with a small gable to the south side). As this rear extension is small, and barely visible from the street, it does not impact the contributory grade of the house. The carport attached to the rear extension is also later in date. While visible from the street, it is well set back from the front so does not have a great visible impact.</p> <p>The front windows have, however, been enlarged and replaced. It appears that the original window sills were retained and moved lower down. The original windows would have been like those that</p>	

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			<p>survive on the south side elevation. This window format can be seen on another example of the Type No. 14 house at 16 Hilltop Avenue. While the loss of these front windows is unfortunate, and quite noticeable from the street, the house is otherwise intact in its massing, front porch and side windows, so it is still considered to be intact enough to contribute to the precinct.</p>	
#67	No	<p>The submitter <u>opposes</u> the inclusion of 130 High Street, Glen Iris in the Heritage Overlay, for the following reasons:</p> <ul style="list-style-type: none"> The Criteria used to assess the precinct have been applied inconsistently. Most of Glen Iris should be in the HO if the same Criteria are applied. A large number of houses outside the proposed HO appear to be built in similar style and period, but they are not included in the precinct. The submitter recommends that the draft study be changed, so that only significant properties are recommended. They suggest removing the contributory properties from the precinct. Otherwise, include all properties with similar features in Glen Iris in a Heritage Overlay. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The intention of the Heritage Overlay is not to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay (HO). A heritage precinct is a recognised mechanism for protecting identified heritage areas. The draft Study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p>	No change proposed.

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			<p>As such, the HO gets applied to the best surviving concentrations of these places. It may be true that there are similar houses of equal quality in other parts of Glen Iris, but not as a group of houses that comprises a precinct of sufficient value.</p> <p>Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Officers rely on Context's professional assessment and advice when it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p>	
#86	No	<p>The submitter <u>opposes</u> the inclusion of 131 High Street, Glen Iris in the Heritage Overlay.</p> <p>Only significant heritage properties should be kept in the study. Otherwise, the Heritage Overlay should be applied to all similar house types that are built in the same period.</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. A heritage precinct is a recognised mechanism for</p>	No change proposed.

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			<p>protecting identified heritage areas. The draft Study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>As such, the HO gets applied to the best surviving concentrations of these places. It may be true that there are similar houses of equal quality in other parts of Glen Iris, but not as a group of houses that comprises a precinct of sufficient value.</p>	
#74	Partially	<p>The submitter <u>partially</u> supports the inclusion of 132 High Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The properties selected are too common, of the modern era or are too altered and devalue the idea of heritage protection. • There is no outstanding architectural feature of 132 High Street of merit. • The dwelling is weatherboard but surrounding residential buildings are of brick construction. • The subject property has been altered and built in three stages, and no longer resembles the original dwelling. Alterations include: 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. A heritage precinct is a recognised mechanism for protecting identified heritage areas. The draft Study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the</p>	<p>Proposed changes:</p> <p>Note in the draft study the early history of this site and the possible survival of (part of) an 1880s house at the rear.</p>

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		<ul style="list-style-type: none"> ○ The original dwelling is to the rear and does not feature in the existing presentation of the house to the street. It had and retains a lean-to galvanised roof but has been submerged in 1960s architecture. ○ The centre section (standard timber stud walls/weatherboard) was built in front of the original house. This is now the master bed and living. ○ The front section (timber stud walls and simplified roof structure lined with galvanised corrugated iron). This is now bedrooms and a living area. It is built of plasterboard from the 50s/60s. ○ New external weatherboards replaced original timber. ○ Original external bathroom has been demolished and the bathroom is now internal. ○ Various internal changes from the 40s and 50s, both physical and functional (including what rooms are used for, redeveloped bathroom and kitchen, new plasterboard etc.). 	<p>guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>Officers rely on Council's heritage consultant's professional assessment and advice when it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>Council's heritage consultant agrees that the house at 132 High Street has been extended over time, as noted by the submitter. It appears, however, that the internal materials and fixtures cited by the submitter are evidence of internal remodelling but do not accurately reflect the construction date(s) of the house itself.</p> <p>Images from a 1929 MMBW Detail Plan (No. 2737, held at the State Library of Victoria) shows a timber house with a footprint comparable to what we see today. The only difference is the front verandahs (the western one infilled and the eastern one removed). This confirms that the main part of the house – beneath the gabled roof – dates to the</p>	

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			<p>1920s at the latest. This is in keeping with its appearance, as viewed from the street, which is a simple timber California Bungalow.</p> <p>As noted, the front verandahs have been altered and new – larger – steel windows installed in the front façade, replacing the original timber units. It appears that these alterations took place in the 1950s or '60s, giving the submitter the impression that this entire part of the house was built at that time.</p> <p>What is not clear is how early the hidden rear section of the house is. Samuel Jenkin, a gardener owned this land (as well as the 7 acres surrounding it) from 1877, and then his son Samuel junior from 1886 until 1922 (Certificates of Title V989 F791 & V4513 F483). Samuel Jenkins Junior is listed as residing in this location from at least 1892 and in this area from 1880 (no street is given in the early postal directory listings). If a c1880s house survives at the rear of 132 High Street, then it is one of the earliest buildings to remain in the suburb. It is likely that the front section of the house was built when Jenkins sold the land to a Richard Enniss in 1922.</p> <p>As access has not yet been granted to view the rear section of the house, comments can only be made on why the house - as viewed from the street - is contributory to the surrounding precinct.</p>	

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			<p>In regard to the various alterations described by the submitter, internal intactness is not taken into account (though it can reveal much about the evolution of a house). This is because the proposed Heritage Overlay would not control changes to the interior of buildings in the precinct.</p> <p>The submitter notes that the house is 'consistent with the cheap timber construction of the era of the 1950's'. As noted above, the house in its present size was constructed prior to 1929, though there have been alterations to windows and the interior since then. Timber is a less expensive material than solid masonry, but this material characterises the 1920s development in this part of Glen Iris. The many timber California Bungalows in the precinct make an important contribution to an understanding of Glen Iris' development during the interwar period. A few examples of other timber houses that are graded contributory to the precinct include: 29-33 Allison Avenue, 46 Dent Street, most of Fuller Avenue, 4-18, 26-28, 11-17, 21-25 & 31 Hilltop Avenue, 15-17, 32 & 36 Seaton Avenue, and others.</p> <p>Council's heritage consultant agrees that the 1920s front part of the house is somewhat altered as viewed from the street. This includes alterations to the two front verandahs (partial removal of one and infilling of the other) and the installation of large, steel windows. The house is still clearly recognisable as a modest 1920s California</p>	

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			Bungalow, thanks to its transverse gabled roof, projecting front gable with half-timbering, and simple chimneys.	
#97	No	<p>The submitter <u>opposes</u> the inclusion of 134 High Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The property was not in a Heritage Overlay when purchased, giving them the option in the future to subdivide the property into 3 for their children. The Heritage Overlay will limit the possibility of future subdivision. • The Heritage Overlay will result in the loss of at least 30% of the value of the property. • Insurance costs will be more expensive. • There should be some kind of maintenance benefit as it is more expensive to maintain a heritage property than a new property. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time. The Heritage Overlay is one of those instances that can be applied after a property has been purchased.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts. Critically, the HO controls</p>	No change proposed.

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			<p>demolition by requiring an assessment against the Heritage Policy before any permit is granted. Council cannot control demolition under the current planning controls.</p> <p>In addition, the Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Appropriate designs can be achieved within the Heritage Overlay. The construction of a single dwelling on a lot greater than 500m² does not generally require a planning permit unless triggered by a specific overlay. Council therefore cannot control the design of single dwellings in the majority of these instances. Where the HO is applied, Council can assess any proposed buildings and works to ensure the proposed design does not detrimentally impact the heritage significance of adjoining heritage places and the precinct as a whole.</p> <p>Any potential personal financial implications such as property value or increased insurance costs 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of individual financial matters.</p>	

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			There are no funding or grant programs to assist owners of heritage homes in Boroondara at this stage.	
#6 #130	No	<p>The submitter <u>opposes</u> the inclusion of 136 High Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The property is on a main road at an intersection. The submitter believes most Heritage Overlays should apply to suburban side streets and not properties on main roads. • These properties are hard to sell due to their main road commercial location. A Heritage Overlay would make the properties worthless. • There is no consistency in the immediate streetscape. The properties abutting the 3 proposed properties are a mid-70s brick veneer & a weatherboard dwelling. • The submitter disputes that the property has heritage value, as: <ul style="list-style-type: none"> ○ The property has been used as a commercial clinic for the past 19 years, with 3/4 of the property used as a commercial car park. ○ Due to a recent break-in all the lead light windows were replaced, losing the value of a 1930's building. ○ The front facade of the property has had a new bright green sign which does not add to any heritage character. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Competing planning objectives such as urban consolidation and heritage protection are not uncommon in an established urban area such as Boroondara. A property's location on a main road is not in itself a reason why a property should not be protected for its heritage value. Heritage value is determined by an assessment against recognised criteria, as outlined in the body of the report. If a Heritage Overlay was on the land, it would form one part of the consideration of the broader Planning Scheme objectives to be assessed when a planning permit application is made.</p> <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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p> <p>Officers note the proposed precinct is wider than 3 properties fronting High Street, as detailed in the</p>	No change proposed.

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		<ul style="list-style-type: none"> ○ The front porch is in disrepair, with unstable foundations and will need to be demolished as it is a liability being a medical clinic. ● This is a commercial clinic and not part of a picturesque suburban street. ● The submitter says they would hate for Council to be liable for any injuries incurred by patients who enter the property via the front porch which is in disrepair. <p>The submitter suggests the following changes to the study:</p> <ul style="list-style-type: none"> ● Isolated properties to be excluded (i.e. 3 stand-alone properties in strip cannot be included in the study). ● Main road properties to be excluded from the study. ● Consideration given to the great loss that a house owner will incur. ● Cancel it and not waste ratepayer money. 	<p>precinct map and citation. Indeed the properties nominated by the submitter as “surrounding” the 3 heritage properties are also proposed to be included in the precinct.</p> <p>In relation to the surrounding properties mentioned by the submitter, officers have clarified that the “mid 70s brick veneer” claim is made in relation to 140 High Street, which is identified as ‘contributory’ to the precinct. It was not built in the 1970s, but in the early 1950s. A building permit for a seven-room (solid) brick house was issued on 11 April 1951. Council holds these original plans and they show the same house. It has since been modified by the replacement of window units and replacement of porch details. The Sands & McDougall’s Directory of Victoria confirms that it was occupied by 1955 (by an R.M. Davies). It is one of a number of contributory houses in the precinct that uses the Old English style, which was also popular in the late interwar period. Both interwar and early post-war houses contribute to the significance of the precinct.</p> <p>The “pull down weatherboard” appears to be referring to 132 High Street, which is also identified as ‘contributory’ to the precinct. The origins of part of this house date back to c1880, while the front section is an early interwar California Bungalow. While the windows of the California Bungalow have</p>	

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			<p>been altered, it is still considered contributory to the precinct.</p> <p>While the submitter considers the surrounding High Street streetscape to have low consistency, there are many interwar and early post-war houses on either side of it (at 126-134 and 138-146A High Street) and across from it (127-143 High Street). Council's heritage consultant agrees there are a number of different styles in this group of contributory and significant houses, and this is reflective of the eclecticism of the interwar period, some of those styles carried over to the first years after World War II.</p> <p>The use as a commercial clinic, including the hard paving in the rear for the car park does not detract from the contribution the building makes to the proposed precinct. This commercial use was obvious at the time Council's heritage consultant made the assessment. Furthermore, as the carpark is located at the rear it does not have any impact on appreciation of the 1937 house in the High Street streetscape.</p> <p>While leadlight windows may have been removed from the house, the house is otherwise highly intact externally. As befits its late 1930s date, it is built of clinker bricks with accents in tapestry and manganese bricks. It is one of the many houses of its era that are simple hipped-roof bungalows with references to a popular 1930s style. In this case</p>	

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			<p>the arches of the front porch have a depressed form characteristic of the Old English style. The house also retains its matching front brick fence. While the practice sign is not a heritage element, it is not a permanent feature of this site so does not impact on its heritage value.</p> <p>The maintenance of a private property is the land owner's responsibility. Council's Amenity Local Law addresses issues such as dangerous and unsightly land. All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard. Further, maintenance requirements are not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting</p>	

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			valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).	
#160	Yes	<p>The submitter supports the draft study and the inclusion of 2 Hilltop Avenue, Glen Iris in the Heritage Overlay, for the following reasons:</p> <ul style="list-style-type: none"> • They moved to this part of Glen Iris because of the older houses and beautiful tree lined streets. The eradication of heritage homes to make way for new dwellings seems to have increased significantly in the past few years. • It is important to save the historic feel and look of the suburb before it's too late. • Hilltop Avenue has typical timber California bungalows, which seem to be what developers knock down. • Townhouses are currently being built at the bottom of Hilltop Avenue which are out of character. • While some people want new houses or to build higher density, there needs to be a middle ground. The Heritage Overlay will do this. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter's support and comments are noted.</p>	No change proposed.
#155	No	The submitter <u>opposes</u> the grading of 26 Hilltop Avenue, Glen Iris as 'contributory' for the following reasons:	<p>The property was identified as 'contributory' to the precinct.</p> <p>It was a classic California Bungalow built c.1928 with characteristic features of the style such as a</p>	<p>Change proposed:</p> <p>-Downgrade 26 Hilltop Avenue</p>

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		<ul style="list-style-type: none"> • 26 Hilltop Avenue has a new verandah that was built in the 2010. The building permit is provided. • 24 Hilltop Avenue and 5 Tower Hill Road are considered 'non-contributory' on the basis that they are altered and they believe their house should be the same. • There are other properties sharing the characteristics of 26 Hilltop Avenue that are graded as 'non-contributory', including: <ul style="list-style-type: none"> ○ 31 Hilltop Avenue is also a well maintained bungalow and it is categorised as 'non-contributory'. It was built in the same era. ○ 31 Tower Hill Road also looks quite similar and is non-contributory. ○ 70 Dent St seems to have more heritage significance and is identified as 'non-contributory'. <p>The submitter proposes that the draft study be changed so that 26 Hilltop Avenue is graded as 'non-contributory'.</p>	<p>transverse gable roof with protecting front gable, a front porch resting on tapered masonry piers, decorative glazing to the front windows, and timber shingles in the front gable. There appears to be a small carport extension to the north side of the house. There was also a new verandah built in 2010, as noted by the submitter, but it is not visible from the street. As the only external alteration visible to the house is the side carport, which is a reversible and visually recessive change, 26 Hilltop Avenue was considered to be well within the bounds of intactness required for a contributory property. Since the draft study was completed, the property has been lawfully demolished. As such, it is appropriate to downgrade the property to 'non-contributory' within the precinct.</p> <p>24 Hilltop Avenue, c. 1937, has been identified as 'non-contributory'. It has been altered, including a new room added to the front façade (right-hand side), a new neo-Victorian verandah, and replaced front windows. This house is totally different in appearance than when it was first constructed.</p> <p>5 Tower Hill Road, c. 1938, has been identified as 'non-contributory'. It has been altered, with only the front projecting room surviving (mostly) intact. A second storey has been built straight up from the principal front wall, destroying the entire roof and understanding of the original appearance of this</p>	<p>to 'non-contributory' and update the study accordingly, noting it has been demolished.</p>

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			<p>house. The large bay window on the front façade also appears to be a later alteration.</p> <p>31 Hilltop Avenue, c. 1929-30, has actually been graded as 'contributory' in the draft study. The submitter may have misread the grading map which shows the property marked '31' on the corner of Hilltop and Vale, which is actually 31 Vale Street. 31 Hilltop Avenue is the property depicted in the photo provided to illustrate this point by the submitter. 31 Hilltop Avenue contributes to the precinct as an intact hipped-roof bungalow – a type that became common in the 1930s. It retains its original buttressed porch and front windows, including a bay window.</p> <p>31 Tower Hill Road is a reproduction of a heritage style, a contemporary dwelling constructed in 2008. It is correctly graded as 'non-contributory'.</p> <p>70 Dent Street, c.1936, has been identified as 'non-contributory' due to being altered. The submitter suggests that this property seems to have more heritage significance than their property. The image provided by the submitter of 70 Dent Street appears to be from Google Street view, which at the time of writing was only up-to-date to 2013. An upper level addition was built in 2017 which is set very close to the front façade. It has greatly altered this building and reduced its contribution to the heritage precinct.</p>	

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#63	No	<p>The submitter <u>opposes</u> the inclusion of 28 Hilltop Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • It is a simple weatherboard house with minimal period features on its frontage. • An evaporative air-conditioning tower is visible at the front of the property. • A large extension was built at the rear of the house in 1986 with a flat metal roof and decking • Streets where older homes have already been demolished and new dwellings built should not be included in the study. Five immediately adjacent older dwellings have been demolished and replaced by 4 contemporary buildings and a tennis court. • Some older dwellings (the submitter's home included) do not have any aesthetic, social or historical importance and thus do not meet the criteria. • Council's uncompromising attitude to not consider impacts on property values is unreasonable. • The timeframes for reviewing the study, seeking advice and preparing feedback is unreasonably short. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house at 28 Hilltop Avenue was built in 1940. It is a timber bungalow with a Moderne style brick front porch (overpainted). It retains its original timber windows in box frames as well as its tiled hipped roof and external brick chimney. It contributes to the significance of the precinct by demonstrating the simple bungalow forms popular at the very end of the interwar period, which were often enlivened by stylish touches such as the curved and parapeted brick front porch.</p> <p>While the evaporative cooling unit is visible from the street, particularly as this house is located on a corner site, it is set back behind the front rooms so does not dominate views to the house. More importantly, this is a reversible change, as is the overpainting of the brick front porch.</p> <p>Council's heritage consultant agrees that the house has been altered, with a rear extension constructed in 1987 and French doors inserted on the north side elevation of the original part of the house. A deep verandah was added to shade this elevation in 1999. While visible, these changes are to the side and rear of the house and have very little impact on views from Hilltop Avenue. Furthermore, rear extensions such as the one constructed in 1987 are frequently supported for contributory houses in HO precincts. It has a separate and</p>	<p>No change proposed.</p>

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			<p>lower roof form than the original section of the house, so it is both distinguishable from the original – hipped roof – section and visually subservient to it.</p> <p>Officers acknowledge that the properties at 29 (including the former 27) & 31 Vale Street and 27 & 29 Mont Iris Avenue have been redeveloped and are graded appropriately as non-contributory in the draft study.</p> <p>Council’s heritage consultant also agrees that the original houses to the rear of 28 Hilltop Avenue (27 & 29 Mont Iris Avenue) and on the north side of Vale Street (27-31 Vale Street) have been redeveloped. Only 31 Vale Street, on the north-east corner of Vale Street and Hilltop Avenue, is visible while looking at the front façade of 28 Hilltop Avenue. While the new development to the rear may be visible from the backyard of 28 Hilltop Avenue, it does not impact on its role in the streetscape. The reason the new development is included in the proposed heritage precinct, as non-contributory properties, is because their future redevelopment will have an impact on the streetscape around them. If they are in the heritage precinct, then Council can require that any new designs be more contextual in scale and setbacks.</p> <p>The submitter has applied the criteria as though it applies to the property as an individually significant heritage place, however it is the precinct that is the</p>	

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			<p>heritage place in this case. It is acknowledged that Criterion B, C, E, F, G (social) and H are not met for the precinct. However, the citation demonstrates how Criterion A (historical), D (representativeness) and E (aesthetic) are met for the precinct.</p> <p>The precinct is a sum of its parts, as such this dwelling is demonstrative of Criteria A and D, being an interwar house that adds to the representation of domestic styles popular during the interwar and early post-war eras.</p> <p>Although the submitter finds Council's approach unreasonable, it is in line with the standard practice for applying a Heritage Overlay across Victoria. Any potential personal financial implications such as property value are not relevant considerations in the assessment of appropriate heritage controls according to the State Government guidance outlined in <i>Planning Practice Note 1: 'Applying the Heritage Overlay' (PPN01)</i>. PPN01 identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p> <p>In relation to the preliminary consultation process, one month has been provided for the receiving of submissions. The preliminary consultation process offers an opportunity for affected property owners and the community's views to be considered prior</p>	

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			<p>to Council determining whether to proceed to a formal planning scheme amendment process. This is considered fair and reasonable given that any planning scheme amendment process includes further opportunities for affected owners to make submissions.</p> <p>It is further noted that affected parties that contacted officers were advised that late submissions could be accepted and accommodated according to normal process. Late submissions were accepted by officers as late as February 2020. No further information was received from the submitter.</p>	
#25	No	<p>The submitter <u>opposes</u> the inclusion of 30 Hilltop Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The Heritage Overlay should be applied to individually significant heritage places rather than including all homes in a specific area. • Houses in the proposed precinct are not “proper period homes” and the area has undergone significant change in recent years. • The selective identification of some properties is unfair and limits owners’ ability to develop or subdivide the property. • Houses in the proposed precincts are dated, dilapidated and need urgent maintenance or work. Applying the Heritage Overlay will not benefit the 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> says that “a heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land”. It goes on to say “for every heritage place (that is, a precinct or individual place) a statement of significance must be prepared.</p>	No change proposed.

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		<p>neighbourhood but will make the area look messy and underdeveloped.</p> <ul style="list-style-type: none"> The study should be changed to only identify properties that have a certain number of heritage features rather than including all houses that were building with bricks from a particular time (e.g.1940s). Council should be more thorough in considering new developments in the future to avoid houses that ruin the feel. 	<p>The draft study notes <i>“in identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built era or building type) were chosen”</i> (p.5).</p> <p>Regarding the methodology of the draft study, Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>Further, the Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a ‘blanket’ control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping</p>	

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			<p>with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>Council's heritage consultant agrees a number of original (interwar and early post-war) houses in the area have been demolished and replaced in recent years. Care has been taken in delineating and refining the precinct's boundaries to include the most cohesive groupings of largely intact houses of this era. In almost any precinct, however, there are non-contributory properties – due to total redevelopment or extensive alterations – and current planning laws accept that this is the case. Where there are large groups of non-contributory properties at the edge of a proposed precinct, they are often excluded, but when they are in the middle of a precinct streetscape, it is often better to keep them in the precinct so that future development will be respectful of the scale and setbacks of the interwar and early post-war houses. Any potential personal financial implications such as property value or resale 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</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>It is not clear what the submitter means when they refer to “proper period homes”. Every home was built in a certain period, and the house at 30 Hilltop Avenue is representative of the Interwar period, built in a Moderne style as detailed in the heritage citation (that is why the property has been graded ‘contributory’). If the submitter means that the Interwar period is not of heritage value, officers and Council’s heritage expert disagree. It is not just homes of the Victorian or Edwardian era that have heritage value and should be protected through the Heritage Overlay, as evidenced by the numerous Interwar or post-war houses that are already on the Heritage Overlay.</p> <p>Future development opportunities are also not a relevant concern to the assessment of heritage significance according to <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i>. The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. Its intention is to ensure that any changes do not compromise the heritage fabric of the house. This could include the construction of carports, additional storeys and window treatments. To this effect the Heritage Overlay sets a planning permit trigger for external alterations to allow Council to</p>	

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			<p>assess the potential impacts of the proposed alterations and additions.</p> <p>While the submitter may prefer a “new” look, heritage protection has been identified as a key concern for other residents of Boroondara, and was highlighted as a priority in the recent Boroondara Community Plan. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council’s Heritage Policy. Routine maintenance and repairs that 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>	

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			<p>Council has a responsibility as the Planning Authority to protect valued heritage places and precincts by including properties in the Heritage Overlay where justified by a qualified heritage consultant. The demolition of many properties across Boroondara demonstrates that Council cannot prevent full demolition of valued heritage buildings unless the Heritage Overlay is applied. A planning permit is not normally required for demolition or new buildings and works on lots greater than 500 square metres. By including the property in the Heritage Overlay, Council can ensure that a planning permit is triggered for demolition and buildings and works for the property in the future, to ensure new houses are built which are sympathetic to the identified heritage place.</p>	
#26	No	<p>The submitter <u>opposes</u> the inclusion of 30 Hilltop Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • There are no criteria that explain why this house has been listed for heritage protection. The citation should provide more detail specific to the house, rather than just the build year. • Houses on the Heritage Overlay should be “proper period homes” that have a significant heritage value and features that cannot be replicated or reproduced today. • Houses in the area that have been built recently are not proposed for heritage protection, which is 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The accepted industry practice, as directed by the State Government’s document <i>PPN01: Applying the Heritage Overlay</i>, is that assessment of the HERCON criteria relate to the heritage place, which in this case is the precinct, rather than the individual houses. The house at 30 Hilltop Avenue is clearly representative of the Interwar period as it is built in a Moderne style and therefore displays the elements that are sought to be protected. Officers are satisfied that the level of detail provided in relation the heritage place is in keeping</p>	No change proposed.

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		<p>unfair, as it will not allow the owners to develop the house to give it a fresh look.</p> <ul style="list-style-type: none"> • Many houses in the area are old, dilapidated, could use a facelift or to be rebuilt, and the Heritage Overlay will not allow or encourage people to refresh or renovate their 'dated' homes. New houses would benefit the suburb in a more positive way. • It can be more expensive to maintain or extend an existing house than rebuilding a new one. • Council should be more thorough and strict in considering future developments. 	<p>with accepted practice, and the methodology that has been accepted by previous independent Planning Panels, as outlined in the body of the report.</p> <p>While the precinct gradings schedule only notes the 1941 built-date for 30 Hilltop Avenue, it clearly falls into the group of Moderne style houses which are discussed at length in the precinct description, and clearly identified as contributing to the significance of the precinct as a whole.</p> <p>It is not clear what the submitter means when they refer to "proper period homes". Every home was built in a certain period, and the house at 30 Hilltop Avenue is representative of the Interwar period, built in a Moderne style as detailed in the heritage citation (that is why the property has been graded 'contributory'). If the submitter means that the Interwar period is not of heritage value, officers and Council's heritage expert disagree. It is not just homes of the Victorian or Edwardian era that have heritage value and should be protected through the Heritage Overlay, as evidenced by the numerous Interwar or post-war developments that are already on the Heritage Overlay.</p> <p>The submitter is correct that groupings of newly built houses have been excluded from the precinct boundaries where possible. This is because they do not have any heritage value. In cases where such houses stand in a row of largely intact original</p>	

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			<p>houses (interwar and early post-war), they are included in the precinct but with a non-contributory grade. This means that Council can seek to have future works and redevelopment that is in keeping with the scale and setbacks of the original houses.</p> <p>While the submitter may prefer a “fresh” look, heritage protection has been identified as a key concern for other residents of Boroondara, and was highlighted as a priority in the recent Boroondara Community Plan. Council has a responsibility as the Planning Authority to protect valued heritage places and precincts by including properties in the Heritage Overlay where justified by a qualified heritage consultant.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council’s Heritage Policy. Routine maintenance and repairs that do not</p>	

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			<p>change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay. For example, owners may freshen up their building by re-painting, for example, which would not require a planning permit in this Heritage Overlay.</p> <p>Any potential personal financial implications such as the cost of maintaining or extending an existing house 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>The demolition of many properties across Boroondara demonstrates that Council cannot prevent full demolition of valued heritage buildings unless the Heritage Overlay is applied. A planning permit is not normally required for demolition or new buildings and works on lots greater than 500 square metres. By including the property in the Heritage Overlay, Council can ensure that a planning permit is triggered for demolition and buildings and works for the property in the future, to ensure new houses are built which are sympathetic to the identified heritage place. This will enable Council to be more thorough and strict in approving new developments, as without any overlay trigger</p>	

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			(like the Heritage Overlay), these places are often not assessed by Council, but by a private building surveyor.	
#36	No	<p>The submitter <u>opposes</u> the inclusion of 30 Hilltop Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • This study is 10 years too late. The damage has been done with modern houses built in the area which are inconsistent with and have ruined the leafy, historic feel of Glen Iris. Examples include 81 High Street and 1A & 1B Kardina Road. • Including properties in the Heritage Overlay when there have been so many developments in the area over the last decade is to the detriment of affected owners who cannot develop or change their houses. • There is no consistency in the houses in this area. Many houses are newly built which are excluded from the study. All properties should be considered, not just some specific buildings simply because they were built together many years ago. • The 'significant' properties are proper period homes that have significant history or character, or features that cannot be replicated today and should be protected. Other homes in these areas have been bulk listed and should not be included. • The study does not provide enough detail on why a building is proposed for the Heritage Overlay. It is not enough to list a house as heritage because 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The specific properties mentioned by the submitter as not being in keeping with the heritage character of Glen Iris in High Street and Kardinia Road have not been proposed for the Heritage Overlay.</p> <p>The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'bulk listing'. Instead, 16 individual places and four defined precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels. <i>Planning Practice Note 1:</i></p>	No change proposed.

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		<p>the bricks used were from a specific year. The study should specify features and styles that represent specific details that cannot be reproduced in the current era, or would be expensive to reproduce (e.g. Gargoyles, specifically designed brickwork). If there are many historic features of that house, the house should be considered for heritage protection, not automatically listed as currently proposed.</p> <ul style="list-style-type: none"> • Will Council offer grants to support and provide assistance to homeowners in maintaining the historic appearance of their homes, as some other councils do? • Council should be more thorough considering developments in the future and specify that houses must be in keeping with a specific character, i.e. French Provincial, Georgian etc.. Maintaining a few houses in the area as heritage will make the area look messy, dilapidated and underdeveloped. • The area is attractive to buyers who want to develop beautiful new houses. Owners should not be placed in a position where they cannot sell their property or develop it given heritage restrictions. 	<p><i>'Applying the Heritage Overlay'</i> says that "a heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land". It goes on to say "for every heritage place (that is, a precinct or individual place) a statement of significance must be prepared.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part. This is a matter of public interest.</p> <p>Regarding the level of detail provided for contributory graded houses, and the methodology of the draft study, Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the</p>	

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			<p>methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>It is not clear what the submitter means when they refer to “proper period homes”. Every home was built in a certain period, and the house at 30 Hilltop Avenue is representative of the 1930s and Interwar period, built in a Moderne style as detailed in the heritage citation (that is why the property has been graded ‘contributory’). If the submitter means that the Interwar period is not of value, officers and Council’s heritage expert disagree. It is not just homes of the Victorian or Edwardian era that should be protected through the Heritage Overlay, as evidenced by the numerous Interwar or post-war developments that are already on the Heritage Overlay.</p> <p>There are no funding or grant programs to assist owners of heritage homes in Boroondara at this stage.</p> <p>Future development opportunities are also not a relevant concern to the assessment of heritage significance according to <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i>. The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. Its intention is to ensure that any changes do not compromise the heritage fabric of the house. This could include the construction of carports,</p>	

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			<p>additional storeys and window treatments. To this effect the Heritage Overlay sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed alterations and additions.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that 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>While the submitter may prefer a "new" look, heritage protection has been identified as a key concern for other residents of Boroondara, and was highlighted as a priority in the recent Boroondara Community Plan. Council is also required under the</p>	

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			<i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance.	
#19	Yes	The submitter supports the inclusion of 14 Mont Iris Avenue, Glen Iris in the Heritage Overlay, as they think it's important to preserve the architecture and heritage of the area.	The property is identified as 'contributory' to the precinct. The submitter's support and comments are noted.	No change proposed.
#105	Yes	The submitter supports the inclusion of 23 Mont Iris Avenue, Glen Iris in the Heritage Overlay, and the draft study more broadly, for the following reasons: <ul style="list-style-type: none"> Conservation of the architectural character of the area and the protection of key heritage properties is important. The Heritage Overlay will assist in the maintenance of green and leafy front and rear gardens that contribute to significant micro and macro climate modification within the area, and protection from increased site utilisation due to large single and multiple dwellings. 	The property is identified as 'contributory' to the precinct. The submitter's support and comments are noted. Officers also advise that the Heritage Overlay does not normally control gardening or trees. The exception is trees or hard landscaping (e.g. garden paths) specifically nominated by the heritage consultant as having heritage value. This control has not been active in this precinct.	No change proposed.
#77	Partially	The submitter <u>partially</u> supports the inclusion of 7 Munro Avenue, Ashburton in the Heritage Overlay for the following reasons: <ul style="list-style-type: none"> The property at 7 Munro has been permanently changed from its original condition by lifting the roof and adding an additional wing on the south side. The submitter questions why 7 Munro is to be included in the Heritage Overlay even though it 	The property is identified as 'contributory' to the precinct. Officers clarify all properties listed by the submitter (5, 7 and 13 Munro) are included within the boundary of the proposed heritage precinct. Each of those properties has then been graded according to how they add to the valued heritage	Changes proposed: Downgrade 7 Munro Ave to 'non-contributory' due to alterations.

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		<p>has undergone significant and permanent changes, while 5 Munro (for example) is excluded?</p> <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> • That a consistent approach be taken to the entire street, so that if numbers 7 and 13 are included, number 5 should be as well. Alternatively, if number 5 remains excluded, number 7 should be excluded as well. 	<p>significance of the precinct. The property at 13 Munro, is graded 'contributory'.</p> <p>The property at 5 Munro is identified as 'non-contributory' to the precinct. It was constructed in the 1920s but has been altered to the point that it no longer adds to heritage significance of the precinct. Alterations to this house include and extension to the front façade, bringing this part of the wall flush with a projecting bay (this may have been the enclosure of a front verandah), installation of new windows to the front façade, and possibly new render to the entire house.</p> <p>The submitter has provided a series of photos that demonstrate extensive alterations to 7 Munro Avenue. This includes the raising of the roofline of the major front gable and the addition of a small gabled bay to the south side of the front façade. These new works were done with the same details as the original gable forms, so the changes to the roof form are not legible. Other alterations to this house have been the enlargement of front windows and the replacement of the front verandah supports (with neo-Federation timber elements). Considering all of these alterations, the original form of the house is no longer legible, even less than the house at 5 Munro Avenue. On that basis, 7 Munro Avenue should be regraded to non-contributory but retained within the precinct.</p>	

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#14	No	The submitter <u>opposes</u> the inclusion of 19 Munro Avenue, Ashburton in the Heritage Overlay but does not provide any reasons for opposing the Heritage Overlay.	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house, built in 1937, adds to the valued interwar character of the precinct.</p> <p>The submitter has not provided any reason as to why they think the draft study should be abandoned, so officers are not able to respond in any more detail.</p>	No change proposed.
#55	No	<p>The submitter <u>opposes</u> the inclusion of 20 Munro Avenue, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The study has reviewed too wide an area, specifically in this precinct, and it has not been surveyed carefully considering that the houses in the area do not complement one another. • Many houses do not demonstrate historical significance and have an independent architecture. While there are a few select houses that have beautiful architecture, the entire Mont Iris Estate is not worthy of heritage protection. • The property does not exhibit most of the architectural features detailed as being significant in the precinct, specifically: <ul style="list-style-type: none"> ○ No clinker, red or cream brick. The draft study states that the brick at this property is cream but it is orange in colour and does not complement the surrounding houses. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Council's heritage consultants Context are highly experienced and well respected in the industry. The quality of work and the research and analysis in particular has been supported by Planning Panels Victoria, as evidenced by the support received for the recent Canterbury and Camberwell Heritage Gap Studies (<i>Boroondara PSA C266 and C274 Pt 2</i> [2018] PPV). The consultants reviewed every property in Glen Iris not currently protected in the Heritage Overlay, and chose those individual properties and areas that stood out in the suburb as a whole. The properties and precincts ultimately recommended for inclusion in the Heritage Overlay are only a small portion of Glen Iris. The identified places best demonstrate the suburb's history, earliest and dominant periods of development.</p>	No change proposed.

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		<ul style="list-style-type: none"> ○ No corbelled eaves, arched openings, leadlight glazing or catslide roof ○ Is not an Old English Revival, Art Deco or Tudor revival house. ○ No original brick garage, the garage is a later addition. <p>The submitter proposes the following change to the draft study:</p> <ul style="list-style-type: none"> • Reducing the area of the Mont Iris Estate and Environs precinct, and excluding their property from the precinct. 	<p>Council’s heritage consultant agrees there are a number of styles and materials used for the houses in the precinct. This is because the interwar period was architecturally eclectic, with many popular styles. Some of the later styles – particularly Moderne and Old English – were carried into the early post-war period. There are similarities among houses of these periods – similar garden and side setbacks, the use of traditional hipped and gabled roof forms, often clad with tiles.</p> <p>The house at 20 Munro Avenue has been constructed with an early form of cream bricks, whose colour is more accurately called ‘apricot’. This house demonstrates the transition from the deep brown clinker bricks so popular in the 1930s to the lighter shades available after World War II. Its design is also very indicative of houses built in the early post-war period. It combines the vergeless gable of the Old English style with a large slab-like external chimney that forms the focal point of the front façade. There is a very similar house in the precinct, with the same roof form, chimney and dark cream brick, at 62 Dent Street, built in 1941.</p> <p>The house at 20 Munro Avenue clearly contributes to an understanding of late interwar residential development in Glen Iris, so should be retained as a contributory property in the precinct.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#98	No	<p>The submitter <u>opposes</u> the inclusion of 26 Munro Avenue, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The house is old and a 'cookie cutter' house. The house does not have any heritage features. The proposal greatly hinders the prospect of demolishing the house and owning a new modern home. There are already single dwelling and other building specific covenants applied to the property which restricts from building a modern design home. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> Identify and apply Heritage Overlays on individual properties. Let the other houses that are without any heritage value build modern family homes for the betterment of the suburb and environment. 	<p>The property is identified as 'non-contributory' to the precinct.</p> <p>Officers agree that the house has no heritage value to the precinct, as it was constructed in 1962. It has not been identified as contributing to the significance of the precinct.</p> <p>The proposed controls for the property would mean that if a Heritage Overlay is applied, a planning permit would be required to demolish and construct a new house. Council's Heritage Policy normally permits the demolition of 'non-contributory' places. The Heritage Policy would also apply to the assessment of the new house, to ensure that new development is sympathetic with the heritage fabric of the precinct, and does not adversely impact on the significance of the precinct.</p> <p>Officers acknowledge that the area may be encumbered by a single dwelling covenant, however this restriction affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage</p>	<p>No change proposed.</p>

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			<p>Overlay is not intended to be used as a neighbourhood character tool.</p> <p>Finally, the Heritage Overlay is not proposed to be applied to the entirety of Glen Iris, only the 16 individual places and four precincts as outlined in the draft study. A heritage precinct is a recognised mechanism for protecting identified heritage areas. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation for the precinct contained in the draft study also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p>	
#159	No	<p>The submitter <u>opposes</u> the inclusion of 28-30 Munro Avenue, Ashburton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The three arches at the front of the dwelling are the only item of any significance that makes this dwelling any different to any other in Munro Avenue. The dwelling does not represent any recognised architectural style. The property has been substantially altered, as follows: 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house at 28-30 Munro Avenue was built in 1936 on a double block. It is quite substantial in this precinct of double-fronted houses on single blocks. The house was built of clinker bricks with a high-pitched complex hipped roof, clad in terracotta tiles. The house retains its original matching brick front fence.</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> ○ A carport has been incorporated into the main dwelling and become a room. ○ A garage has been constructed. • The property is in disrepair, including: <ul style="list-style-type: none"> ○ The front fence is suffering from rising damp and falling down in places. ○ The structural integrity of the dwelling is compromised due to the deterioration of the solid foundations (through years of unmitigated water leaks). The foundations are now affecting internal walls and doors. Rectification work is estimated to cost \$250,000 - \$300,000. The semi-glazed terracotta tiled roof is in poor condition and needs retucking and repainting. • The owners do not have the financial resources to carry out the necessary repair works. • The imposition of the Heritage Overlay will make it difficult to sell the property. 	<p>The submitter is correct that the arcaded front porch is a striking feature of this house, indicating a Mediterranean Revival style influence. The use of interesting rooflines, openings and materials were popular methods in the late 1930s to provide visual interest to houses without using applied ornament. This house is an excellent example of that type.</p> <p>City of Camberwell building records confirm that a new carport was constructed in 1972 and 1979. This carport was replaced in 1990s by a gable-roofed garage built on the north end of the house. A small two-storey rear addition was constructed at the same time, but it is not visible from the street.</p> <p>The new garage is a very obvious later addition, set back slightly from the front façade and with lower eaves. Overall, the house is considered to be intact enough to contribute to the significance of the precinct in demonstrating the high end of interwar residential architecture in Glen Iris.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard.</p> <p>The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Planning Panel reports for</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Moreland PSA C174 [2019] PPV and Boroondara PSA C274 Part 2 [2018] PPV confirm this view. In Boroondara C274 Part 2, the panel found <i>“the structural integrity of a building is a matter that is relevant to whether it can or should be retained. In the Panel’s view this assessment should be undertaken by a suitably qualified professional and appropriately undertaken as part of the detailed assessment of a planning permit application”</i>.</p> <p>The personal financial circumstances and property value concerns of the submitter 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 only to heritage matters.</p>	
#32	Yes	<p>The submitter supports the recommendations of the draft study, particularly as it relates to Munro Avenue, Ashburton for the following reasons:</p> <ul style="list-style-type: none"> • Protection of the mostly preserved streets will ensure future generations have an opportunity to reside in and enjoy in an excellent example of high quality 1930s development. • These streets are an important element of the nation’s history and should be protected from inappropriate development of low architectural value. 	The submitter’s support and comments are noted.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#158	No	<p>The submitter <u>opposes</u> the inclusion of 30 Seaton Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Only two houses at the edge of the precinct are listed as significant, one an Edwardian Queen Anne villa, the other a 1916 attic-storey bungalow. The contributory houses in the precinct bear no similar historical significance to these significant houses. • Most of the properties in the precinct were built between the wars with the majority of the houses built of a low to average quality and design. Cracks can be seen on the facade, on the walls and broken fences are evidence poor construction and design quality. • The heritage assessment was done from the street and does not consider the quality issue or damage inside properties. There are gas and water leaks, and also pest and sewerage issues. • The property is a weatherboard house which is not typical of the interwar period. • The houses around their property are mostly not in original condition due to extensions. Any value worth protecting is diminished due to these extensions. • While the Heritage Overlay will protect the historical significance and period character of the houses in the area, this will increase cost of living and maintenance. This will detrimentally impact their living quality. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter is correct that the significant Edwardian house at 148 High Street differs from the interwar and early post-war contributory houses. For this reason, its significance is separately expressed in the statement of significance. The three other significant properties are all interwar in date: the early interwar attic bungalow at 152 Summerhill Road, a 1920s California Bungalow at 7 Fuller Street, and a Moderne house at 133 High Street. Council's heritage consultant agrees that there are no other attic bungalows in the precinct, as most of it was developed from the 1920s onward, but its significance is also made clear in a separate statement in the precinct statement of significance.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit,</p>	<p>No change proposed.</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> If the house is good enough and has protection value, the owner would appreciate and cherish the character of the house. However if the house is substandard, a Heritage Overlay should not be imposed on owners. They cannot see the benefit of applying a Heritage Overlay on their property, the entire street and the precinct as proposed. 	<p>which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that do not change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay. Please see the body of the report for more on this matter.</p> <p>It is industry accepted practice to conduct assessments from the street as the Heritage Overlay is predominantly a streetscape control. Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>Internal alterations as detailed by the submitter generally do not affect the building's heritage significance as the assessment is predominantly undertaken from the public realm. Consequently, no planning permit is required to undertake internal alterations. Only in rare circumstances would</p>	

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			<p>internal controls be proposed and in this instances no internal controls are proposed.</p> <p>The inclusion of intact timber houses in the precinct demonstrates the full range of houses built during this time and is not considered to undermine the houses' contributory grading. While there were interwar subdivisions in the former City of Camberwell which had caveats requiring masonry walls and tiled roofs, weatherboard was also a popular material during the interwar period, sometimes paired with a masonry front porch. Other contributory timber construction examples in the precinct include: 29-33 Allison Avenue, 46 Dent Street, most of Fuller Avenue, 4-18, 26-28, 11-17, 21-25 & 31 Hilltop Avenue, 15-17, 32 & 36 Seaton Avenue, and others.</p> <p>The submitter states that the majority of the contributory houses in the precinct 'were built to low to average quality and design'. Council's heritage consultant agrees many of them are typical designs of their era and some of the late interwar and early post-war examples have little applied ornamentation. However, it is important to understand that there is no requirement for a houses to have an outstanding or unusual architectural design for it to contribute to a Heritage Overlay precinct. The threshold is higher for places considered significant in their own right (such as the four significant houses in the precinct). The HO precinct is a planning tool designed to protect areas</p>	

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			<p>of development that illustrate one or more shared themes. In this case, the houses illustrate the principal development period of Glen Iris.</p> <p>The 1936 house at 30 Seaton Street is a fine example of a hipped roof 1930s bungalow with a Georgina Revival influence, seen in the use of Tuscan-order porch columns and the symmetrical projecting bays of the front façade. The Adamesque leadlights of the front windows continue the classical revival theme of the house. It is highly intact externally.</p> <p>The house next door at 32 Seaton does have a two storey rear addition, but it is well set back and does not affect the contribution the house makes to the precinct. It is appropriately graded as 'contributory'. The properties north of 30 Seaton are not proposed to be within the precinct.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The</p>	

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			<p>investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <p>Planning Panels Victoria have previously confirmed that 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>Any potential personal financial implications such as property value or cost of maintenance 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>Regarding the benefit of the Heritage Overlay, during the recent Hawthorn Heritage Gap Study the Panel found "<i>from an integrated decision perspective, the broader net community benefit of managing properties with identified local heritage significance on behalf of future generations</i></p>	

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			<i>outweighs any potential individual private impact"</i> (Boroondara PSA C266 [2018] PPV).	
#88	No	The submitter <u>opposes</u> the inclusion of 9 Sherwood Street, Glen Iris in the Heritage Overlay but does not provide any reasons for opposing the Heritage Overlay.	The property is identified as 'contributory' to the precinct. The house, a bungalow built in 1927, clearly demonstrates the interwar character that gives the precinct its significance. The submitter has not provided any reason as to why they do not support the draft study, so officers are not able to respond in any detail.	No change proposed.
#126	No	The submitter <u>opposes</u> the inclusion of 14 Sherwood Street, Glen Iris in the Heritage Overlay for the following reasons: <ul style="list-style-type: none"> The study will have a negative impact on future renovations and the value of the property. There is an extremely diverse range of properties in the immediate area, together with the number of neighbouring properties that have recently been removed and new housing underway, the submitter does not understand why their property should be negatively impacted. <p>The submitter proposes the following change to the draft study:</p> <p>The heritage listing should not be immediately applied to the property without clear understanding from</p>	The property is identified as 'contributory' to the precinct. Any potential personal financial implications such as property value or impacts on future development options 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values and development. Officers understand that the application of a Heritage Overlay may affect properties in ways which were unexpected by a landowners. However,	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>Council. The submitter does not believe there has been an adequate consultation process with property owners.</p>	<p>Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts.</p> <p>In addition, the Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Appropriate designs can be achieved within the Heritage Overlay. The construction of a single dwelling on a lot greater than 500m² does not generally require a planning permit unless triggered by a specific overlay. Council therefore cannot control the design of single dwellings in the majority of these instances. Where the HO is applied, Council can assess any proposed buildings and works to ensure the proposed design does not detrimentally impact the heritage significance of adjoining heritage places and the precinct as a whole.</p> <p>Council's heritage consultant agrees there are a number of styles and materials used for the houses in the precinct. This is because the interwar period was architecturally eclectic, with many popular styles. Some of the later styles – particularly Moderne and Old English – were carried into the early post-war period. There are similarities among houses of these periods – similar garden and side</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>setbacks, the use of traditional hipped and gabled roof forms, often clad with tiles.</p> <p>In addition, there are some properties where the original interwar or early post-war house has been substantially altered or replaced. These properties are graded non-contributory where they are included in the precinct. All but the smallest Heritage Overlay precincts have a few non-contributory properties within them, and if these properties do not overwhelm the original character of the precinct then their presence is considered acceptable. While the 1937 Old English brick house at 14 Sherwood Street does have non-contributory houses immediately to its south, its stands at the end of a long row of contributory houses on this side of the street (Nos. 6-14) and across the street (Nos. 5-13). This level of streetscape integrity is entirely acceptable for a precinct.</p> <p>Officers clarify the Heritage Overlay has not yet been applied. Part of the officers' recommendation is to start the formal; statutory process to apply the Heritage Overlay. This will be in the form of a request to the Minister for Planning to prepare, adopt and approve an amendment to the Boroondara Planning Scheme under Section 20(4) of the <i>Planning and Environment Act 1987</i> to introduce interim heritage controls to properties recommended for inclusion in the Heritage Overlay in the Glen Iris Heritage Gap Study. The request for interim controls will afford immediate protection</p>	

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			<p>for places identified while the permanent controls are being progressed. A planning scheme amendment is required to introduce the Heritage Overlay on a permanent basis, and there is further opportunity for the submitter to be involved during this process, including during the formal exhibition period and, if the submission remains unresolved, during the independent Planning Panel review process.</p> <p>Council has given all owners and occupiers within the study area the opportunity to provide feedback on the draft study through the preliminary consultation process. One month has been provided for the receiving of submissions. The preliminary consultation process offers an opportunity for affected property owners and the community's views to be considered prior to Council determining whether to proceed to a formal planning scheme amendment process. This is considered fair and reasonable given that any planning scheme amendment process includes further opportunities for affected owners to make submissions.</p> <p>It is further noted that affected parties that contacted officers were advised that late submissions could be accepted and accommodated according to normal process. Late submissions were accepted by officers as late as February 2020.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#68	Yes	The submitter supports the inclusion of 152 Summerhill Road (formerly 143 High Street), Glen Iris in the Heritage Overlay, noting that they are excited that their house may be significant.	The property is identified as significant within the precinct. The submitter's support is noted. The submitter also asked specific questions relating to future planning permit application requirements, which the officer answered directly by email at that time.	No change proposed.
#106	No	The submitter <u>opposes</u> the inclusion of 5 Tower Hill Road, Glen Iris in the Heritage Overlay for the following reasons: <ul style="list-style-type: none"> The heritage amendments are creating uncertainty for local residents. Many residents purchased the properties without a Heritage Overlay and now there are many subject to this study. It seems to be a waste of Council resources and resident's time for something that doesn't benefit any party. Tower Hill Road already has single dwelling covenants in place so it is not at risk of being subject to large scale developments. Tower Hill Road is very different to clear heritage areas such as the Hassett Estate in Canterbury and Tara Estate in Camberwell. The submitter proposes the draft study be changed so that no Heritage Overlay is applied to properties located in Tower Hill Road.	The property is identified as 'non-contributory' to the precinct, given its altered state. Officers understand that the Heritage Overlay introduces additional planning permit requirements and that the study may affect land in ways that were unexpected by owner. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act), including to regularly review the provisions of the planning scheme for which it is the planning authority (Section 12) and to identify and protect	No change proposed.

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			<p>heritage places in the municipality (Section 4). The fact that a Heritage Overlay may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the Heritage Overlay. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>A single dwelling covenant affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage Overlay is not intended to be used as a neighbourhood character tool or to restrict density, but to protect valued heritage.</p> <p>Council's heritage consultant has undertaken a comparative analysis (see pp. 76 - 77 of the draft study), and has provided numerous examples and comparisons to other precincts in Boroondara already in the Heritage Overlay that justify the inclusion of this precinct in the Heritage Overlay.</p> <p>Council's heritage consultant agrees that the Hassett Estate (HO191) and the Tara Estate (a part of HO159 - Prospect Hill Road Precinct) are not the</p>	

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			<p>close comparisons for the proposed precinct, hence they have not been referred to in the comparative analysis. There is some overlap, however, as the Hassett Estate contains some Old English houses and there is clear overlap between the 1930s houses in that precinct and those in the proposed precinct. The Hassett Estate precinct does have concrete roads, which makes the precinct extent clearer, but distinctive roadbeds are not a requirement for a precinct.</p> <p>The Tara Estate is not comparable at all, as it is an area of late Victorian and Federation/Edwardian development. Even in the large HO159 Prospect Hill Road Precinct about a quarter of all properties are non-contributory, so even this 'clear heritage area' is not entirely intact.</p>	
#96	Yes	<p>The submitter supports the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> • The look and feel of the neighbourhood was a big reason why the submitter lives in the area. While the houses are far from homogeneous, they do make a collective whole built around the styles of the 30s and 40s that is attractive. • The HO that applies east of Munro should have been applied to the streets to the west as well at the time. • There is increasing erosion of the original streetscapes with many houses demolished and replaced with big featureless box constructions. 	<p>The submitter's support and comments are noted.</p> <p>The submitter's property, as well as the properties noted as having had sympathetic additions by the submitter have been appropriately graded as 'contributory' to the precinct.</p> <p>The new builds nominated by the submitter have also been correctly graded as 'non-contributory' to the precinct.</p> <p>The properties nominated by the submitter as being in keeping with the 1930s style of the original houses, numbers 13 and 14 Tower Hill Road, are both appropriately graded as</p>	No change proposed.

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		<ul style="list-style-type: none"> The HO may have come too late, however in Tower Hill Road there have been only three new house built. The houses they replaced were quite ordinary but they did contribute to the 1940s feel of the area. The submitter nominates several properties they admire with additions in keeping with the 1930s style of the original houses, and say that is what should be encouraged, to retain the ambience of the neighbourhood. 	<p>'contributory', acknowledging the value they continue to add to the precinct.</p>	
#49	Yes	<p>The submitters provide the following feedback on the draft study, specifically relating to 18 Tower Hill Road, Glen Iris:</p> <ul style="list-style-type: none"> They are unsure sure when their house was built - 1938-39 or perhaps earlier? An upstairs attic was built in the early 1980s which added charm with the dormer windows being a feature. The original owner advised that the garden was set out by Edna Walling, cottage garden expert. There are still great examples of Walling's involvement with honeycomb rock walls, silver birches, rhododendrons, camellias, azaleas, a huge pomegranate tree, hundreds of bulbs and baby tears, but unfortunately other trademark fruit trees were neglected over the years and couldn't be retained. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The original Building Permit record for 18 Tower Hill Road shows that a permit was granted on 5 May 1938 to the State Savings Bank of Victoria to construct a six-room brick veneer dwellings with a tiled roof.</p> <p>The construction of a small dormer window on the front slope of the roof (and another on the rear) is documented in 1980 building permit plans. As noted by the submitter, this was designed in a sympathetic manner and has had a minimal impact on appreciation of the house from the street.</p> <p>A site inspection was carried out by Council's heritage experts and planning officers in December 2019.</p> <p>Council's heritage experts believe the features of interest that are thought to remain from the early</p>	<p>Proposed changes:</p> <p>Add information about possible Edna Walling garden to precinct citation.</p>

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			<p>garden are: in the front garden, the garden beds on both sides of the driveway, bulbs in the lawn, espaliered fruit tree and rhododendrons along driveway boundary, a camellia (under front window), groundcover <i>Soleirolia soleirolii</i> (Baby Tears) and Forget-me-nots in the garden bed near the front porch; in the rear garden, a pomegranate tree, crabapple tree, camellia, rock edging, retaining wall, Silver Birch trees, and bulbs in the centre garden bed.</p> <p>In the front garden, new trees have been planted, including an Atlas Cedar and Jacaranda, a new pathway and central garden bed created, and an earlier concrete strip driveway has been replaced with a brick driveway.</p> <p>Further research was undertaken to confirm that the garden was designed by Edna Walling for the original owners (named McIntyre) of the property. Unfortunately the research was unsuccessful and Council's heritage consultant was unable to find any conclusive evidence.</p> <p>Given the absence of concrete evidence and that only remnants appear to survive of the early garden (a conclusion made on the basis of the changes the present-day owners described during the site visit), Council's heritage consultant determined the garden is unlikely to meet the threshold of individual significance.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			The study and citation will be updated to reflect this information.	
#156	No	The submitter <u>opposes</u> the inclusion of 5 Vale Street, Glen Iris in the Heritage Overlay without providing any specific reasons.	The property was identified as 'contributory' to the precinct. The property has been legally demolished in 2019. As such, officers recommend that the property be downgraded to 'non-contributory'.	Proposed change: Downgrade the property at 5 Vale Street to 'non-contributory' and update the study accordingly, noting the site is vacant.
#8	Yes	The submitter supports the inclusion of 13 Vale Street, Glen Iris in the Heritage Overlay and has not proposed any changes.	The property is identified as 'contributory' to the precinct. The submitter's support is noted.	No change proposed.
#84	Partially	The submitter <u>partially</u> supports the inclusion of 25 Vale Street, Glen Iris in the Heritage Overlay for the following reasons: <ul style="list-style-type: none"> The 1940 house is incredibly run down and has been substantially altered by demolishing the rear portion and extending. Only the front façade has been retained. 	The property is identified as 'contributory' to the precinct. Building permit plans from 2017 show that the house has been internally reconfigured and two extensions constructed. There is a large rear extension whose roof is just barely visible from the street, so it has a very minimal impact on its contribution to the streetscape. An ensuite addition	No change proposed.

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		<ul style="list-style-type: none"> The proposal will prevent any future second story extension that is practical and will be in keeping with the Heritage Policy. The submitter may not be able to live in the house moving forward, and all their hard work in restoring this property will be shattered by the very objective of the proposal. The submitter bought their home without any knowledge of the proposal. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> Downgrade the property to 'non-contributory' to enable the construction of their upper level addition. Include a clause to be added to the 'non-contributory' status that prevents an overall property demolition. 	<p>has been added to the east side of the house, set back only slightly from the front façade. It is visible, but is small and designed to be visually recessive. It also appears, from the 2017 plans, that the front door has been replaced with a sympathetic but non-original unit. Considering the ensuite extension and the new front door, the house is still well within the range of changes acceptable for a contributory house in a precinct.</p> <p>With respect to the condition of the dwelling, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The condition of the house is not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p> <p>Similarly, future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters of a heritage nature.</p> <p>Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts. Competing planning objectives such as facilitating urban consolidation, regulating building heights and design, and the provision of affordable housing are not uncommon in an urban area such as Boroondara. However, these are most appropriately considered during the planning permit application process rather than the heritage assessment process. They are not sufficient reasons to not apply the Heritage Overlay to an identified heritage place in the first place.</p> <p>The Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Where the Heritage Overlay is applied, Council can assess any proposed buildings and works to ensure the proposed development does not detrimentally impact the heritage significance of adjoining heritage places and the precinct as a whole. This may include an upper level addition, depending on the design of the existing house, and the form, siting and design of the proposed addition, and how this meets Council's Heritage Policy.</p> <p>Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under</p>	

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			<p>the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>Regarding the changes proposed by the submitter, heritage gradings are determined by Council's heritage consultant on a case by case basis. As previously discussed, the purpose of the Heritage Policy is not to stop all development, but to limit development that will have an adverse impact on the precinct. The suitability of any proposed development would be appropriately assessed upon application for a planning permit.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#89	Yes	The submitter supports the recommendations of the draft study as it is important to protect traditional buildings and prevent overly designed and unattractive new buildings that are out of kilter with the rest of the area.	The submitter's support and comments are noted.	No change proposed.
#123	Yes	The submitter supports the recommendations of the draft study as it is sad to see the character of the neighbourhood being changed by the demolition of Art Deco houses and their gardens, and their replacement by McMansions taking up almost the entire block.	The submitter's support and comments are noted.	No change proposed.
#69	Partially	<p>The submitter <u>partially</u> supports the recommendations of the draft study, for the following reasons:</p> <ul style="list-style-type: none"> • They read the study/strategy and found it very interesting and enjoyable to read from a historical perspective. • The document provided enough facts on precincts and individually significant properties to help make a decision, although the language used was occasionally difficult to understand. • The draft study should take asbestos into account. 	<p>The submitter's partial support and comments are noted.</p> <p>Officers also accept the feedback regarding the language used. Effort is made to simplify this language where possible, however more complex terminology is often required to accurately explain statutory processes. Officers acknowledge that this is not always readily understood by members of the public, and note contact details for the officer are provided in the letter so that affected parties can seek further clarification or ask specific questions as they relate to their individual circumstance.</p> <p>If the property is included in the Heritage Overlay, a planning permit will be required for demolition, including any external building fabric containing asbestos. A qualified asbestos removalist is</p>	No change proposed.

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			<p>required for this work. The removal would be considered through the planning permit assessment process. It is noted that no planning permit is normally required for internal alterations (including the removal of asbestos) unless internal controls have been activated for the heritage place. No internal alteration control has been proposed for any precinct in this study.</p>	
#113	Partially	<p>The submitter <u>partially</u> supports the recommendations of the draft study, and raises the following matters regarding the Mont Iris Estate and Environs precinct:</p> <ul style="list-style-type: none"> • Most properties fronting Allison Avenue and Seaton Street are not included in the precinct, when those fronting Allison Avenue were part (approximately half) of the original Bonny View Estate and the development of the whole area is of similar character to the rest of the precinct. • Many of the properties shown as ‘contributory’ have been altered/extended and are no longer good examples of the original characteristics of the area. Alterations/ extensions include replacement of garages with carports, 2nd storey extensions, rear extensions incorporating widening of the house to the maximum allowable width, replacement of low front fences with fences above eye level, brick fences replaced with timber fences, etc., all of which detract from the original character when viewed from the street. 	<p>The precinct boundaries are based on the intactness of the streetscapes, capturing the largely intact interwar and early post-war houses. Once the boundaries were chosen, research was undertaken into when this area was subdivided and when houses were built. The original boundaries of subdivisions such as the Bonnie View Estate were not a factor in determining the boundaries. There has been a good deal of redevelopment in the northern half of Allison Avenue – both intrusive new additions and new buildings –and therefore was not included in the proposed precinct. One distinctive house at 2 Allison Avenue was assessed as an individually significant place but did not meet the threshold for inclusion in the Heritage Overlay.</p> <p>The submitter has not provided specific examples of altered properties, and the draft study deals with this matter more broadly, stating that “a ‘contributory’ grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of</p>	No change proposed.

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		<ul style="list-style-type: none"> A Heritage Overlay may have some beneficial outcomes, but it will also restrict the replacement of some older homes in poor condition and past their expected lifespan. While some have been well maintained and are still viable, others have not, and it is not financially practical to carry out major repairs needed to retain their facades. The area has developed and evolved to reflect modern lifestyles and aspirations with new developments. The application of a Heritage Overlay could freeze the suburb in the 2020's as new styles are blocked by the Heritage Overlay. People may be deterred from the area by the additional costs involved in compliance. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> A review to determine whether a Heritage Overlay is really necessary, given the restriction on evolution of the area it could cause. If an HO is necessary, consultation with affected residents before developing the HO, to ensure the outcomes are acceptable. Include the area of the original Bonny View Estate in the Mont Iris Precinct, or, at least, set out the reasons why it is not. 	<p><i>buildings in precincts have a 'contributory' grade. In some instances, an altered building may still be considered 'contributory' if its connection to the themes of the precinct can still be clearly understood. In addition, a very important building – that would otherwise be 'significant' – might be altered to a greater extent but still contribute to the significance of the precinct (draft study, p. 10)".</i> Properties that did not meet this test have been graded 'non-contributory'.</p> <p>Any potential personal financial implications such as the cost of repairing or maintaining an older property 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>Internal controls are not proposed as part of the recommendation for this precinct 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. This means that many modernisation works, such as internally upgrading kitchen or bathroom facilities would not normally</p>	

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			<p>require a planning permit, even if a Heritage Overlay were applied.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <p>In response to the changes proposed by the submitter, the draft study is the heritage review, and Council has given all owners and occupiers within the study area the opportunity to provide feedback on the draft study through the preliminary consultation process. One month has been provided for the receiving of submissions. The preliminary consultation process offers an opportunity for affected property owners and the community's views to be considered prior to Council determining whether to proceed to a formal planning scheme amendment process. This is</p>	

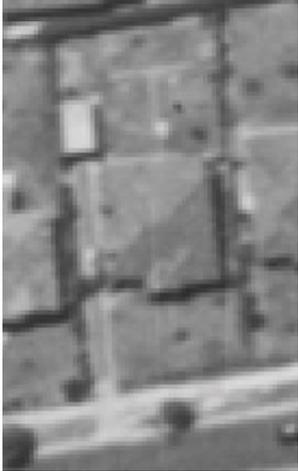
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			<p>considered fair and reasonable given that any planning scheme amendment process includes further opportunities for affected owners to make submissions, including to an independent Planning Panel is the submission is unresolved.</p> <p>Reasons why the Bonny View Estate has not been included in the proposal have been outlined above.</p>	
#149	No	<p>The submitter <u>opposes</u> the recommendations of the draft study, and specifically the inclusion of the property at 12 Dent Street, Glen Iris in the Heritage Overlay, for the following reasons:</p> <p>Regarding 12 Dent Street:</p> <ul style="list-style-type: none"> The property has been modified since 1945 including removal of part of the building and extending the driveway along the western boundary, construction of a new carport and an additional chimney. A double story extension has been added which is clearly visible from the street. The brick front fence has been knocked over by the roots of the street tree. The submitter has a demolition permit and signed contracts with building companies (based on discussions with council staff, state government, building surveyors). Amendment C324boro which removed the permit exemptions applied by C299boro was unexpected. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Regarding 12 Dent Street, Council's heritage consultant states that the only changes visible between the 1945 aerial image of 12 Dent Street and current views are the following: replacement of a small garage with a larger one set further back in the rear yard, the construction of a small skillion or verandah and a two storey-extension at the back of the house. Both chimneys are visible in the 1945 aerial. It is agreed that the original front fence is gone. The two-storey rear extension is just barely visible from across the street as it is set behind the original hipped roof. The Old English style brick house appears highly intact externally as viewed from the street, and it is certainly of an intactness acceptable for a contributory property.</p> <p>The lack of transitional provisions and planning permit exemptions will be discussed further toward the end of this response where the submitter proposes no interim Heritage Overlay should apply.</p>	<p>Proposed changes:</p> <p>Update the draft study as follows</p> <ul style="list-style-type: none"> - Correct the line of text above Figure 9 on p. 65 of the draft study to reference Figure 9 instead of Figure 12. - Clarify that Figure 1 shows the intersection of High Street & Malvern Road.

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		<ul style="list-style-type: none"> The lack of transitional arrangements creates uncertainty and conflict for people that are mid-project and have followed all the rules and advice, and are contractually restricted in their options. Obtaining planning permits that require changes or trigger large financial or social consequences after designs have been locked in and projects progressed are unfair and counterproductive. Council's public statements and letters to the Minister were focused on preventing demolition of properties that have potential heritage value, not the regulation of current constructions. It was not Council's intent to disrupt existing construction. <p>Regarding the study more broadly:</p> <ul style="list-style-type: none"> The report contains obvious errors, superficial analysis and use of vague and general statements to support conclusions. In the precinct specific section, the report makes generalised statements as if the precinct being analysed is all of Glen Iris, yet one third of Glen Iris falls outside of the study area (being in another municipality) with the specified precinct amounting to approximately 10% of the remainder of Glen Iris. The photo of the commercial area at High Street/Glen Iris Road is actually of a commercial area in Stonnington at the corner of High Street and Malvern Roads. The attribution of Camberwell South Primary School, which is adjacent to the boundary of 	 <p>Above: Aerial view of 12 Dent Street, c. 1945.</p> <p>Regarding the broader concerns:</p> <p>Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV,</p>	<p>- Note that this area is called 'Upper Glen Iris' at the start of the precinct history.</p>

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		<p>Camberwell, is erroneous as it's unrelated to the precinct and on the other side of Glen Iris, while Glen Iris Primary School is adjacent to the commercial area in Upper Glen Iris and unmentioned.</p> <ul style="list-style-type: none"> • The report doesn't reference the correct name for the district, being Upper Glen Iris. • The precinct is not located on the crest of a hill as stated in the report. Only the Glen Iris Heights area is on the crest of a hill, with the referenced Mont Iris Estate being on the side of the hill, while much of the area is in the valley. • The use of advertising material is misleading as it is not a reliable source. Emotive words and phrases were used to sell real estate. • The submitter agrees with the categorisation and treatment of the properties graded as "significant" as they meet the criteria of both historical and architectural significance. • Applying a Heritage Overlay is inconsistent with the objectives of the State Planning Policy (specifically Clause 15), because: <ul style="list-style-type: none"> ○ It would prevent the redevelopment needed to provide a functional, safe and accessible environment. Small houses will not be able to be replaced with something large enough to accommodate elderly grandparents, removal of asbestos and social and economic needs, which include home offices, while being economically viable and meet the other planning and building regulations. 	<p>p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>The draft study notes on page "<i>the study area for this assessment is that part of the suburb of Glen Iris located within the City of Boroondara. (The south-western third, to the south and west of the Monash Freeway, is located in the City of Stonnington</i>". A map is provided to clearly demonstrate the areas surveyed. Similarly, at each citation addresses and maps are provided where relevant. The City of Boroondara has no authority to investigate or recommend the application of the Heritage Overlay in the part of Glen Iris that lies in the City of Stonnington, so this area is not assessed in the Heritage Gap Study. However, the entire extent of the suburb is addressed in the locality history, at the start of the precinct citation. The historian has sought to make it clear which parts of Glen Iris are located in each municipality. It is for this reason that the 1920s photo (Figure 1), which shows the Stonnington end of High Street has been included in the locality history. It could be made clearer, however, precisely which part of High Street it shows.</p> <p>Council's heritage consultant agrees that the Glen Iris Primary School is the closest one to the proposed precinct. It has been recommended for an individual Heritage Overlay by the Heritage Gap Study. The locality history in the precinct citation focuses on new development in the interwar and</p>	

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		<ul style="list-style-type: none"> ○ Clause 15.03-1S of the scheme further reinforces the retention of significant places, but not every place because it would only be a historical reminder of the time it was originally built. ● The “Albion Park Estate” is unworthy of heritage protection, and the application of the criteria is egregious for the following reasons: <ul style="list-style-type: none"> ○ The development of the estates comprising the precinct are no different to development elsewhere in Melbourne before, during or after the interwar period, with the practice continuing to this day. ○ While the Bonnie View, Towerhill and Glen Iris Heights estates are worthy of the term “estate” in its traditional usage (i.e. significant building and related buildings on a substantial property), the remainder (e.g. Albion Park, Mont Iris and Glen estates, were really just undivided land, with the term “estate” used for marketing purposes. ○ The “Albion Park Estate” section is completely inaccurate because the study relies on newspaper or marketing material, while the area was actually part of a larger parcel of land extending to the south and south east of Dent Street. ○ The report details the eclectic mix of styles and construction methods that took decades to evolve. The only significant item is the fact it was advertised as “cheap land” in 1923. 	<p>early post-war periods, hence the mention of the 1925 South Camberwell Primary School. The locality history only seeks to set the development of the precinct into context, and is not intended to be a comprehensive history of the area.</p> <p>Council’s heritage consultant agrees that the name ‘Upper Glen Iris’ is used for this part of the suburb, including the High Street shopping area just east of Glen Iris Road. This name can be referenced at the start of the precinct history.</p> <p>The reference to the crest of the hill is in reference to this part of Glen Iris – south of High Street – and is correct in that context.</p> <p>Council’s heritage consultant also agrees that real estate advertising is and was emotive and often exaggerates to make a sale. It has been cited to illustrate how land was marketed during the interwar era in Glen Iris. The recommendation to apply the Heritage Overlay to the Mont Iris Estate does not rely on the advertisements cited.</p> <p>The submitter agrees with the draft study’s assessment of significant graded places. Officers agree that these places are worthy of heritage protection.</p> <p>Competing planning objectives such as facilitating urban consolidation, environmental concerns and heritage protection are not uncommon in an urban area such as Boroondara. However, these</p>	

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		<ul style="list-style-type: none"> ○ The study indicates Figure 12 as being an example of the houses being built in “Albion Park” estate, yet that property is in the “Glen Iris Heights” estate on Summerhill Road. ○ 10 Dent Street has been significantly extended and renovated including an extension running adjacent to the street boundary, and addition of a garage. ○ The picture of 25 Dent Street shows a heavily modified structure, being the garage. ○ Many other contributory properties have been modified substantially. • The draft study misapplies the heritage criteria, also the intent of these criteria, specifically: <ul style="list-style-type: none"> ○ Only part of Criterion A and D cover the wider area with the dominant sections relating to the ‘significant’ properties. ○ Criterion A: There is no significance of the area other than it was subdivided and developed, which applies equally to any other developed area in Melbourne, or for that matter Australia. The houses themselves are of no significance, with the study finding no consistency, in essence, an eclectic mixture common elsewhere. The precinct lacks intactness and architectural quality (due to demolitions, new constructions and alterations). The study fails to recognise the poor quality of the precinct and poor condition of many houses. ○ The Comparative Analysis lists a number of other highly stylised Heritage Overlay precincts. 	<p>concerns are most appropriately considered during the planning permit application process rather than this heritage assessment process.</p> <p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay rather sets a planning permit trigger for external alterations, buildings and works to allow Council to assess the potential impacts of the proposed alterations and additions. If the Heritage Overlay is applied to the land, any future development of the land would be guided by the provisions of the Heritage Policy in the Boroondara Planning Scheme. The intention of this policy is to ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place (or any adjoining contributory and significant places in the precinct). With regards to the potential demolition of contributory or significant places, it needs to be noted that Council’s Heritage Policy does not usually support their full demolition. Council’s primary interest in this case is any demolition or works proposed to the front facade and the loss of heritage fabric which can be viewed from the street.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to ‘conserve and enhance’ places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As</p>	

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		<p>It should compare specific design details rather than just precincts of the same era.</p> <ul style="list-style-type: none"> ○ Criterion D: The eclectic examples provided, which are representative of some of the properties in the precinct, do not constitute a 'class', which is the requirement of the criterion. ○ Criterion E: Only relates to the four 'significant' properties. ○ The study portrays the history of four 'significant' houses, with as much emphasis on the presence of the freight rail lines and electric tramway (which are outside the area), yet doesn't identify a strong identity or style in the proposed overlay area, most likely due to the 30 years it took to develop the original area in addition to the constant regeneration and rejuvenation over the intervening decades. ● Heritage protections and the administration of council is supposed to enrich our community for the benefit of all, not be financially ruinous or so stressful that it causes misery and health consequences. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> ● Abandon the Mont Iris Estate and Environs precinct, only proceeding with the Heritage Overlay for the properties graded as significant. ● For the report to not be entered into the record due to the number of errors, lack of research and unsubstantiated statements. 	<p>the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <p>Council's heritage consultant agrees that much of the development in the proposed precinct is typical of what was seen in other municipalities that were first developed in the interwar period. When identifying areas for possible Heritage Overlay precincts, the heritage consultants sought largely intact areas that demonstrated either the initial development of a suburb or its principal period of development (as it the case for the Mont Iris Estate and Environs Precinct). As such, it is important for illustrating Glen Iris' development, and the development of the eastern parts of the City of Boroondara. Such a precinct is considered worthy of inclusion in the Heritage Overlay if it is important in its local context, not in comparison with all of Melbourne.</p> <p>In regard to the term "estate", it is agreed that the term was originally used for large properties and these prestigious names were then used for subsequent subdivisions. The common use of the</p>	

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		<ul style="list-style-type: none"> For properties such as 12 Dent Street to be excluded from interim heritage controls while the full planning scheme amendment progresses (where building permits have been issued for redevelopment). 	<p>word for any subdivision during the interwar period no doubt was an attempt to borrow some of that prestige. It is, however, a historical fact that this is what these subdivisions were named officially, so this is recorded accurately in the precinct history.</p> <p>On page 65, the study indicates Figure 12 as being an example of the houses being built in “Albion Park” estate, yet that property is in the “Glen Iris Heights” estate on Summerhill Road. Officers acknowledge the typographical error in referencing the wrong Figure number in the text. The report will be corrected, so that the line of text above Figure 9 on p. 65 of the draft study will reference Figure 9 instead of erroneously mentioning Figure 12.</p> <p>Intactness of specific houses:</p> <ul style="list-style-type: none"> 10 Dent Street – A rear extension was added to the 1937 house in 1993. This extension is single-storey and has no impact on views to the house from the street. The new garage is at the rear of the house, and is clearly a new addition, though the use of clinker bricks makes it sympathetic to the house. The original section of the house is still highly intact externally and retains its matching front fence. 25 Dent Street – Some late 1930s houses had an attached garage, and 25 Dent Street of 1937 appears to be one of these examples. Since the draft study has been prepared, this house has been demolished. 	

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			<p>Regarding the assessment against criteria:</p> <ul style="list-style-type: none"> • In order for a place to be considered of heritage significance and warrant inclusion in the Heritage Overlay only one of the eight criteria needs to be met. The fact that in this instance more than one criterion are satisfied actually strengthens rather than weakens the case for inclusion in the Heritage Overlay. • Assessment against Criterion A – The significance of this precinct is that it was developed during Glen Iris’ principal period of development and is one of the most intact areas of this era of development remaining in the suburb. There are many other parts of Glen Iris that were also subdivided and developed during the interwar area as correctly pointed out by the submitter. However, these other areas have experienced much more extensive alteration and demolition so do not illustrate this period as well. Their overall intactness is much lower. Council’s heritage consultant agrees that there is stylistic variety among the original houses, as eclecticism was an important characteristic of the interwar period. Such eclecticism is expected in an Interwar precinct and not considered to be a drawback. As no internal alteration controls are proposed for the precinct, internal alterations and reconfigurations have not been taken into account in the assessment. 	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<ul style="list-style-type: none"> Assessment against Criterion D – The “class” that the precinct satisfies under Criterion D is interwar residential styles (note that some of these styles were also built in the early post-war period). As noted above, eclecticism is a principal characteristic of this class. <p>The submitter raises concerns about their health as a result of the stress bought by this study. The heritage study is intended to bring a broad benefit to the community. Council in its functions must balance a broad range of responsibilities and legislative obligations. Just as Council is bound by the Public Health and Wellbeing Act 2008, Council is equally subject to the provisions of the Planning and Environment Act 1987.</p> <p>Officers are mindful of the importance of mental health and wellbeing, and acknowledge that everyone has a role to play in fostering a healthy community. The importance of wellbeing, however, does not negate any of Council’s other legislative obligations, including, relevantly, those under the Planning and Environment Act 1987.</p> <p>In accordance with Section 12 of the Planning and Environment Act 1987, a planning authority (Council) must implement the objectives of planning in Victoria, review regularly the provisions of the planning scheme and prepare amendments to a planning scheme.</p>	

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			<p>Additionally, Section 12(2) (c) of the Act states a planning authority may carry out studies and commission reports and do all things necessary to encourage and promote the protection of land. On this basis, Council is able to undertake heritage studies.</p> <p>Further, the draft Glen Iris Heritage Gap Study implements Strategic Objective 4 of the Boroondara Community Plan 2017-27, which is to “Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations. Council is looking to protect valued heritage properties and precincts by applying the mechanism of the Heritage Overlay”.</p> <p>Other Council Departments, such as the Community Planning and Development Department, deal more specifically with actions that address mental health and wellbeing outcomes sought by the Community Plan.</p> <p>Regarding the changes proposed:</p> <p>Officers reiterate their confidence in the methodology of the draft study. The errors noted by the submitter do not impact the assessment of the precinct’s significance and recommendation to apply the Heritage Overlay. However, officers</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>recommend to correct the errors identified by the submitter.</p> <p>The submitter requests the study be changed so that properties such as 12 Dent Street are excluded from interim heritage controls while the full planning scheme amendment progresses (where building permits have been issued for redevelopment). While officers understand the challenging situation the submitter is in, officers do not support excluding certain properties from interim heritage controls.</p> <p>A heritage precinct is the sum of its parts, its value is derived from all properties contributing in some way. Council's heritage consultant has identified a heritage precinct in this area, and the way to progress this is to protect the remaining fabric with an interim Heritage Overlay while the permanent controls are progressed. This is standard practice. There is a reason there are no transitional provisions in the Heritage Overlay, and why Council advocated so strongly to have the exemptions introduced by Planning Scheme Amendment C299 removed. Otherwise, the precinct could continually be eroded while Council is trying to protect it. While it may not have been Council's intent to disrupt existing construction, it is an unavoidable and necessary consequence in seeking heritage protection.</p> <p>Although the submitter may be able to lawfully demolish their house before an interim Heritage</p>	

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			<p>Overlay is introduced, it is Council's responsibility to protect heritage fabric where it has been identified, in both the existing 1938 house and any redevelopment that might occur in its place should the house be lost.</p> <p>One of the purposes of the Heritage Overlay is to "ensure that development does not adversely affect the significance of heritage places". This is precisely what would be achieved by the application of the Heritage Overlay. It does not mean that the property cannot be redeveloped, obviously some form of replacement house would be allowed. However any replacement building would need to be assessed by Council's Statutory Planning Department to ensure that it will not impact the significance of the heritage place (the precinct), in its location, bulk, form or appearance.</p> <p>Again, officers are conscious of the limitations affecting the submitter, but where the key objective is to protect the heritage place, being the precinct, officers must act in accordance with best-practice guidance. The State Government guidance, <i>Planning Practice Note 1: 'Applying the Heritage Overlay' (PPN01)</i> and previous Planning Panels have consistently advised that personal financial matters such as those expressed by the submitter and not relevant in determining if a place has heritage value. These are most appropriately assessed at the planning permit application stage,</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>where more discretion can be applied. This is further discussed in the body of the UPSC report.</p> <p>As such, officers recommend no change to the normal practice of applying for interim heritage controls for all places in the revised study at this stage.</p>	
<p>Summerhill Estate Precinct Adrian Street, Audrey Crescent (part), Brandon Street, Celia Street, Florizel Street, Hortense Street, Montana Street, Prosper Parade (part), and Summerhill Road (part), Glen Iris.</p> <p>Summary: The precinct is of local historical, architectural and aesthetic significance as a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. Subdivided in 1925, it was one of Boroondara’s major interwar residential subdivisions. There was a small amount of infill development in the early post-war period, continuing the same styles and a similar palette of materials, creating a very cohesive area of development. Refer to the ‘Statement of Significance’ in the relevant heritage citation for a full understanding of the Significance of the heritage place.</p> <p>Officer recommendation: Include the Summerhill Estate Precinct in the Heritage Overlay.</p> <p>Total number of submissions: 68 - 13 support, 11 partially support and 44 oppose.</p> <p>Recommended statutory changes: Remove 18-28 Audrey Crescent from the precinct; Downgrade 16 & 20 Celia Street, and 35, 44 & 54 Hortense Street to ‘non-contributory’.</p>				
#70	No	<p>The submitter <u>opposes</u> the recommendations of the draft study, specifically the inclusion of 19 Adrian Street, Glen Iris in the Heritage Overlay, for the following reasons:</p> <ul style="list-style-type: none"> The majority of the neighbourhood opposes the Heritage Overlay (HO). To apply this restriction now is a dismissal of the wishes of the owner and ratepayer. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Landowner agreement is not required determining whether a particular property has heritage significance and should be included the Heritage Overlay (HO). As the Planning Authority under the <i>Planning and Environment Act 1987</i> Council is responsible for managing the Boroondara Planning</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The property was not subject to the HO when it was purchased 17 years ago. They reserve the right to maintain/develop their home without the HO, and within the rules as they were when they purchased. Their property is nearing the end of its useful life, and suffers from a crumbling façade (structurally unsound and unsightly). The foundation also appears to have been shifted. Applying the HO now will make the neighbourhood unsightly, as there is no way to preserve the original materials/ structure. Their render has crumbled and the underlying bricks have cracked and moved. It is no longer possible to patch this up. Their neighbours have been able to redevelop and to change the rules now is unfair - a precedent has been set. 11, 13, 15 and 17 Adrian for example have been developed, rejuvenating the neighbourhood, suiting the needs of the modern family and in most instances, maintaining the spirit of what was previously existing. Other properties such as 16 Maverston Street have been able to develop to the detriment of the community. There is also over development around the Burwood Station. Their other property in Camberwell is also 'contributory' in an HO and the HO hindered their redevelopment plans. They may need to divest one of their properties. 	<p>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 HO is the statutory mechanism for protecting valued heritage places and precincts. On this matter, Planning Panels Victoria have previously said <i>"the Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay"</i> (Boroondara PSA C266 [2018] PPV, p. 23).</p> <p>The only test that applies is whether and how the heritage place (in this case, the precinct) meets the recognised heritage criteria, as set out in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> (PPN01).</p> <p>PPN01 also does not consider development outside of the precinct (for example the development near Burwood Station), nor the condition of a property as relevant matters in considering whether a place has heritage value.</p> <p>The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls to change over time.</p> <p>Further, if the HO is applied all landowners will need to comply with the statutory regulations that</p>	

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		<ul style="list-style-type: none"> They are not suggesting to demolish a "Rippon Lea" or "Como House", as we do not have such grand old homes in the neighbourhood. These are modest homes. 	<p>apply to their property. Any works carried out without the necessary approvals from Council could result in enforcement actions by Council under the <i>Planning and Environment Act 1987</i>.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the HO or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard. A planning permit is required under the HO to "carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials". Similarly, alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the development against the objectives of Council's Heritage Policy. The intention of this policy is to ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place (or any adjoining contributory and significant places in the precinct). With regards to the potential demolition of contributory places such as the submitters, it needs to be noted that Council's Heritage Policy does not usually support their full demolition. Council's primary interest in this case is any demolition or works proposed to the front facade and the loss of heritage fabric which can be viewed from the street. House can certainly be</p>	

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			<p>modernised subject to an approved planning permit.</p> <p>The other important thing to note is that no internal controls are proposed for this precinct, so no planning permit would be required to remodel the kitchen for example, unless there was an external change associated with this work (e.g. window change). The body of the UPSC report contains a further discussion on development opportunities.</p> <p>The fact that the precinct does not contain a “Rippon Lea” does not mean that the precinct is not of heritage value. If the submitter means that the Interwar or post-war periods are not of value, officers and Council’s heritage experts disagree. It is not just homes of the Victorian or Edwardian era that have heritage value and should be protected through the Heritage Overlay, as evidenced by the numerous Interwar or post-war developments that are already on the Heritage Overlay in other areas.</p>	
#102	Partially	<p>The submitter <u>partially</u> supports the inclusion of 20 Adrian Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Many houses are in need of modern layouts and expensive repairs which any new owner would not be prepared to pay. Modern materials make it cheaper to rebuild than to renovate. • Rebuilding should be allowed as long as it is in the fashion of the area. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Any potential personal financial implications such as property value or cost of renovation 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 only to heritage</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The property at 20 Adrian Street is altered, including the front of porch and the porch curved hood has been removed, and the front fence was replaced in the 1990's (with bluestone and steel). The front driveway and gardens were also modernised. 	<p>matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed alterations and additions. The purpose of the Heritage Overlay is to conserve places of heritage value, so full demolition of these place is not normally supported, unless they are graded 'non-contributory' (i.e. have no heritage value). The Heritage Overlay would to ensure rebuilding is respectful of the heritage precinct and the identified heritage values of the area.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high</p>	

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			<p>priority action in Council's Heritage Action Plan (2016).</p> <p>Council's heritage consultant agrees that the original 1950s drawings for the house at 20 Adrian Street show a flat concrete porch hood with a quarter-circle plan sheltering the front door. This and the steps to the porch were replaced with a wide terrace in 1962. Apart from the removal of the porch, and rear extensions that are hidden from the street, the house is highly intact, certainly sufficient for a contributory house. As noted by the submitter, the bluestone and metal fence is also a modern replacement and not in keeping with the house materials or design. While the retention of an original fence is a valued attribute, it is certainly not a requirement for the property as a whole to contribute to the significance of the surrounding heritage precinct. The same is true for driveway paving and garden layout.</p>	
#18	No	<p>The submitter <u>opposes</u> the inclusion of 26 Adrian Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • There are no features of their house that are of heritage value. • Most of the properties along Adrian Street look tired, some are derelict and in need of uplift/rebuilding to be safe for habitation. • The property suffers from settlement cracks, requiring annual safety checks and repairs. The 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house at 26 Adrian Street was built in 1937. It is Old English in style. Stylistic details of the house include vergeless gables with corbelled eaves on the two elevations (nesting major and minor gable to the east elevation), an external chimney with elegant curved shoulder, and multi-pane windows in a picturesque variety of configurations (bay window beneath a tapered metal hood, small</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>house is always damp and musty and should have been remodelled or rebuilt long ago.</p> <ul style="list-style-type: none"> • The cost of maintaining old homes is prohibitive. • Owners should have the liberty of deciding what kind of properties they want to live in. • There is a single dwelling covenant on the area and that should be sufficient to keep the landscape and culture of the precinct. Further restrictions would be too intrusive. <p>The submitter proposes the study should take into account the impact on owners if the Heritage Overlays were applied.</p>	<p>casements and double-hung sashes). A further picturesque detail is the use of overburnt bricks scattered over the elevations to create a medieval look, and a vertical motif of projecting brick headers in each gable and on the chimney breast. Overall, this is a very well detailed example of a popular 1930s style, which provides evidence of the high quality dwellings erected in the estate.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the HO or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard. A planning permit is required under the HO to “carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials”. Similarly, alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the development against the objectives of Council’s Heritage Policy.</p> <p>Any potential personal financial implications such as the cost of maintaining an older property or the impact on owners are not relevant considerations in the assessment of appropriate heritage controls.</p> <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 only to heritage matters. Please refer to the body of</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>In relation to community values and the rights of residents, it is noted that Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. On this basis, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>A single dwelling covenant affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			value. The Heritage Overlay is not intended to be used as a neighbourhood character tool.	
#139	No	<p>The submitter <u>opposes</u> the inclusion of 27 Adrian Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Extensions were completed in the 1970s with a deck roof, changing the aesthetics of the property which can be viewed from Bardolph Street as the property is on a corner block. • The structure of the building has already had numerous works done and continues to have issues due to the cracked brickworks, falling ceilings and cracked walls. • The front fence has been repaired to no avail and at great expense. • It is too late to start to preserve the heritage character as there are too many new properties in the area. Bardolph Street comprises predominately new units, commercial shops and cafes. • Better existing building controls would be an effective way to protect the suburb's history. <p>The submitter proposes the grading for their property should be reconsidered as 'non-contributory'.</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house at 27 Adrian Street was built in 1937 in the Old English style. The multitonned clinker bricks of the walls are accented with brown glazed manganese bricks used along the vergeless eaves, arched entrances to the front porch, as vertical accents in the gables, and in a gabled masonry gateway to the back yard. The house is highly intact externally and retains its matching brick front fence.</p> <p>The rear extension mentioned by the submitter is set beneath the eaves at the rear of the house and located away from the street. Rear extensions of such modest size have no impact on the important views to the house (from the south and south-west), and is often supported for contributory houses in the Heritage Overlay.</p> <p>With respect to structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house is not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning</i></p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p><i>Practice Note 1: 'Applying the Heritage Overlay'.</i> Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues. There are no internal controls proposed for the property as part of the recommendation, and the Heritage Overlay allows for works, repairs and routine maintenance. A planning permit would be required for these works only if they changed the external appearance of the heritage place or which were not undertaken to the same details, specifications and materials (like-for-like). In Boroondara C274 Part 2, the panel found "the structural integrity of a building is a matter that is relevant to whether it can or should be retained. In the Panel's view this assessment should be undertaken by a suitably qualified professional and appropriately undertaken as part of the detailed assessment of a planning permit application" (Boroondara PSA C274 Part 2 [2018] PPV).</p> <p>As the submitter notes, there has been much redevelopment on Bardolph Street, hence it has not been proposed as part of the precinct. The precinct only comprises the most intact parts of the estate rather than indiscriminately applying the overlay to all properties that form part of the original subdivision.</p> <p>The submitter recommends better controls on existing buildings to protect the suburb. Officers are unsure what the submitter means by 'better building controls' as that is exactly what the</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Heritage Overlay is intended to do. Without the Heritage Overlay, Council cannot control the demolition of places of heritage significance. Further, in Victoria, where a planning permit is not required for development (for example a single dwelling on a lot over 500 square metres and there are no overlays, as are many lots in the Summerhill Estate) a private building surveyor is normally responsible for ensuring the proposal complies with Victorian Government building regulations, not Council. The Heritage Overlay enables the assessment of proposed demolition and building works by Council. The proposed controls are the recognised way to protect the suburb's history.</p>	
#107	Partially	<p>The submitter <u>partially</u> supports the inclusion of 33 Adrian Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • There is no need to apply further property restrictions - those currently in place adequately protect the character of the area/estate. • The proposed restrictions, which were not in place at the time of purchase, unfairly inhibit any choices owners may wish to make with their properties. • Their property is not of heritage significance. <p>The submitter proposes the following changes to the draft study:</p>	<p>The property is identified as 'contributory' to the precinct. It is important to note that the Heritage Overlay controls demolition by requiring an assessment against Council's Heritage Policy before any permit is granted. Council cannot control demolition under the existing planning controls. This is the appropriate planning tool to retain valued heritage fabric.</p> <p>In Victoria, where a planning permit is not required for development (for example a single dwelling on a lot over 500 square metres and there are no overlays, as are many lots in the Summerhill Estate) a private building surveyor is normally responsible for ensuring the proposal complies with</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> Remove the recommendation for a Heritage Overlay Remove 33 Adrian Street as a 'contributory' property to the area's heritage significance. The neighbouring properties do not contribute and nor should theirs. 	<p>Victorian Government building regulations, not Council. When issuing a building permit, a building surveyor is not required to assess issues of neighbourhood character. Also, many properties in the Summerhill Estate are encumbered by a restrictive covenant limiting a single dwelling and materials. This covenant affords no control over the demolition of existing buildings nor the form of replacement buildings.</p> <p>Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage Overlay is not intended to be used as a neighbourhood character tool.</p> <p>Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4).</p> <p>Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, in addition to the obligation under the Act, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. Planning Panels Victoria have previously confirmed that 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>The submitter states that their property is not of heritage significance, but has not provided any evidence to support this claim.</p>	

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			<p>The house at 33 Adrian Street was built in 1940. It is a fine and intact example of the Moderne style. This is expressed by the distinctive banding across its front façade, with a wide band of brown manganese bricks across window level with smooth rendered walls above and below. The large front porch is parapeted, which is also characteristic of the style. The house contributes to the architectural significance of the precinct as a representative example of this style, as well as contributing to an understanding of interwar development in the suburb.</p> <p>The submitter proposes that their property should not be 'contributory' as their neighbours at 31 and 35 are 'non-contributory'. While the two properties have been built in 1936 (no.35) and 1941 (No.35) (respectively) and therefore fall within the predominant period of development sought to be protected, they are too altered to be graded contributory. In the case of 31 Adrian Street, an upper level extension has been constructed straight up from the front façade, obscuring the original form of the house. At 35 Adrian Street there is also a very dominant upper level extension that sits very close to the front of the house. In comparison to these two non-contributory places, 33 Adrian Street is highly intact.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#78	No	<p>The submitters <u>do not</u> support the inclusion of 3 Audrey Crescent, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Council’s letter caused stress and upset. It is not fair or reasonable to discount the real impacts that this action may have on individual owners and their possible future hopes and plans for their home. This should be considered. • As a corner block they would be left with virtually no options for redevelopment. The house needs some changes to make it more suitable for modern living, and has no space to make changes without impacting on the street frontage. 	<p>Officers clarify the property at 3 Audrey Crescent has been identified as ‘non-contributory’ to the precinct in recognition of the building not having any heritage value. That means that if a Heritage Overlay were to be applied, a planning permit application to demolish the house would normally be supported in keeping with Council’s Heritage Policy. The Heritage Policy would apply to any application to build a new house or build alterations or additions on the existing house, to ensure development does not adversely affect the identified heritage place (being the ‘contributory’ graded places in the precinct around it).</p> <p>Council in its functions must balance a broad range of responsibilities and legislative obligations. Officers are mindful of the importance of mental health and wellbeing, and acknowledge that everyone has a role to play in fostering a healthy community. The importance of wellbeing, however, does not negate any of Council’s other legislative obligations, including, relevantly, those under the <i>Planning and Environment Act 1987</i>.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to ‘conserve and enhance’ places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for</p>	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters.</p>	
#119	No	<p>The submitter <u>opposes</u> the inclusion of 18 Audrey Crescent, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • It is the parks and trees of the Summerhill Estate that are significant, not the architecture. • The report states that the Summerhill Estate is a tangible illustration of the rapid transformation of Glen Iris during the interwar period. Council now wants to inhibit transformation by placing a Heritage Overlay over the area. Progress is defined as the development towards an improved or more advanced condition, but a Heritage Overlay will prevent progress. • Regarding Criterion H, the submitter questions the significance of the link to Thomas Burke, given the submitter had not heard of Burke until reading this report. 	<p>The property was identified as 'non-contributory' to the precinct.</p> <p>This part of the precinct has been revisited and reconsidered both in its relation to the rest of the precinct and the group of non-contributory houses just east of Florizel Street. There are four non-contributory houses (at 18, 20, 26 and 28 Audrey Crescent) surrounding two contributory houses (No. 22 is intact apart from loss of original windows; No. 24 is intact as viewed from the street). This group of six houses faces the sideage of houses on Florizel and Hortense streets. Considering the overall low integrity of this section, and the low impact its future (re-)development would have on the rest of the precinct, it is considered appropriate to remove 18-28 Audrey Crescent from the proposed precinct boundary.</p>	<p>Proposed changes:</p> <p>- Remove 18-28 Audrey Crescent from precinct</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> Moving the goalposts is unfair to people who have bought with the long term view of re-building when they reach a financial position that allows them to do so. 	<p>Council’s heritage consultant agrees the street trees provide an important part of the Summerhill Estate’s amenity and attractiveness. Some streets retain early Camphor Laurel tree plantings. These are already protected from removal as they are cared for by Boroondara City Council. Certainly 18 Audrey Crescent, which backs onto the Ferndale Reserve, is characterised by its proximity to the park.</p> <p>While the submitter may prefer “progress”, heritage protection has been identified as a key concern for other residents of Boroondara, and was highlighted as a priority in the recent Boroondara Community Plan. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. Further, the Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a ‘blanket’ control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>justified and are recommended following this assessment.</p> <p>Council’s heritage consultant has found that the Summerhill Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.</p> <p>Historical research carried out for the 1991 Camberwell Urban Conservation Study found that Burke was very important in the interwar development of the area as a whole, and that the Summerhill Estate exemplifies his best work. The ongoing recognition of his importance as a historical figure is demonstrated by his inclusion in the Australian Dictionary of Biography. The fact that the submitter had not heard of Burke does not impact his connection to the area which cannot be disputed.</p> <p>Regarding the submitter’s concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p>	
#146	Partially	<p>The submitter <u>partially</u> supports the inclusion of 24 Audrey Crescent, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The submitter has a long connection to the area. The history was interesting to read, and they were glad to see the notable houses showcased. • The inclusion of properties in the Heritage Overlay ensures that new development does not negatively impact on the heritage significance of the place or precinct. It is 20 years too late, but worth trying to keep the integrity of the garden suburbs. • The whole of Boroondara needs protecting by banning all high rise and mandating new development that blends in with the character of the area and retaining as many original houses as practicable. 	<p>The property was identified as 'contributory' to the precinct.</p> <p>Regarding 24 Audrey Street specifically, a site visit was carried out by officers and Council's heritage consultant in December 2019. The dwelling is intact as seen from the street. The submitter raised concerns about the perceived low quality of the build, several building and structural issues and the low retention value of the house. These matters are not relevant in consider the heritage value of the place and precinct. The State Government guidance <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. As there are no internal controls proposed, this only refers to the external fabric, and further what can be seen from the street.</p>	<p>Proposed changes:</p> <ul style="list-style-type: none"> - Remove 18-28 Audrey Crescent from precinct - Downgrade the altered 35 Hortense St to 'non-contributory'

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		<ul style="list-style-type: none"> • Council has no way of preventing inappropriate development other than imposing a Heritage Overlay. The study must be based on the advice of architects and historians. • The blocks bounded by Glen Iris Rd and Summerhill Rd, Ashburton Rd and High St have so many beautiful houses too, many of which have been altered in keeping, and many new builds most of which blend well. • Regarding their own property at 24 Audrey Crescent: <ul style="list-style-type: none"> ○ The house was built with odds and sods of materials, without any architectural input, is poorly laid out, extremely small, and probably the builder's first effort. ○ It is a very early brick veneer, that is, more or less experimental. ○ There is no wall insulation and gaps around the steel windows. ○ The mortar is weak. ○ The sinking floor has been rectified twice because the bearers are spaced too far apart. ○ The doors were hollow plywood. They have been replaced with 1980s ones, including the front door. ○ In 1980s the kitchen was extended, but the house is still only 2 bedrooms; all rooms are extremely small and not suitable to retain for any future owner to build onto. ○ The value of the property is in the land and not the house for future living. 	<p>However, this part of the precinct has been revisited and reconsidered both in its relation to the rest of the precinct and the group of non-contributory houses just east of Florizel Street. There are four non-contributory houses (at 18, 20, 26 and 28 Audrey Crescent) surrounding two contributory houses (No. 22 is intact apart from loss of original windows; again, No. 24 is intact as viewed from the street). This group of six houses faces the sideage of houses on Florizel and Hortense streets. Considering the overall low integrity of this section, and the low impact its future (re-)development would have on the rest of the precinct, it is considered appropriate to remove 18-28 Audrey Crescent from the proposed precinct boundary.</p> <p>The submitter's comments and support for heritage protection generally is noted.</p> <p>It should be noted that the heritage study has been carried out by a team of experienced architects, architectural historians and historians. In many cases the submitter is correct in thinking that the intactness of the front of a building (i.e. as viewed from the street) is a key consideration, particularly in proposed heritage precincts. In other cases, historical aspects may be more important than facades.</p> <p>The area the submitter nominates (around Ashburton Road) was investigated during the</p>	

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		<ul style="list-style-type: none"> ○ The current setbacks should definitely be kept to allow trees in the front garden for the future. Any replacement house should be in character with the street and neighbourhood. They welcome an inspection to confirm these points. • 55 Bath Rd is cited as significant, as it is, and the houses near it are surely too at 51 and 61 Bath Road. • The house on an angle at 1 Bath Road was built about 1953 and is a fine example of a "dream home" of that period. • There is a very old timber house at 132 High Street, the only remaining old timber cottage on High Street. • The most important contribution to the charm of the area is the compact size of the dwelling relatively, the cohesion of the style of the era, including new builds in keeping, and the setback, allowing gardens with trees. • Many properties were labelled "non-contributory" when they have been altered but still look great. These properties should be acknowledged in some way in this report as an example. For new builds there should be a different category "in character with". The brutalist Alcatraz or faux French Provincial styles that some choose that does not fit in with an older neighbourhood. • The streetscape of Summerhill Estate is mostly still intact even though some recent builds do not fit in (28 Summerhill Rd now imposes on the significant house at 26 Summerhill). 	<p>preparation of the study by Council's heritage consultant, as was the entirety of Glen Iris within Boroondara. Ultimately, it was determined that there were not enough original or intact houses to form a cohesive precinct. Although new builds may blend in, they do not in themselves contain heritage fabric and would not contribute to a heritage precinct.</p> <p>Regarding the specific places nominated by the submitter:</p> <ul style="list-style-type: none"> • 1 Bath Road is not recommended for heritage protection in the study. Council's heritage consultant agrees that this house has an interesting, angled position on its corner site, and may have been a good example of its period when built in the early post-war period. It has, however, been extensively altered since then, with windows enlarged and replaced, new verandah supports, a large upper storey, and new render. • 51-53 Bath Road is not recommended for heritage protection in the study. It is a late 1930s single-storey brick house that was typical for its era, and in the 1990s a very large upper storey was added to it which dominates its current appearance. • 61 Bath Road is not recommended for heritage protection in the study. It was researched in Stage 1 of the Glen Iris Heritage Gap Study 	

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		<ul style="list-style-type: none"> • Regarding the Summerhill Estate precinct: <ul style="list-style-type: none"> ○ Adrian Street - Many houses have been altered in keeping with the style of the originals, and look good. ○ Brandon Street - All but 2 houses are altered sympathetically. ○ Celia Street - Several new builds, and of those, some have no regard for fitting in. Still plenty of originals. ○ Florizel Street - Many original and the altered ones are mostly in keeping, for example, the Tudor style No.21. ○ Hortense Street - Most of the street is original looking, with one new build that is too large and an inappropriate design. No. 35 is in the report with a photo saying it is between the wars with front fence. New Mode builders did a good job of retaining the front but it is all new in the style of the 1940s. ○ Montana Street - Some new houses have been built in a similar style and are to be commended. Others unfortunately stand out. • Regarding Audrey Crescent: <ul style="list-style-type: none"> ○ Historically, the blocks along the south side were inferior and cheaper, backing as they did onto an open creek which was full of blackberries and rubbish. The submitter is unsure whether they were considered part of the Summerhill Estate. ○ No 18 is now demolished and a new house is there, so that would be "non-contributory". 	<p>and found to have been quite altered, so it was not assessed any further.</p> <ul style="list-style-type: none"> • 132 High is recommended as a 'contributory' graded place within the Mont Iris Estate and Environs precinct. The front section was built in the early 1920s, though the site has been occupied since at least the 1880s and there may be remains of this original cottage at the rear. • 26 Summerhill Road has been recommended as individually significant. For the submitter's information, this means that the heritage value of the property does not rely on its context in the streetscape and the new dwelling at 28 Summerhill Road will not have any impact upon the individual heritage significance of 26 Summerhill Road. • 35 Hortense build date – The submitter suggests that this is a new house in a period style. Council's building permit records confirm that the 1938 house was greatly enlarged in 2004 (BP 33991). While the projecting gabled front room was retained, a large upper-storey addition was constructed straight up from the front façade, obscuring its original form. While the original front fence and attractive porch details survive, the house as a whole is considered too altered to illustrate the residential development of the interwar period. This house should be downgraded to 'non- 	

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		<ul style="list-style-type: none"> ○ The best period house in Audrey Crescent is No 1, "Elm Tree", which is mentioned in the report yet is not included in the 18 to 44. ○ Two of the houses that are "non-contributory", Nos 26 and 28 replaced houses circa 1936 that were not particularly interesting or attractive, and they now make the street look better. ○ This patch of houses on the south side of the street has been chosen because they were built at a similar time and frontages have not been altered. It would not be a loss if one or two were replaced with an appropriate new build that harmonised. They are not on the whole comparable in craftsmanship exterior or interior with the majority of interwar houses in the surrounding streets. 	<p>contributory' but retained in the precinct as it is in the middle of a streetscape.</p> <ul style="list-style-type: none"> • 'Elm Tree' at 1 Audrey Crescent is included in the proposed heritage precinct as a 'Contributory' property, which recognises its heritage value. 	
#91	No	<p>The submitter <u>opposes</u> the inclusion of 34 Audrey Street, Glen Iris in the Heritage Overlay, as they say it reduces the value of their property in the long term.</p> <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> • Each property should be assessed individually. • Heritage buildings should be limited to public buildings with government ownership. • Council should pay the loss to the owner of the property according to the market price. 	<p>The property is identified as 'contributory' to the precinct.</p> <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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>Context are highly experienced heritage consultants that have completed numerous</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Officers rely on Context's professional assessment and advice when it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>The draft study directly addresses the matter of public buildings, stating <i>"Council specified that all places of potential heritage significance should be identified within Glen Iris, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them. Five potential heritage places of this type have been identified during the Study (draft study, p. 15)"</i>.</p>	

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			<p>Council is bound by the legislative requirements of the <i>Planning and Environment Act 1987</i> (the Act). Pursuant to Section 98(1) of the Act, compensation is only possible in instances where land is reserved for a public purpose. Council is not proposing to acquire any property as a part of this proposal. Planning Panels Victoria have previously confirmed this, 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>	
#1	No	<p>The submitter <u>opposes</u> the inclusion of 4 Brandon Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Property value will drop greatly. • Study/Strategy unfair to property owners. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p> <p>Heritage is a key concern for many residents of Boroondara. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. In light of this, Council resolved in July 2016 to undertake the</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Municipal Wide Heritage Gap Study and Glen Iris is the seventh suburb to be assessed.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part. This is a matter of public interest.</p>	
#30	Yes	<p>The submitter supports the inclusion of 23 Brandon Street, Glen Iris in the Heritage Overlay, and the draft study more broadly, for the following reasons:</p> <ul style="list-style-type: none"> • There is currently no planning instrument to ensure protection or compliance with restrictive covenants (single dwelling and materials restrictions), which the submitter feels have been responsible for the maintaining the neighbourhood character of this area. • Single dwellings allow for the retention and stewardship of trees, particularly canopy trees that contribute to the community. The heritage overlay could help provide greater protection against inappropriate development and over-scale buildings. 	<p>The submitter's support and comments are noted.</p> <p>Officers also note that the Heritage Overlay is a tool to be used to protect places and precinct of heritage value, and is not a neighbourhood character, amenity or tree protection tool.</p> <p>Council's Tree Protection Local Law 2016 governs canopy trees on private property and a range of statutory tools are used to achieve more specific outcomes across the municipality, such as the Vegetation Protection or Environmental Significance Overlays.</p> <p>A restrictive covenant is a private legal agreement between land owners and purchasers that is registered on the Certificate of Title. The planning system is only involved if there's an application to remove or vary a covenant, however councils and government don't create or enforce them, beyond</p>	No change proposed.

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			<p>not being able to issue a planning permit that authorises a breach of the covenant. Council's <i>Single Dwelling Covenant Policy (2019)</i> recognises and reinforces the relevance and importance that single dwelling covenants have in relation to the ongoing management of the development of land in the municipality.</p> <p>Council has little scope to influence built form outcomes for single houses as the majority do not require a planning permit, and there are no formal triggers to assess neighbourhood character outcomes under the building regulations. This is why the Heritage Overlay is important, as it provides a control to stop the demolition of identified heritage fabric, and also to consider the form, siting and design of any new development.</p> <p>Council has advocated to the State Government previously to improve the building regulations and planning systems to introduce formal triggers to assess built form outcomes for new single houses. However, the State Government has not chosen to respond to this issue.</p>	
#82	No	<p>The submitter <u>opposes</u> the inclusion of 38 Brandon Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The proposal will have a negative impact on the market value of the property. This has happened in other municipalities across Australia; some reports 	<p>The property is identified as 'contributory' to the precinct.</p> <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</i></p>	No change proposed.

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		<p>have indicated the value of property being reduced by as much as \$800k after a Heritage Overlay (HO) was imposed. Property is one of the biggest assets of any family and this proposal will cause a huge financial loss to the submitter and their family.</p> <ul style="list-style-type: none"> • Imposing an HO is not fair to those who have not redeveloped over the previous years. • There have been many new developments approved and built in recent years (for example 26 and 42 Brandon St). The appearance of the proposed precinct has already changed dramatically. 	<p><i>Overlay</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part. This is a matter of public interest. Planning Panels Victoria have previously confirmed that 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>While there has been some redevelopment in the proposed precinct in the last few years, overall it retains a strong interwar character. Note that in nearly all medium or large heritage precincts, there are some non-contributory properties present.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#43	No	<p>The submitter <u>opposes</u> the recommendations of the draft study, specifically regarding the Summerhill Estate and their property at 41 Brandon Street, Glen Iris for the following reasons:</p> <ul style="list-style-type: none"> • The study overstates the heritage value of the houses in the area. A large number of the original houses have been demolished and replaced with much larger, modern homes. The remaining original houses are of mixed quality and modest design and many of the original houses (including theirs) have been renovated, painted and otherwise updated. This is exemplified by the list of non-contributory houses on p. 116 of the draft study. • The submitter’s property at 41 Brandon Street has been altered, including: <ul style="list-style-type: none"> ○ Central front entrance, porch and staircase (as opposed to the original side facing stair case) - recently enclosed by a steel framed glass door. ○ Rendered (it was previously exposed clinker and red brick) ○ Painted ○ Front fence replaced with a modern rendered front fence ○ Pebble wash concrete driveway ○ Rear extension to effectively double the size of the house. ○ Garden renovated, including a pool. • The design and scale of homes have been influenced considerably by the financial times 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>While there has been some redevelopment in the proposed precinct in the last few years, overall it retains a strong interwar character. It is common for medium or large heritage precincts to contain some non-contributory properties. The remaining houses are excellent examples of middle-class residential development of the interwar era, and the many styles popular during this period (and immediately following it) are well represented. The submitter is correct that some houses have been altered. However, when the original external form is no longer legible or overwhelmed by an upper-storey extension close to the front, the houses have been graded ‘non-contributory’. In the case of minor changes, such as repainting and landscaping, they are still considered to contribute to the interwar character of the precinct. Officers also note that no internal controls are proposed for houses in the precinct, so internal changes are not taken into account in the assessment. Rear extensions that are minimally visible from the street are also considered to have no impact on a house’s contribution to the precinct.</p> <p>Most of the changes listed by the submitter have been confirmed by a site visit in December 2019 and building permit plans (35279/2005). As noted above, a single-storey rear extension and other</p>	<p>No change proposed.</p>

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		<p>during the extended 30 to 40 year period over which houses in that area were first constructed. This is a much longer period of time than the interwar estates identified in the Comparative Analysis section of the draft study, hence there is much less consistency of style and heritage value within the precinct.</p> <ul style="list-style-type: none"> • The submitter disagrees with the assessment against the heritage criteria, including: <ul style="list-style-type: none"> ○ Only a limited number of criteria are identified as being applicable and the reasons given against those criteria are not compelling. ○ The houses were not developed by a single developer, but by number of different builders over an extended period of time. Those houses do not have a particular theme or style resulting in a patchwork of architectural styles. This should be contrasted with heritage precincts in Camberwell and Hawthorn where the vast majority of homes were constructed in a particular style and era (e.g., Victorian or Edwardian style) or by a renowned developer. ○ Criterion A - The Summerhill Estate was developed gradually over a 40 year period by a number of builders and does not illustrate a "rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb". The only true continuity within the precinct is due to the single dwelling and building materials covenant which has resulted in a similar palette of materials. 	<p>changed hidden front the street (internal or in the back yard) have no impact on the property's contributory value. The only changes to the front of the house have been the removal of the brick balustrade in the front porch to create access from the front instead of the sides (and steps were moved from the side to the front).</p> <p>There is no evidence that the house has been rendered in recent years. The texture of the render and its relationship with the clinker brick plinth and decorative elements on the gable indicate that the house has always been partly rendered. Real estate photos from 2001, prior to the recent work, show the house with its present appearance.</p> <p>Apart from the change to the porch access, the house is highly intact as viewed from the street, retaining its vergeless gables to the roof and porch, diamond leadlight windows (characteristic of the Old English style), and its original glazed front doors.</p> <p>The changes to the paving and the new front fence do alter the presentation of the house, and are not in keeping with the predominance of front gardens in the interwar period. Despite this, the property overall is of an intactness that is well within what is expected of a contributory property.</p> <p>Council's heritage consultant agrees that residential development slowed in the Summerhill Estate and Melbourne more widely, leaving a gap</p>	

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		<ul style="list-style-type: none"> ○ Criterion H - Thomas Burke was not an architect, designer or developer but a sales agent that does not have a special association with Summerhill. Mr Burke was one of the most successful agents of his time and the fact that he sold a relatively small number of lots during the 1920s (the majority of the Summerhill precinct was sold and developed from 1930 onwards) should not be considered significant or worthy of heritage protection. The vast majority of Burke's subdivisions have not attracted heritage protection. Their house, like many in Summerhill, bears no connection to Burke. ● The introduction of blanket heritage controls would be irresponsible and contrary to the community interest. ● How can an HO that is intended to protect an eclectic mixture of design that defies stylistic definition be applied with any degree of certainty, transparency or integrity? ● It is inevitable that the proposed HO will lead to costly and lengthy planning disputes and will ultimately be ineffective. ● The draft study is a response to new homes that have been constructed in the precinct, to encourage appropriate development. Council should focus on creating planning policies which encourage appropriate development and stop 	<p>between the earliest development of the 1920s and the most active period of development in the late 1930s. There is, however, a high degree of consistency between the houses built in the late 1930s and the years just after World War II, as discussed in detail in the precinct citation. While the time frame recognised as significance covers 35 years in all, there is a high level of architectural consistency, comparable to that in the precincts used as comparisons.</p> <p>In order for an individual property or a heritage precinct to warrant inclusion in the Heritage Overlay, it only needs to meet a single criterion at the local level.</p> <p>There is no requirement for all houses in a precinct to have been constructed by a single developer. This occurs only in the cases of very small precincts, or the cases where a large organisation such as the Housing Commission of Victoria or the War Services Homes Commission built an estate. It is certainly not the case for the Victorian or Edwardian precincts the submitter cites. And while the Victorian and Edwardian eras had more consistency in houses built (Italianate dominated the Victorian era while Queen Anne dominated the Edwardian era), the interwar era was quite eclectic with many popular styles. The Summerhill Estate exemplifies the styles popular in this era. There are also a few early post-war houses in these same styles, which illustrates the architectural continuity</p>	

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		<p>cheap and nasty houses that have recently been approved and constructed in the precinct.</p> <ul style="list-style-type: none"> • The HO will discourage people from maintaining and improving their homes. • There is a risk the Summerhill Estate will become trapped in a time warp, where modest homes cannot be improved and redeveloped to keep pace with modern life. It is difficult to predict how many of the contributory homes could be renovated in a way which is sympathetic to the heritage values identified in the study. • The capital improved value of houses in the Summerhill Estate precinct will decline as a result of an HO. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> • All 'contributory' houses should be re-classified as 'non-contributory', and only the 'significant' houses should be protected. • Alternatively, 41 Brandon Street should be reclassified as 'non-contributory'. 	<p>present in Melbourne's suburbs before and after the war.</p> <p>Historical research carried out for the 1991 Camberwell Urban Conservation Study found that Burke was very important in the interwar development of the area as a whole, and that the Summerhill Estate exemplifies his best work. The ongoing recognition of his importance as a historical figure is demonstrated by his inclusion in the Australian Dictionary of Biography. The reason this estate is recommended for protection, and not all the others, is the survival of a large percentage of the original houses.</p> <p>As discussed above, interwar era precincts are characterised by their architectural variety. This has not presented a problem in managing their heritage values. Contributory houses are preserved with alterations and extensions that have minimal impact on views from the street, while Council's Heritage Policy generally allows for the demolition of non-contributory houses and replacement with a new dwelling that is in keeping with its heritage context (such as materials palette, scale and setbacks).</p> <p>The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control as claimed by the submitter. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the</p>	

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			<p>Heritage Overlay. The precincts identified represent the best remaining collection of Interwar dwellings in the suburb. A heritage precinct is a recognised mechanism for protecting identified heritage areas, and is not intended to be a neighbourhood character tool. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard. Further, maintenance requirements are not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> (PPN01).</p> <p>Similarly, potential personal financial implications such as property value are not relevant considerations in the assessment of appropriate heritage controls according to Planning Practice</p>	

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			<p>Note <i>PPN01</i>. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>The purpose of the Heritage Overlay is not to prohibit any change, rather to conserve and enhance heritage places of natural or cultural significance and to manage any alterations that may have a detrimental impact on heritage fabric or streetscapes. Officers also note that internal alteration controls are not proposed and would not require planning permission if a Heritage Overlay were introduced. Any applications to modernise or develop a house will be assessed against Council's Heritage Policy if a planning permit is required for the work.</p> <p>Regarding the changes proposed, the draft study has been undertaken by Council's heritage consultants, Context. Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Officers rely on Context's professional assessment and advice when it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved</p>	

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			of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).	
#118	No	<p>The submitter <u>opposes</u> the inclusion of 43 Brandon Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • There are a large number of modern developments and period dwellings with unsympathetic additions that would not provide the level of integrity and intactness normally expected. • Many of the houses have already been impacted by the types of changes that the overlay seeks to prevent - highly visible upper floor additions, car ports, etc. • The dwellings in this area are not highly remarkable or unusual and these types of residences have been built across a lot of Metropolitan Melbourne. • The HO will prevent "McMansions" being constructed, but there are more flexible and modern ways to maintain the character of the houses in the street, also allowing people to renovate and update their properties to improve their liveability and value. • The houses are not particularly attractive and the nicer houses are generally those that have been updated/extended. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Council's heritage consultant agrees that some original interwar and early post-war dwellings have been replaced or unsympathetically altered. In some cases the altered dwellings still clearly illustrate interwar housing styles and types, but in others their original character has been obscured or overwhelmed by new upper-storey extensions. In the latter case, these houses have been graded non-contributory. In all medium and large sized precincts already in the Boroondara Heritage Overlay there are non-contributory properties scattered around – often in greater numbers than in the Summerhill Estate Precinct – and in many cases large upper-storey extensions have been permitted even after heritage controls went into place (for example, in HO227 Great Glen Iris Railway Junction Estate see 8, 12, 16, 17, 19, 27, 33 & 35 Highgate Grove; 8, 14 & 28 Lexia Street; all of which are contributory to that precinct).</p> <p>While acknowledging the unsympathetic changes that have already been made, the proposed precinct is still considered an excellent illustration of the principal period of Glen Iris' development,</p>	No change proposed.

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		<ul style="list-style-type: none"> Visible second storey extensions for example can be either modern or sympathetic to the original design of the building, and both can look great if they are carried out by an architect. There are many examples in the area where both have been done successfully, however neither of these would be allowed with the HO. 	<p>and the preservation of the remaining contributory houses of benefit to Boroondara. While the future removal of prominent upper-storey additions is unlikely, elements like intrusive carports are gradually replaced with more sympathetic solutions once an area is in the Heritage Overlay.</p> <p>The submitter is correct in stating that there are dwellings of this type across metropolitan Melbourne. The Boroondara Heritage Overlay is in place to protect individual properties and precincts that are of heritage significance within a given locality and/or Boroondara as a whole. The Summerhill Estate Precinct is one of the best preserved areas of interwar housing in Glen Iris and Boroondara and the group of houses and streetscapes together are worthy of protection. The Heritage Overlay precinct is a planning tool to protect the “typical” houses of a given era, which are graded contributory. Houses that are exceptional in a given suburb or municipality are graded significant, and there is a much higher threshold to meet.</p> <p>Council has a responsibility as the Planning Authority to identify and protect valued heritage places and precincts by including properties in the Heritage Overlay where justified by a qualified heritage consultant. The demolition of many properties across Boroondara demonstrates that Council cannot prevent full demolition of valued heritage buildings unless the Heritage Overlay is</p>	

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			<p>applied. A planning permit is not normally required for demolition or new buildings and works on lots greater than 500 square metres. By including the property in the Heritage Overlay, Council can ensure that a planning permit is triggered for demolition and buildings and works for the property in the future.</p> <p>Regarding the claim that the HO will prevent “McMansions” from being built, officers note that Council is not applying the precinct Heritage Overlay to create a ‘<i>de facto blanket ban</i>’ on development in Boroondara. The Heritage Overlay does not preclude redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. The HO is not intended and cannot be used as a neighbourhood character tool.</p> <p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay rather sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed alterations and additions. The intention of the Heritage Policy is to ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place (or any adjoining contributory and significant places in the precinct).</p>	

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#50	No	<p>The submitter <u>opposes</u> the inclusion of 47 Brandon Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The original features of the house do not contribute to the heritage character of the precinct as the house has been modified with various 'period' features (e.g. wooden windows, mouldings) which have contributed to its character but only as a short term measure until they could afford a rebuild. They spent thousands of dollars on architectural drawings for a new build, and are now being advised that they may not be able to proceed. They would not have bought the house if they knew there would be restrictions on the build. The house suffers from structural issues with constant cracking of the walls due to poor foundations, requiring constant patching and repainting. Trying to fix the existing house with poor foundations to make it more liveable is not practical. The house is poorly designed which can only be properly addressed by a total rebuild. As an example, there is no room down the side way to drive a car through. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house at 47 Brandon Street is a 1938 masonry house with matching masonry front fence and stepped wall to the north side setback, as well as the original divide track driveway. The house is Moderne in style with features typical of that style including a stepped chimney with "speedlines" at its top and a curved cantilevered concrete porch hood. The house retains its original cladding: a clinker brick plinth and rendered walls, with a tiled hipped roof.</p> <p>The submitter has provided a photo that demonstrates that the southernmost window of the front façade has been enlarged and a simple hood mould added above it. The same hood mould has been added above the other two windows of the front façade, but it does not appear that they have been changed in size. The hood moulds are reasonably sympathetic for a 1930s house, with similar elements seen on other 1930s houses (e.g. 13 Tower Hill Road). As reported by the submitter, the timber sashes in all three windows are recent replacements.</p> <p>While the alteration of the front windows does reduce the intactness of the house, it is still clearly a later interwar Moderne house that contributes to the valued character of the precinct. The changes to the windows should be noted in the precinct</p>	<p>Proposed change:</p> <p>- Note the change in window size and detail in the precinct description in the draft study.</p>

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			<p>description, but the property is still considered contributory overall.</p> <p>Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay (HO) is a recognised mechanism in the Victorian planning system for protecting valued heritage places and precincts. The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls to change over time.</p> <p>Future development opportunities and the personal financial circumstances of the submitter are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage</p>	

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			place and refers only to heritage matters. In addition, the HO does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Where the HO is applied, Council can assess any proposed development to ensure it does not detrimentally impact the heritage significance of the identified heritage place. The planning permit assessment is the appropriate place to consider the specifics of a development and to balance this with the objectives of the HO.	
#150	Yes	<p>The submitter supports the inclusion of 53 Brandon Street, Glen Iris and the Summerhill Estate precinct in the Heritage Overlay, and the draft study more broadly, for the following reasons:</p> <ul style="list-style-type: none"> • The property has retained the internal and external architectural features of the interwar period. • The Heritage Overlay is critical to protect the estate's heritage value and future amenity. The estate is still some 90-95% intact with the original houses and landscaping, but this will not continue without heritage controls. • The lack of controls has seen fine examples of housing history in this estate bulldozed and inappropriate, unsympathetic houses built in their place. • The houses in the precinct are a mix of large double-storey and smaller single-storey dwellings, 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter's support and comments are noted.</p>	No change proposed.

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		<p>typically in the Old English and Moderne architectural styles of the interwar period. The existing consistency in style, material and detailing was ensured by the covenant specifying single dwellings and tiled roofs.</p> <ul style="list-style-type: none"> • Heritage Overlays can have a very positive influence on the environment, amenity and health of the community. • The submitters agree with the assessment against criteria (Criteria A, D, E, G and H) as it applies to 1-67 & 2-64 Brandon Street, Glen Iris. • A Heritage Overlay will bring the following advantages to the Summerhill Estate community: <ul style="list-style-type: none"> ○ It will confirm a heritage status that is a source of pride for many people. ○ It will help to foster civic responsibility and citizenship and contribute to everyone's quality of life. ○ It provides certainty for owners, neighbours and intending purchasers. This is important when people are looking for a particular environment within which to live and work and explains why certain suburbs are sought after. ○ The overlay requires Council to consider the effect of any proposed development in the estate. ○ The overlay does not exclude changes or additions or new buildings on the site provided that these do not detract from the heritage significance of the overlay. 		

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		<ul style="list-style-type: none"> ○ Advice from real estate agents is that well looked after heritage properties are the easiest to sell and bring the highest prices. ○ Other than normal maintenance it is not expected that owners take any special care of a property under a Heritage Overlay. ○ Reduced moon-scaping of blocks and commensurate reduction in green canopy. ○ Reduced ability for inappropriate, unsympathetic extensions to existing houses or new houses. • A Heritage Overlay will not restrict the sale or leasing of properties or reduce sale prices. Impacts on property values and financial implications are not a consideration when determining if a property has heritage value and whether or not a Heritage Overlay should be applied to a property. This has been confirmed by Council and several independent Planning Panels. 		
#108	No	<p>The submitter <u>opposes</u> the inclusion of 54 Brandon Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house is an example of mass construction in the 1930s, the property was not designed by any well-known architect, is without any aesthetic features, it was just simply built with doors and windows to meet basic accommodation needs, no garage, no heritage trees. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house at 54 Brandon Street was built in 1939. It appears to retain its original masonry front fence. The submitter is correct in stating that it is unlikely an architect designed this house, and that it is the type that builders constructed many of in the late interwar period. This does not mean that the house is without architectural style. It is a good example of the Moderne style with characteristic decorative</p>	No change proposed.

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		<ul style="list-style-type: none"> • The Criteria have not been met for the precinct, as follows: <ul style="list-style-type: none"> ○ Criterion A - The description doesn't explain the importance of the Summerhill Estate to Boroondara's cultural or natural history. It only states that Summerhill Estate was subdivided by estate agent Thomas Burke in 1925, which is only evidence of commercialisation and urbanisation. It does not demonstrate how the commercialisation of Summerhill Estate resulted in any cultural and natural importance to City of Boroondara. ○ Criterion D - There are some properties representing the principal domestic architectural styles of early post-war period. However, it doesn't apply to the submitter's property, which is of the 1930s. ○ Criterion H - the association with Burke is not justified. • The submitter is concerned that the proposed Heritage Overlay will lower the value of the property further, threatening them with bankruptcy, and it will be costly to fix and restore the property. • The property is in a bad condition due to two decades of neglect, causing structural issues, such as cracks on the walls. <p>The submitter proposes the following changes to the draft study:</p>	<p>features including a stepped chimney, curved concrete porch hood, and stepped wall to the side setback. The house appears to be highly intact as viewed from the street, with original doors and windows, rendered walls and brick plinth. The only change visible is the overpainting of brick trim, but this is a reversible change (i.e., the paint could be removed by gentle means).</p> <p>There is no requirement for a contributory graded property to have features such as an original garage or heritage trees. It only needs to help illustrate the significant themes of the precinct around it. In this case, it illustrates interwar development in Glen Iris and one of the most popular styles of this period.</p> <p>Criterion A – Summerhill Estate was the premier estate of the interwar period in Glen Iris. In turn, the interwar era was the most important development period for Glen Iris.</p> <p>Criterion D – The precinct is important primarily for its surviving examples of popular <u>interwar</u> styles, such as the Moderne style seen at 54 Brandon Street. Some of these styles continued to be used in the post-war period.</p> <p>Criterion H - Historical research carried out for the 1991 Camberwell Urban Conservation Study found that Burke was very important in the interwar development of the area as a whole, and that the Summerhill Estate exemplifies his best work. The</p>	

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		<ul style="list-style-type: none"> 54 Brandon Street to not be graded as 'contributory', as the property doesn't have contributory features to the precinct. 	<p>ongoing recognition of his importance as a historical figure is demonstrated by his inclusion in the Australian Dictionary of Biography.</p> <p>Future development opportunities, structural condition and the personal financial circumstances (including property values) of the submitter are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Refer to the body of the UPSC report for a further discussion of these matters.</p> <p>In addition, the Heritage Overlay (HO) does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Where the HO is applied, Council can assess any proposed development to ensure it does not detrimentally impact the heritage significance of the identified heritage place. The planning permit assessment is the appropriate place to consider the specifics of a proposed development (including and structural matters) and to balance this with the objectives of the HO.</p>	
#7	Partially	The submitter <u>partially</u> supports the inclusion of 61 Brandon Street, Glen Iris in the Heritage Overlay for the following reasons:	The property is identified as 'contributory' to the precinct.	No change proposed.

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		<ul style="list-style-type: none"> • They disapprove of the blanket introduction of a Heritage Overlay including their property. • Nothing has been indicated previously that a study would be forthcoming. • The only consideration for the property would be the original front facade of the building. Significant modifications were done internally and at the rear in the 1970's. The house was further modernized in subsequent years. • The house needs a full refurbishment, including: <ul style="list-style-type: none"> ○ There are significant problems with subsidence that has caused major wall damage. ○ Some windows and doors are not able to be opened and/or closed properly possibly due to an ingress of water from the neighbouring side. ○ The front right hand side (facing the house from road) has dropped over 30mm. • They have had architectural plans drawn up for a new home with the intention of commencing the rebuild next year. They intend to build something appropriate to the area. If necessary, they would try to bring the rebuild forward but would prefer to follow guidelines if they were able to be introduced by Council. • The amenity of the area has already been destroyed by new, inappropriate developments to facilitate the proximity to the city and services such as schools. The submitter questions whether the proposed Heritage Overlay would impact on 	<p>The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. A heritage precinct is a recognised mechanism for protecting identified heritage areas. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>The letter the submitter received and successfully responded to is the indication that a Heritage Overlay is being proposed. Boroondara undertakes an additional 'preliminary' consultation (this process) which is over and above the Victorian statutory requirement for consultation (the formal exhibition period) for a planning scheme amendment to introduce a Heritage Overlay. The submitter and all affected parties will be afforded further opportunities to be involved should the study progress to the planning scheme amendment process.</p>	

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		<p>some of the "McMansions" already built and provides some examples.</p> <p>The submitter proposes the following changes to the study:</p> <ul style="list-style-type: none"> • Ensure that planning requirements and advice are available to ensure new developments remain able to fit aesthetically within the area. 	<p>The exterior of the house, as viewed from the street, adds to the heritage of the precinct, which is why the property has been correctly graded as 'contributory'. Its front façade and side walls are highly intact. Hidden rear extensions such as the one built in 1972 are frequently approved in heritage precinct (as well as their replacement in the future). Internal controls are not proposed for this precinct, and assessments are done from the public realm. As such the integrity of the inside and rear of the property has not been taken into account in determining the grading and heritage value of the place.</p> <p>With respect to structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues. There are no internal controls proposed for the precinct as part of the recommendation, and the Heritage Overlay allows for works, repairs and routine maintenance. A planning permit would be required for these works only if they changed the external appearance of the heritage place or which were not undertaken to the</p>	

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			<p>same details, specifications and materials (like-for-like).</p> <p>If a Heritage Overlay were introduced, planning permission would be required for any development (demolition and/or construction) in accordance with the requirements of the Boroondara Planning Scheme. Council's Heritage Policy would apply, and any development would need to be in keeping with this Policy. Full demolition is not normally supported for 'contributory' or 'significant' graded dwellings. A sympathetic addition in keeping with the Policy may be supported, subject to application and design.</p> <p>Regarding the examples of new development provided by the submitter, these properties are all currently graded appropriately as 'non-contributory' to the precinct. If a Heritage Overlay were introduced, the Heritage Policy would guide any future development in the precinct, including at these sites. Officers agree that policy is required to ensure that new development fits in with the area, but have also been advised by heritage experts that there is heritage fabric to be managed. As such, the Heritage Overlay is the statutory tool that officers are recommending.</p>	
#31	No	The submitter <u>opposes</u> the inclusion of 9 Celia Street, Glen Iris in the Heritage Overlay for the following reasons:	The property is identified as 'non-contributory' to the precinct.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The house was built in 1934 and has no heritage value. The second story was added in 1977/78. The garage was re-built 1989. The interior was updated in 1994. Also the front stairs were re-done in about 2015. In 1977 they chose to add the 2nd story in keeping with the style at the time. None of this equates to heritage. It is totally inappropriate with all the recent additions. New purchasers of properties are pulling them down and rebuilding McMansions. The submitter doesn't think it fair or appropriate to classify their home because it still "looks nice and old fashioned". It is up to Council to insist re-builds fit in. No Government body should penalise the future sale or property value because they like the "old fashioned style" of their home. They are concerned about the red tape which would apply in the future when major repairs may well be required. Nobody has worried about the redevelopment of the area for some years, so they ask why start now? 	<p>Officers agree that the house itself no longer adds any heritage value to the precinct, and is therefore correctly identified as 'non-contributory' to the precinct. In the grading table for the precinct, the property is noted as being built in 1934 but altered, which is the reason it has been given this grading. 'Non-contributory' places are included within a Heritage Overlay because any development of the property may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.</p> <p>Council's heritage consultant is not making an aesthetic judgement about whether the property looks "nice" or that they "like the 'old fashioned style'", it is being proposed for a Heritage Overlay because Council's heritage consultant has concluded following a detailed assessment against set criteria that there are enough intact and original buildings in the area. While there are new developments in the area, the precinct meets the test against the recognised HERCON criteria and a comparative analysis of other places already in the Heritage Overlay.</p> <p>The Heritage Overlay is the tool officers are proposing to ensure new developments "fit in" and don't detract from the heritage significance of the area. If a Heritage Overlay was to be applied over the precinct, most demolition, buildings and works would be assessed against Council's Heritage Policy. The purpose of the Heritage Overlay is to</p>	

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			<p>ensure that what is proposed is appropriate and doesn't impact upon the heritage significance of the area. It is also noted that routine maintenance and repairs that do not change the external appearance of the building (i.e. replacing like-for-like) do not require planning approval from Council, even if the property is affected by a Heritage Overlay.</p> <p>All houses require on-going maintenance in order to protect their condition, amenity and value, whether in the Heritage Overlay or not. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: Applying the Heritage Overlay</i>.</p> <p>The potential impact on property value is not related to heritage significance and therefore cannot be taken into account when recommending places for the Heritage Overlay. Given that the Heritage Overlay recognises places with identified heritage value, any challenges to the application of the Heritage Overlay must be based on the heritage significance of the place. Planning Practice Note PPN01: 'Applying the Heritage Overlay' identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Recent Planning Panels for similar heritage amendments have also considered that private economic effects, e.g.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>impacts upon land values or the individual financial circumstances of the landowner, are outside the scope for consideration (e.g. Melbourne C207 Panel and Moreland C149 Panel). The impact of heritage controls on property values is inconclusive as in some instances, it may have a positive impact. The Heritage Overlay would be only one of many factors with influence on a property's value. Please refer to the body of the UPSC report for a more detailed discussion of the potential impacts on property values</p> <p>In response to the question, "why now?" - Council has received feedback from the community in recent years that they value heritage protection, and the <i>Planning and Environment Act 1987</i> (Section 4 (1)(d)) places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016). The Heritage Overlay is the most appropriate planning mechanism for protecting valued locally significant heritage places and precincts.</p> <p>Officers note that development options in the future are not relevant to a heritage assessment according to <i>Planning Practice Note 1: Applying the</i></p>	

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			<i>Heritage Overlay</i> , which outlines the key considerations.	
#111	No	<p>The submitter <u>opposes</u> the inclusion of 13 Celia Street, Glen Iris in the Heritage Overlay, or the Summerhill Estate more broadly, for the following reasons:</p> <ul style="list-style-type: none"> • There is a lack of evidence justifying a Heritage Overlay. • Their neighbourhood is being penalized with an added layer of complex and restrictive planning controls. • The Heritage Overlay will affect their ability to retrofit their home with new or future environmental initiatives, such as installing electric vehicle charging infrastructure or solar panels. • The precinct is already protected from inappropriate development by the existing single dwelling covenant. • The character of the Summerhill Estate precinct has changed significantly since its creation, and there is a lack of uniformity in dwelling styles. There are homes built in the interwar and post-war eras, and from the 1950s from every decade until today. • There is inconsistency in the public realm, including footpath, road and curb finishes and street tree plantings. • Too many properties have been significantly altered. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Officers do not agree that the study lacks evidence or justification and the submitter fails to substantiate these claims.</p> <p>Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. Equally, Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical</p>	<p>Proposed changes:</p> <p>Clarify at the start of the precinct history in the draft study that this area was originally called Burwood.</p>

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		<ul style="list-style-type: none"> The proposed precinct does not compare well against other precincts, such as the Gascoigne Estate in Malvern East. A Heritage Overlay will discourage or prevent properties from being adequately maintained, as demonstrated by the commentary in the Camberwell Heritage Gap Study Panel Report, which states <i>“much of the heritage value of the Sunnyside Estate precinct (Precinct 8 in the 1991 study) has also been degraded in recent years”</i>. The precinct was previously part of Burwood, not Glen Iris. A Heritage Overlay will result in a financially unsustainable position for many property owners, leading to a declined level of wellbeing. In this way the proposal is not congruent with the values of the Boroondara Community Plan nor Council’s wellbeing commitment. Plans to extend or modify their home in the future could be compromised and result in significant costs and challenges. 	<p>interest. Concerns about the restrictions associated with the Heritage Overlay are not relevant to a heritage assessment according to <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i>, which identifies the criteria for assessing heritage significance and refers only to heritage matters.</p> <p>Heritage protection and environmental protection are not mutually exclusive. The application of a Heritage Overlay does not preclude owners from installing an electric vehicle charging station; rather it adds a layer of assessment and another objective to be considered upon application. Competing planning objectives such as environmental concerns and heritage protection are not uncommon in an urban area such as Boroondara. However, these are most appropriately considered during the planning permit application process rather than the heritage assessment process. They are not reasons to not apply the Heritage Overlay to an identified heritage place in the first place. Recent State Government changes to the Victorian Planning Provisions (Amendment VC142) contemplate electric vehicle charging in the Heritage Overlay and provide a pathway for owners to avoid the permit requirement. A permit is only required under the Heritage Overlay for an electric vehicle charging station or solar panels if they are visible from a street (other than a lane) or public park. As an example, if an owner wished to install an electric vehicle charging station within an</p>	

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			<p>existing garage, no planning permit would be required. If the existing garage is unable to accommodate the infrastructure, Council's Statutory Planning Department would consider the proposal upon application, weighing up the objectives of the Heritage Overlay against the broader objectives of the Boroondara Planning Scheme. In the event that a permit is required, both solar panels and EV charging stations are VicSmart applications that would be processed within shorter timeframes without third party notice and review rights.</p> <p>A single dwelling covenant affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage Overlay is not intended to be used as a neighbourhood character tool.</p> <p>Council's heritage consultant agrees that there have been replacements of the original interwar and early post-war dwellings in the Summerhill Estate Precinct. These new dwellings are graded non-contributory as they are not related to the reasons for the precinct's heritage significance. There are non-contributory properties in nearly all</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>medium to large sized heritage precincts, and planning tools for heritage protection allow this. The important thing is if the valued heritage provides the dominant character for the precinct area, as is the case with the Summerhill Estate Precinct.</p> <p>The submitter's comparison between the Summerhill Estate and the Gascoigne Estate and Malvern East is not useful in that these two precincts are of different eras (Edwardian and interwar) and in different municipalities. The Heritage Overlay is intended to protect what is important in a given locality and municipality, so cross-municipality comparisons are not appropriate. The Golf Links Estate, in Camberwell, is a more useful comparison as Boroondara's finest interwar heritage precinct. The houses in that precinct are of a similar size and materiality to those in the Summerhill Estate Precinct, and some styles overlap due to the similar periods of development. As noted in the statement of significance for the Golf Links Estate in the 1991 study: 'the cultural expression of the period between the two wars is very high, both for [the former City of] Camberwell and the state.' The Golf Links Estate is one of the finest interwar residential precincts in the State of Victoria, so it presents an overly high bar for every other interwar precinct in Boroondara to equal. The level of intactness in the Summerhill Estate Precinct is far closer to other interwar Heritage Overlay precinct such as the</p>	

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			<p>nearby HO227 Great Glen Iris Railway Junction Estate in Ashburton. In that precinct many contributory houses have new carports and many have very visible upper-storey extensions (see 8, 12, 16, 17, 19, 27, 33 & 35 Highgate Grove; 8, 14 & 28 Lexia Street). Having surveyed the entire suburb of Glen Iris, the Summerhill Estate Precinct is considered one of the very best areas of surviving interwar residential development in the suburb, despite the presence of some newer homes.</p> <p>The submitter argues that a Heritage Overlay will discourage or prevent properties from being adequately maintained. Officers agree that designating an area as a heritage precinct does not guarantee the upkeep and maintenance of a precinct. There is nothing in the Heritage Overlay to compel a property owner to maintain the property to a particular standard, and all houses require on-going maintenance in order to protect their condition, amenity and value, whether in the Heritage Overlay or not. The submitter provides a passage from the Camberwell Heritage Gap Study, which reads <i>“much of the heritage value of the Sunnyside Estate precinct (Precinct 8 in the 1991 study) has also been degraded in recent years”</i>. The submitter goes on to conclude that this means the Heritage Overlay does not adequately protect precincts. This conclusion is a misunderstanding of the circumstances. While the 1991 study recommended that the Sunnyside Estate be</p>	

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			<p>protected, this was never implemented and the demolition of interwar houses could continue uncontrolled by Council in the intervening years. When the precinct was revisited in 2016, only a small area of the 1991 proposed precinct was still considered worthy of protection, but then further demolitions were carried out in that small area, leading to the abandonment of the recommendations. That a Heritage Overlay was not pursued in the Sunnyside Estate therefore has no bearing on the merits of the Summerhill Estate precinct. The Summerhill Estate must be assessed on its own merits against the criteria outlined in <i>PPN01</i>.</p> <p>Routine maintenance and repairs that do not change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay. An example of work that would not require planning permission in the Summerhill Estate is to paint an already painted surface like a window frame, to repair a picket on a broken front fence, repairing broke roof tiles, gardening or repairing a patch of stucco.</p> <p>While there may be inconsistencies in the replacement of paving materials and street trees, the significance of the precinct does not rely on these elements. If a HO were to be applied to a precinct such as this, Council's Heritage Advisor will provide advice on future planting and</p>	

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			<p>roadworks to ensure that the original surfaces and tree species are reinstated.</p> <p>The draft study states that altered properties can still be considered as ‘contributory’ places, explaining “a ‘contributory’ grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a ‘contributory’ grade. In some instances, an altered building may still be considered ‘contributory’ if its connection to the themes of the precinct can still be clearly understood. In addition, a very important building – that would otherwise be ‘significant’ – might be altered to a greater extent but still contribute to the significance of the precinct (draft study, p. 10)”.</p> <p>Council’s heritage consultant agrees that the Summerhill Estate was originally in the suburb of Burwood. This is mentioned once in the precinct citation (in relation to the history of Montana Street), but it would be valuable to make this clear in the general part of the precinct history as well. Regardless of the former and current name of the suburb, it is one of the best surviving interwar residential precincts in its area.</p> <p>The structural condition of the house (or the preference of landowners for restoration or demolition) is not relevant to whether a recommendation can be made to include the</p>	

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			<p>property in a Heritage Overlay under the <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy.</p> <p>Council in its functions must balance a broad range of responsibilities and legislative obligations. Just as Council is bound by the <i>Charter of Human Rights and Responsibilities Act 2006</i>, or the <i>Public Health and Wellbeing Act 2008</i>, Council is equally subject to the provisions of the <i>Planning and Environment Act 1987</i>.</p> <p>Officers are mindful of the importance of mental health and wellbeing, and acknowledge that everyone has a role to play in fostering a healthy community. The importance of wellbeing, however, does not negate any of Council's other legislative obligations, including, relevantly, those under the <i>Planning and Environment Act 1987</i> (the Act). In accordance with Section 12 of the Act, a planning authority (Council) must implement the objectives of planning in Victoria, review regularly the provisions of the planning scheme and prepare amendments to a planning scheme. Additionally, Section 12(2) (c) of the Act states a planning authority may carry out studies and commission reports and do all things necessary to encourage and promote the protection of land. On this basis, Council is able to undertake heritage studies.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Further, the draft Glen Iris Heritage Gap Study implements Strategic Objective 4 of the Boroondara Community Plan 2017-27, which is to “Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations. Council is looking to protect valued heritage properties and precincts by applying the mechanism of the Heritage Overlay”.</p> <p>Other areas of Council, such as the Community Planning and Development Department, deal more specifically with actions that address mental health and wellbeing outcomes sought by the Community Plan.</p> <p>Regarding the motivation of the draft study, as previously mentioned, Section 4 (1)(d) of the Act places the obligation on Council to ‘conserve and enhance’ places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also</p>	

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			<p>identified as a high priority action in Council’s Heritage Action Plan (2016).</p> <p>Personal financial matters (such including the cost of maintenance) or future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts. In addition, the Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process.</p>	
#44	Partially	The submitter partially supports the draft study, as they think that the area should be a heritage precinct, but do not think that there is anything about their house at 19 Celia Street, Glen Iris that warrants it being classified as individually significant.	Officers clarify that 19 Celia Street is graded as being ‘contributory’ to the Summerhill Estate precinct. It is not graded as ‘individually significant’. The property is noted in the draft study as being built in 1932.	No change proposed.

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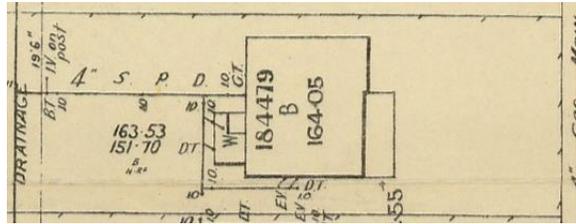
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			<p>The house is an attic-storey bungalow whose front façade is characterised by a steeply pitched gable, as well as a large bay windows beneath a curved copper roof. Visual interest is created by the use of multi-coloured clinker bricks and soldier course banding. It is a simple house whose massing refers to the Arts & Crafts attic bungalows that were most common in the early interwar period. It is one of the many contributory houses in the heritage precinct that illustrates residential development during the interwar period.</p> <p>A large carport has been added, in matching brick. While it is highly visible in the front setback, most of the front façade of the house is still visible. Overall the property is considered to be intact enough to contribute to the precinct.</p> <p>The submitter's support for the precinct is noted.</p>	
#12	No	<p>The submitters <u>do not</u> support the inclusion of 20 Celia Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The home was built circa 1938 and was extensively enlarged in the 1950's and in 1978. It has no architectural significance. • The adjoining properties at 18 and 22 Celia Street have also been extensively modified, both with an additional storey added. 	<p>The property at 20 Celia Street is identified as 'contributory' to the precinct.</p> <p>The 1926 built-date is on the basis of the City of Camberwell building permit card for the site, which notes a five-room brick and tile dwelling constructed in 1926, extension to the garage in 1961, and a rear extension in 1976. The original house plans do not survive, but the 1961 and 1976 plans do.</p> <p>The surviving tuckpointing of the clinker brick front wall supports a 1920s built-date, as opposed to the</p>	<p>Proposed changes:</p> <p>- Downgrade 20 Celia Street to 'non-contributory' due to alterations.</p>

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		<ul style="list-style-type: none"> The submitters are in their eighties. They say change is inevitable and you cannot live in the past. 	<p>1938 date proposed by the submitter. The 1920s date is also supported by the MMBW plan of 1930 (Detail Plan No. 3187), which shows a row of 1920s houses at 20-28 Celia Street).</p> <p>There have, however, clearly been alterations to the front of the house since then, none of which are documented in the 1961 or 1976 plans. The 1930 MMBW plan shows the original footprint of the brick house. It had a verandah across the southern part of the front façade, which has been removed. In addition, the plan confirms that the large bay window to the northern half of the front façade has been added since 1930:</p>  <p>Clearly the front door surround, the recessed front porch and the large window to the south of the porch are also later changes. It appears that its chimneys have also been removed.</p> <p>While the house still retains its original roof form and most of its brick front wall, upon further consideration, it no longer clearly illustrates the interwar architecture of the Summerhill Estate, so</p>	

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			<p>should be downgraded to non-contributory. The property should remain in the precinct, however, as it is in the middle of a streetscape.</p> <p>The 1920s house at 22 Celia Street still largely retains its original appearance, including a projecting gabled bay with a front verandah beside it, and walls of clinker brick with roughcast render above. Its front windows have been enlarged or replaced, but this has not had a great impact on its appearance. While a two-storey extension has been constructed to the rear, it is set back far enough both to retain the original chimney and has limited visual impact from the street. It still clearly demonstrates early interwar architecture in the precinct, so should retain its contributory grade.</p> <p>18 Celia Street has been identified as 'non-contributory'. It was built in 1936 but has been altered by a second storey addition that extends directly up from the front façade, obscuring the original appearance of the house.</p> <p>The purpose of the Heritage Overlay is not to "live in the past" or to prohibit any change, rather to conserve and enhance heritage places of natural or cultural significance and to manage any alterations that may have a detrimental impact on heritage fabric or streetscapes. Officers also note that internal alteration controls are not proposed and would not require planning permission if a Heritage Overlay were introduced. Any applications to</p>	

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			modernise or develop a house will be assessed against Council's Heritage Policy if a planning permit is required for the work. Council will then 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 precinct as a whole.	
#4	Yes	<p>The submitter supports the inclusion of 27 Celia Street, Glen Iris in the Heritage Overlay and the draft study more broadly, for the following reasons:</p> <ul style="list-style-type: none"> • Too many McMansions are being built around the area which are eyesores, gradually destroying the character of the suburb that made it attractive in the first place. • Demolitions/building of new houses is affecting residents with trucks blocking quiet residential streets and creating mess. 	<p>The submitter's support and comments are noted. It is noted for the submitter's information that if a truck (or any vehicle) is parked illegally, it can be reported to Council by telephone on 9278 4444 for immediate attention, including after hours.</p> <p>Regarding construction mess, the submitter can similarly contact Council in the first instance, although for a single dwelling development Council will not normally be the relevant enforcement agency, but can direct the caller to the appropriate agency depending on the circumstance.</p>	No change proposed.
#60	No	<p>The submitter <u>opposes</u> the inclusion of 55 Celia Street, Glen Iris and the Summerhill Estate precinct in the Heritage Overlay, as it discourages residents from developing new dwellings.</p> <p>The submitter proposes the draft study be changed so that the Summerhill Estate precinct is not proposed for a Heritage Overlay.</p>	<p>The property is identified as 'non-contributory' to the precinct.</p> <p>The house is a contemporary dwelling that does not have any heritage value in itself. It is industry accepted practice to include non-contributory heritage places in identified heritage precincts. Previous planning panels (<i>Boroondara PSA C266 [2018] PPV; Boroondara PSA C274 Part 2 [2018]</i>)</p>	No change proposed.

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			<p>PPV; Moreland PSA C174 [2019] PPV) have consistently agreed that the Heritage Overlay can apply to a non-contributory place in a heritage precinct to preserve the heritage values of the precinct or surrounding contributory properties.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters.</p> <p>Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts.</p> <p>The Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Where the HO is applied, Council can assess any proposed buildings and works to ensure the proposed development does not detrimentally impact the heritage significance of adjoining heritage places</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			and the precinct as a whole. For a property graded as 'non-contributory' full demolition is normally supported, subject to the assessment of the replacement dwelling being compliant with Council's Heritage Policy.	
#16	No	<p>The submitter <u>opposes</u> the inclusion of 13 Florizel Street, Glen Iris, and the Summerhill Estate precinct in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The property is not 'contributory' as it has been extended and altered in the 1980s. • The integrity of the precinct is questionable given numerous new developments have occurred and account for a fair share of the whole precinct. It is too late to preserve the heritage character. • There are also lots of altered house in the precinct and it is not sufficient to simply look outside to determine whether it has been altered or not. • There is no document to support the precinct's historical importance over a similar precinct in the council or in Victoria. • The demographic of the area is empty nesters and the Heritage Overlay may cause young families to move out of the area, as these houses are impractical for young families. This will affect the demographic and in turn the social and economic life. • They disagree with the assessment against the criteria, namely: 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The 1937 built-date is based on the City of Camberwell building permit card, which records a permit granted on 14 December 1937 for a six-room brick and tile dwelling (so the actual construction would have taken place in 1938). This built-date refers to the original part of the house at the front, which is single-storey.</p> <p>Council's heritage consultant agrees a rear extension with a two-storey section has been built some time after 1979, with an attempt to use a similar orange brick colour and tiled hipped roof to blend in with the original part of the house. As this extension is set back far enough from the front of the house, the property is considered contributory as it still illustrates interwar residential development. The date of this rear extension is not recorded in the precinct citation as it is not part of the valued heritage of the precinct, and might be redeveloped in the future.</p> <p>Context are highly experienced heritage consultants that have completed numerous</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> ○ Criterion A - Interwar and post-war architecture is very common throughout Boroondara and Victoria. The association of the place to the historically important event/phase is either incidental (minor, secondary) or cannot be substantiated. ○ Criterion D - The architectural style may have been good in the old days but can't keep up with modern life and becomes a burden to families. They use the example of rear garages not being appropriate for SUVs or larger cars, forcing people to park on the street. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> ● The subject property should be 'non-contributory'. ● Not to impose Heritage Overlay on the Summerhill Estate. 	<p>heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>While Council's heritage consultant agrees there has been some full demolition of original interwar and early post-war houses in the precinct, as well as external alterations to original houses that are visible from the street, based on comparisons with the rest of Glen Iris and with precincts already in the Boroondara Heritage Overlay, the Summerhill Estate Precinct has a high degree of integrity. There are nearly always some non-contributory properties in heritage precincts of medium to large size. In the case of altered original buildings, if they are so altered that their original form is no longer clear, then they are also graded non-contributory.</p> <p>Internal alterations do not affect the building's heritage significance as no 'Internal alteration control' is recommended. Consequently, no planning permit is required to undertake internal alterations.</p>	

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			<p>The submitter says that there is no document to support the precinct's historical importance over a similar precinct in the council or in Victoria, however there is a section in the draft study which justifies the historical importance as compared to similar precincts, with a detailed Comparative Analysis provided on page 114 of the draft study.</p> <p>The demography of residents is not a matter for consideration when determining whether a property has heritage value and should be included in the Heritage Overlay, pursuant to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. It is noted that Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. In light of this, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>Regarding the assessment against the criteria:</p>	

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			<ul style="list-style-type: none"> • Criterion A – Council’s heritage consultant agrees that interwar and early post-war houses are found across Victoria. However, the precinct citation does not state that Summerhill Estate is important across the entire state. Instead, it states that the precinct is of local significance at the suburb level and therefore warrants protection in the local Heritage Overlay. This part of the City of Boroondara developed primarily during the interwar period, and this is one of the best preserved areas of interwar residential development and the reason why it is considered to be of local heritage significance. • Criterion D – There is existing and growing appreciation for interwar and early post-war architecture, with many houses in the Summerhill Estate marketed by real estate agents for their heritage charm. This appreciation only grows with time, so it is important to protect largely intact areas of these houses before they disappear. While the houses in their original size and internal configuration may not satisfy the desires of today’s families, there is opportunity in HO precincts to internally remodel contributory houses and extend them to the rear. 	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#80	No	<p>The submitter <u>opposes</u> the inclusion of 17 Florizel Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • This process is an exercise in bureaucracy out of control. • By all means put heritage controls on publically owned properties, but to retrospectively place potentially restrictive, intrusive and costly imposts on privately owned properties, using a very subjective and discriminatory process is unacceptable and unfair. • If a level of government wishes to do that then that government should bear any cost. • The Summerhill Estate has a single dwelling caveat and established building regulations and that should be as far as it goes. • Most of the properties are nothing special. • Some, including the submitter's property, have structural problems particularly in relation to foundation stability. • Many homes, including the submitter's, have undergone major renovation and extension over the years. More recently many original homes have been demolished and replaced. Whilst they may not be fond of some of these homes, change happens and precedents have been set. <p>The submitter proposes the following changes to the draft study:</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. Equally, Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. Concerns about the restrictions associated with the Heritage Overlay are not relevant to a heritage assessment according to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>, which identifies the criteria for assessing heritage significance and refers only to heritage matters.</p> <p>The draft study directly addresses the issue raised by the submitter regarding the identification of Council-owned heritage places: <i>"Council specified that all places of potential heritage significance should be identified within Glen Iris, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at that point, as well as preparation of advice on any</i></p>	<p>No change proposed.</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> It should solely focus on publically owned assets. 	<p><i>negative impacts on significance and how to mitigate them. Five potential heritage places of this type have been identified during the Study (draft study, p. 15)".</i></p> <p>Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>Council is bound by the legislative requirements of the <i>Planning and Environment Act 1987</i> (the Act). Pursuant to Section 98(1) of the Act, compensation</p>	

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			<p>is only possible in instances where land is reserved for a public purpose. Council is not proposing to acquire any property as a part of this proposal. Planning Panels Victoria have previously confirmed this, 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>A single dwelling covenant affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage Overlay is not intended to be used as a neighbourhood character tool.</p> <p>It is not clear what the submitter means by “special properties”, but Council’s heritage consultant agrees nearly all of the houses in the Summerhill Estate Precinct are contributory and not significant in their own right. They are good examples of popular middle-class housing styles of the interwar and early post-war era, which together form a precinct which is “special” in demonstrating the history of its area and Boroondara. The precinct identified (together with the other three precincts)</p>	

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			<p>represents the most intact group of interwar dwellings that remains in the suburb of Glen Iris.</p> <p>With respect to structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues.</p> <p>Council's heritage consultant agrees a large rear extension was constructed at 17 Florizel Street in 1988 (BP #86528). It is single storey and not visible from the street. This type of extension is considered appropriate even in existing HO precincts. There was a less sympathetic alteration in 1989, when the front windows were enlarged and replaced. Overall, however, the rest of the house is intact as viewed from the street, and the property is well within the range of what is considered sufficiently intact for a contributory house.</p> <p>It is agreed that there have been alterations and full demolitions on the streets of the precinct. In cases where an entire original house has been demolished or so altered as to be unrecognisable, the property is graded non-contributory. Despite</p>	

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			<p>these changes, the precinct retains an overall interwar character sufficient to be of local significance.</p> <p>While it may be the opinion of the submitter that “change happens”, officers submit that heritage protection has been identified as a key concern for other residents of Boroondara, and was highlighted as a priority in the recent Boroondara Community Plan. Any property owner can still apply for changes to the existing building and Council will assess the proposal against the guidelines set out in Council’s Heritage Policy and may issue a permit if the proposed alterations do not negatively impact the heritage significance of the property and broader precinct.</p>	
#53	No	<p>The submitter <u>opposes</u> the inclusion of 56 Florizel Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The strategy and proposed grading are flawed and fail to appropriately consider the immediate context of the submitter’s property, if not the broader consideration that the Summerhill Estate has been subjected to significant redevelopment and alteration of properties over the past decade. • A Heritage Overlay (HO) is superfluous and unnecessary, grossly unfounded, unjust, inequitable and misguided in its lack of consideration of immediate context. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV,</p>	No change proposed.

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		<ul style="list-style-type: none"> The proposed HO and 'contributory' grading will potentially limit or destroy the submitter's dream of redeveloping their property. The study fails to appropriately acknowledge that the rhythm and context of streetscape between house numbers 52 to 72 is very inconsistent, and of no heritage value. 56 Florizel Street is surrounded by 'non-contributory' graded properties, many of which are new homes of significant scale and mass and detract from the objectives of the HO. This includes modern or substantially altered homes on Celia Street that adjoin (spanning numbers 47 to 59 Celia Street) to the rear of 56 Florizel Street. The submitter is in the process of obtaining expert heritage advice on this matter as a reflection of how strongly against this proposal they are. It would be understandable if one was purchasing a property with an existing HO, it is unacceptable that long standing ratepayers attracted to the amenity and attributes of the location they have spent their life savings on, and formed a foundation to raise their family including a prospective new home to cater for the family's needs, can have the foundation of their dream potentially shattered by such reckless and unwelcome ideology. They purchased their house in 2012 within its pre-existing environment and surrounding development context being overwhelmingly new or substantially modified homes - rightly free from 	<p>p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>The house at 56 Florizel Street was built in 1940. It is a hipped roof bungalow, as was typical of the late interwar period. Its architectural interest was created by a palette of different brick colours (clinker and manganese) and patterns (herringbone pattern on the chimney breast), as well as a large external chimney with stepped sides. The house shows influence of the Moderne style in the use of horizontal glazing bars of the upper windows sashes and a corner window.</p> <p>In 2019 (following the preliminary consultation process) external timber-look cladding was installed on the front façade of the house, with minor returns to the sides. This conceals the front brick walls of the house, though the chimney, windows and inside of the front porch are still visible. This sort of overcladding was once popular, especially for timber houses (e.g. "Trick Brick" cladding). While the removal of such overcladding is time consuming and it is necessary to make-good the original walls once uncovered, this work is not uncommon, and there are many houses graded contributory in HO precincts that currently have such overcladding or had it when they were initially graded contributory (and it has since been removed). For this reason, 56 Florizel Street is still considered contributory to the precinct.</p>	

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		<p>any HO. The submitter plans to raise their young family in the area, and to redevelop the existing home - which is nearing structural dilapidation - and is dwarfed by modern homes that not only set the development context but also dictate the need for clever utilisation of the site to leverage light and views.</p> <ul style="list-style-type: none"> The front façade of the house has been altered by external cladding. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> The proposed HO should not proceed If there is no broader objection to the HO from other residents of the Summerhill Estate, then 56 Florizel Street should be re-graded to 'non-contributory' in recognition of its alteration and the inconsistent rhythm and varied housing stock spanning numbers 52 to 72 Florizel Street. Neighbouring properties (50, 58 63, 64 and 69 Florizel and 53 Celia) have been altered and should be downgraded to 'non-contributory', further affecting the southern end of the precinct. The south-west side of Florizel (Nos. 50-72) and the south-east side of Celia (nos. 47-69) should be excised from the precinct. 	<p>Officers and Council's heritage consultant do not agree that the study fails to consider the immediate context. Council's heritage consultant agrees that while there are a number of non-contributory houses in the vicinity of 56 Florizel Street (e.g. altered interwar houses at Nos. 52, 54 & 60), these houses are still largely consistent with the contributory houses in the precinct and are not intrusive. Overall, Council's heritage consultant is of the view that these non-contributory places have a low negative impact on the surrounds of 56 Florizel Street. Further to the south are three new non-contributory dwellings that are not as sympathetic to the precinct either due to faux Federation design (No. 66) or large two-storey form (Nos 70 & 72; though they are in keeping with the nearby two-storey house at 1 Audrey Crescent).</p> <p>In regard to alterations to properties that are currently graded 'contributory':</p> <ul style="list-style-type: none"> 50 Florizel Street - the two-storey rear extension sits behind the ridgeline of this house, so it is not 'so large and close to the front façade' that it 'overwhelms the presentation of the original building'. While the high brick fence is not original, the house is still visible via the front driveway. Overall this house still contributes to the interwar character of the precinct. No change is recommended. 58 Florizel Street - the single-story rear extension sits behind the original section of the 	

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			<p>house and has very little impact on views from the street. The differentiation in roof type from the original house is an approach supported by current planning scheme policies. No change is recommended.</p> <ul style="list-style-type: none"> • 64 Florizel Street - the two-storey rear extension sits behind the ridgeline of this house, so it is not 'so large and close to the front façade' that it 'overwhelms the presentation of the original building'. The front façade is otherwise intact and the property retains a matching original front fence. Overall this house still contributes to the interwar character of the precinct. No change is recommended. • 63 Florizel Street - again, the two-storey rear addition is set behind the roof ridgeline. While the submitter states that the house has a 'substantially altered façade' and 'inconsistent building materials and windows', the only alteration to the front of this house is the overpainting of the lower half of the wall which is face brick. This can be removed by gentle means. Overall this house still contributes to the interwar character of the precinct. No change is recommended. • 69 Florizel Street - this cream brick house was built in 1947, just after wartime bans on non-essential construction were lifted. As discussed at length in the precinct citation, the 	

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			<p>architectural styles, forms and materials of early post-war houses such as this one were consistent with the late interwar development in the precinct, so houses such as this one are considered contributory. The purported 'state of dilapidation' is not an issue that is considered by planning panels at the amendment phase. It is an accepted principle that condition should only be taken into account at this stage if there is an imminent danger of collapse or a building cannot be remediated, otherwise condition is properly considered at the planning permit stage. No change is recommended.</p> <ul style="list-style-type: none"> • 70 & 72 Florizel Street - these are recently built houses that are non-contributory to the precinct. They stand, however, across from contributory houses at 69 & 71 Florizel Street and next to the contributory 68 Florizel Street, so their future redevelopment could have an impact on the precinct, if not managed through the Heritage Overlay. It is a recognised principle that it is appropriate to include non-contributory properties within a cohesive precinct area. • 53 Celia Street - the two-storey extension of this house sits behind the roof ridgeline and is lower than it. The differentiation in material makes it legible as a recent intervention. The new carport is a reversible change that does not impact on the fundamental intactness of the house. No change is recommended. 	

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			<p>Based on their proposed regrading of houses on Florizel and Celia streets, the submitter proposes that “block” - comprising 47-69 Celia Street and 50-72 Florizel Street - be removed from the precinct. While these two rows of houses read on the map as a contiguous areas, they form two entirely separate streetscapes and their removal would have a large negative impact on the actual adjoining streetscapes, being 48-70 Celia Street and 49-71 Florizel Street.</p> <p>The submitter also provides an annotated photo of the view from the back porch of 56 Florizel Street, indicating the two-storey rear extensions visible at the surrounding properties. The precinct has been assessed in relation to the contribution of houses as viewed from the street. The rear yards and the views within them have not been found to be an element of heritage significance for this precinct, so the impact of rear additions has not been taken into account in the precinct assessment.</p> <p>Removal of the two non-contributory edge properties – 70 and 72 Florizel Street – has been considered, however, this is not appropriate, as there are contributory properties on the opposite side of the street (67-71 Florizel Street). It is desirable to manage any future redevelopment at 70 & 72 Florizel Street to ensure that it is sympathetic to the scale and setbacks of the valued character of the precinct.</p>	

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			<p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's <i>Heritage Action Plan</i> (2016). The submitter's claims that the process is reckless is unfounded.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part.</p> <p>Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act),</p>	

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			<p>including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance at this stage. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay sets a planning permit trigger for demolition, external alterations and additions to allow Council to assess the</p>	

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			<p>potential impacts of the proposed development. If the Heritage Overlay is applied to the land, any future development would be guided by the provisions of the Heritage Policy in the Boroondara Planning Scheme. The intention of this policy is to ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place.</p> <p>With regards to the potential demolition of 'contributory' or 'significant' places, it needs to be noted that Council's Heritage Policy does not usually support their full demolition. Council's primary interest in this case is any demolition or works proposed to the front facade and the loss of heritage fabric which can be viewed from the street.</p>	
#128	No	<p>The submitter <u>opposes</u> the inclusion of 62 Florizel Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • So many homes have been changed and remodelled. There is no consistent streetscape in many parts of the Summerhill Estate or in Florizel Street, between Nos. 62 - 72 (even numbered side). • 62 Florizel Street does not demonstrate the principal characteristics of the era, as: <ul style="list-style-type: none"> ○ The fence was repaired some years back and totally rebuilt. ○ The old garage doors were replaced with a modern door and the brickwork underwent 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The 1939 house at 62 Florizel Street is still considered to be strongly contributory to the precinct. While it may have lost its front fence and the rear garage is altered, the house is still a well-detailed and externally intact example of the Moderne style. Characteristic elements of this style are its corner window, steel window units, curved concrete porch hood, and a stepped chimney. It is distinguished in the precinct by its brickwork: clinker brick walls with a deep cream brick chimney</p>	No change proposed.

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		<p>significant alteration. The decorative brickwork above the garage entrance was replaced with different bricks in a new pattern.</p> <ul style="list-style-type: none"> ○ The original driveway with the central grassed section was replaced with a concrete driveway. • No. 64 has been modernised with a relatively new second storey has been added. • There has been a loss of the original houses in this section of the street, resulting in a variable streetscape with no consistent interwar era streetscape. New or altered properties here include Nos. 60, 66, 70, and 72. • This section of Florizel Street does not meet either Criterion A or D as it does not retain the character of the interwar period to any significant degree due to the demolition of three of the original homes in this section of the street and their replacement with new homes, fences and garages. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> • Not to put a Heritage Overlay over the Summerhill Estate. • If a Heritage Overlay were to eventuate, 62 Florizel Street, and the section of Florizel Street from Nos. 62 to 72 should be excluded from the precinct. 	<p>and decorative trim to the doorway, windows and chimney breast in tapestry bricks.</p> <p>Council’s heritage consultant agrees that an upper-storey addition has been constructed to the 1940 house at 64 Florizel Street, and the front garden has been paved over. Considering the intactness of the front façade of this cream brick Moderne house, and the setback of the extension that allows a clear understanding of the original hipped roof form of the house, the property is still considered to contribute to an understanding of the interwar architecture of the precinct.</p> <p>Council’s heritage consultant agrees there have been alterations and full demolitions of original interwar houses throughout the precinct. In cases where an entire original house has been demolished or so altered as to be unrecognisable, the property is graded non-contributory. Despite these changes, the precinct retains an overall interwar character sufficient to be of local significance. It is only the smallest HO precinct that do not have some non-contributory properties within them.</p> <p>In regard to Florizel Street in particular, there are a number of original houses that have been altered to the point that they are no longer considered contributory (Nos. 31, 39, 41, 52, 54, 59, 60 & 65). They are not, however, particularly intrusive in the streetscape and share common elements with</p>	

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			<p>contributory places such as front and side setbacks, roof forms and cladding materials. Further to the south are three new non-contributory dwellings that are not as sympathetic to the precinct either due to faux Federation design (No. 66) or large two-storey form (Nos 70 & 72; though they are in keeping with the nearby two-storey house at 1 Audrey Crescent). Council's heritage consultant has considered the removal of the two non-contributory properties on the edge of the precinct (70 and 72 Florizel Street). However, this is not considered appropriate, as there are contributory properties on the opposite side of the street (67-71 Florizel Street). Their inclusion in the precinct is therefore desirable to manage any future redevelopment of these sites to ensure that it is sympathetic to the scale and setbacks of the valued character of the precinct.</p> <p>Finally, the heritage assessment is carried out at the precinct level and the submitter incorrectly seeks the criteria to be applied to only a small section of one of the streets located within the precinct. That is not how a heritage assessment is undertaken for a precinct. While it is recognised that there are some streets that contain more non-contributory places than other streets, Council's heritage consultant has determined that the precinct as a whole has a sufficient degree of integrity to warrant protection through a Heritage Overlay.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#22	No	<p>The submitter <u>opposes</u> the inclusion of 63 Florizel Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • They have recently moved to the property to be closer to the children's school. • They love the area but are not satisfied with the house, as they are a large family and it doesn't currently meet their needs. They plan to rebuild the house in the future, but are unable to do so now due to personal circumstances. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The personal financial circumstances of the submitter and their future development plans 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 only to heritage matters.</p> <p>In addition, the Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Where the HO is applied, Council can assess any proposed buildings and works to ensure the proposed development does not detrimentally impact the heritage significance of adjoining heritage places and the precinct as a whole.</p>	No change proposed.
#42	Yes	<p>The submitter supports the inclusion of 64 Florizel Street, Glen Iris in the Heritage Overlay and the draft study more broadly, for the following reasons:</p> <ul style="list-style-type: none"> • The Heritage Overlay would help preserve the unique heritage character of the Summerhill Estate and its character, tranquillity and streetscapes. Australia needs to place a much higher value generally on the unique built environment that we have created. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitters' support and comments are noted.</p> <p>Officers note for the submitter's information that interior alteration controls are applied sparingly and on a selective basis to special interiors of high significance, in keeping with the guidance provided in <i>Practice Note 1: 'Applying the Heritage Overlay'</i>.</p>	No change proposed.

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		<ul style="list-style-type: none"> Demolition and redevelopment too often results in new buildings that are completely out of harmony with their surrounds and replicate entirely common-place styles. They place a high value on the interiors of the properties of the Summerhill Precinct. The beautiful timber fixtures are primarily made of Mountain Ash, likely old-growth from the Victorian Central Highlands and the Otways and therefore impossible to source today. <p>There is a premium value reserved for original buildings, and the original houses of the Summerhill Estate were the first built in this area. It confers a special status that no subsequent houses will enjoy.</p>	<p>As such, internal alteration controls are not generally applied to precincts and have not been proposed for the Summerhill Estate precinct.</p>	
#100	No	<p>The submitter <u>opposes</u> the inclusion of 68 Florizel Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> This property does not meet the relevant criteria. The house is not in good condition, due to: <ul style="list-style-type: none"> Being built during the war years with inferior clinker bricks and inferior mortar which have not stood the test of time. The mortar is being eroded by the weather especially beneath the damp course. It's location near the bottom of a hill and on the low side of the street (water run off/drainage issues). Rising damp and mould in main bedroom. The damp course has eroded in general. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The house, built in 1940, demonstrates a strong interwar character that adds to the significance of the heritage precinct.</p> <p>The submitter does not substantiate why the heritage place does not meet the criteria, so officers are unable to respond to this matter in more detail. Officers note that the assessment against criteria is undertaken for the precinct as the heritage place, rather than for each individual house.</p> <p>With respect to structural and other internal issues, all properties require on-going maintenance to</p>	<p>No change proposed.</p>

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		<ul style="list-style-type: none"> ○ Cracks (more than the usual hairline cracks - up to 1.5cm wide) – inside and outside, large cracks worse inside). Major cracks in all rooms (except the extension) and disrupting the air vents inside the house. Recent works to properties on either side have worsened the situation. ○ Extension at the back (mid 1980s) – brick veneer with its own problems – floor has dropped. ○ Roof rafters/battens have dropped/concave. Needs major repair. • The submitter proposes the exclusion of some properties in poor condition from the study. 	<p>protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house (including issues such as rising damp or drainage issues) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p> <p>Planning Panel reports for Moreland PSA C174 [2019] PPV and Boroondara PSA C274 Part 2 [2018] PPV confirm this view. In Boroondara C274 Part 2, the panel found “the structural integrity of a building is a matter that is relevant to whether it can or should be retained. In the Panel’s view this assessment should be undertaken by a suitably qualified professional and appropriately undertaken as part of the detailed assessment of a planning permit application”. Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues.</p> <p>There are no internal controls proposed for the property as part of the recommendation, and the Heritage Overlay allows for works, repairs and routine maintenance. A planning permit would be required for these works only if they changed the external appearance of the heritage place or which were not undertaken to the same details, specifications and materials. Where the HO is applied, Council can assess any proposed buildings and works to ensure the proposed development does not detrimentally impact the</p>	

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			heritage significance of adjoining heritage places and the precinct as a whole.	
#23	Yes	The submitter supports the inclusion of 4 Hortense Street, Glen Iris in the Heritage Overlay and the draft study more broadly, submitting that they think it is an excellent proposal.	The property is identified as 'contributory' to the precinct. The submitter's support is noted.	No change proposed.
#145	No	<p>The submitter <u>opposes</u> the inclusion of 23 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The area has already changed which means that this area will be odd or out of pace if listed as a precinct under the Heritage Overlay (HO). • They were attracted back to the area, as they grew up here over 40 years ago. They want their children and grandchildren to have the opportunity to remain in the area, however, still have the choice to be able to upgrade the property as times/technology and community values evolve. • This property has no original features or style, with updates to all external windows, new front brick wall for security, and current additions to make the home comfortable; a new garage, so that so nothing of any historical significance. • They property was purchased 20 years ago when no Heritage Overlay applied to the area or the site. Not being subject to a Heritage Overlay means that the owners can: 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The two-storey house at 23 Hortense was constructed in 1941. It is recorded on the City of Camberwell building card as an eight-room, two-storey brick and tile dwelling. A sunroom was added to the front façade in 1961 (BP 29766). The building plans survive for the sunroom, noting that one set of front windows was enlarged to create French doors letting out to the sunroom. The 1961 plans also indicate that the other windows of the house were not changed at this time, and they have the same format as in 2019. While the submitters may have replaced the window units, they are all in keeping with the original appearance of the house.</p> <p>Council's heritage consultant agrees a new garage has been built at the rear, fronting Ariel Avenue. It is constructed of clinker brick to match the house so is visually sympathetic. It is set well back from the house so has little impact on views from Hortense Street. The new high brick fence has a</p>	No change proposed.

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		<ul style="list-style-type: none"> ○ Make alterations or additions as the environment/world and technology progresses — i.e. Solar panels for climate change initiatives, possible battery charging for cars. ○ Set their own expected sales price on the property without the reduced impact on the value (with proposed higher taxes) of the property. They are aware of the negative impact Heritage Overlays have had on other properties in the area. ○ Pass on the family home to next generation who may have the ability to upgrade the home as their family may grow without significant costs and taxes imposed by Council. ○ Maintain each home unique in its own characteristics (old or new) as families and home owners wish. ● They don't want increased costs associated with maintaining and managing a heritage property. 	<p>much greater visual impact, though the two-storey form of the house means that it is still clearly visible in the streetscape.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. The Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process.</p> <p>Regarding the ability to modernise a house in the Heritage Overlay, the independent Planning Panel appointed for the Canterbury Heritage Study recently found <i>"many buildings in the Amendment have been altered and modernised while retaining heritage significance, which demonstrates that heritage properties can be altered and modernised... When the responsible authority is deciding on an application for a permit for additions to the building, the personal circumstances of the property owner may be taken into account"</i> (Boroondara PSA C266 [2018] PPV, p. 26).</p> <p>The Heritage Overlay does not preclude redevelopment, rather it is a tool used to consider whether the proposed works will have an impact on the place and/or precinct. A number of properties in</p>	

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			<p>the existing Heritage Overlay have obtained planning approval for alterations and additions, including works that seek to improve the environmental sustainability of a building (e.g. solar panels). The assessment criteria used to identify places of heritage value are set by the Victorian Government in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p> <p>Any potential personal financial implications such as property value or costs of renovations 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p>	
#58	No	<p>The submitter <u>opposes</u> the inclusion of 36 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The value of their property will be lowered and it will be harder to sell, as it will create uncertainty around redevelopment opportunities for a potential buyer. • The house has been affected by age and years of drought. Anyone who buys it would expect to be able to demolish it and build another house 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Council has a responsibility as a Planning Authority to protect valued heritage places and precincts by including properties in the Heritage Overlay where justified by a qualified heritage consultant.</p> <p>Any potential personal financial implications such as property value or costs of renovations are not relevant considerations in the assessment of appropriate heritage controls. <i>Planning Practice</i></p>	No change proposed.

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		<p>without having any conditions affecting the design apart from normal building regulations.</p> <ul style="list-style-type: none"> Many houses on this estate have already been replaced. It makes no sense to place restrictions on those still standing. 	<p><i>Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>The Heritage Overlay does not preclude redevelopment, rather it is a tool used to consider whether the proposed works will have an impact on the place and/or precinct.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. Equally, Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. Concerns about the restrictions associated with the Heritage Overlay are not relevant to a heritage assessment according to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>, which identifies the criteria for assessing heritage significance and refers only to heritage matters, and does not include the structural condition of a house, which is more appropriately assessed upon application for a planning permit.</p> <p>Council's heritage consultant agrees there have been alterations and full demolitions on the streets</p>	

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			<p>of the precinct. In cases where an entire original house has been demolished or so altered as to be unrecognisable, the property is graded non-contributory. Despite these changes, the precinct retains an overall interwar character sufficient to be of local significance. It is only the smallest HO precincts that do not have some non-contributory properties within them.</p>	
#62, #132	No	<p>The submitter <u>opposes</u> the inclusion of 40 Hortense Street, Glen Iris in the Heritage Overlay, or the draft study more broadly, for the following reasons:</p> <ul style="list-style-type: none"> • There has been a lack of consultation. They find it odd that someone could drive around the area and make such decisions about a Heritage Overlay without consulting residents. They are dismayed at the ignorance that is shown in undertaking it in such a manner. • Many residents are not aware of the repercussions of this proposal, are busy with young families, or are away and so have not submitted their ideas. It is assumed that residents who do not oppose are in favour. • Residents have recently been involved in climate change debates and parliamentary elections. There is a limit to what people can absorb and get involved with. • They object to the rationale behind the draft study. • It is a discriminatory proposal where house owners suddenly have restrictions on their 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Officers reject the claim that there has been a lack of consultation. Council has written to all property owners and occupiers within the suburb to inform them of the draft study and provide them with the opportunity to provide feedback on the draft study through this preliminary consultation process. One month was provided for the receiving of submissions and the Strategic Planning Department has continued to accept feedback provided as recently as February 2020. The preliminary consultation process offers an opportunity for affected property owners and the community's views to be considered prior to Council determining whether to proceed to a formal planning scheme amendment process. This is considered fair and reasonable given that any planning scheme amendment process includes further opportunities for affected owners to make submissions. Obviously, the submitter has used the</p>	<p>Changes proposed:</p> <ul style="list-style-type: none"> - Remove 18-28 Audrey Crescent from the precinct.

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		<p>development of their property imposed. Residents want to make their own decisions as to whether it is viable to improve an old property or demolish and build.</p> <ul style="list-style-type: none"> • The submitter is elderly and wishes to have options which will not restrict them when they decide to move. Council should be encouraging young families to move into the area and provide them with choices about what they want to do to improve their housing. • The area is enhanced by garden and street foliage, public transport access and parks. • It is often far less expensive to build a modern dwelling. Many homes were built at the start of World War 2 with poor quality/restricted materials. Such houses have decaying brickwork and mortar, old infrastructure and limited off street parking access. Their house has many maintenance issues being built about 1939. • Insurance costs are likely to increase. • House values have been estimated to decline by at least 30%. Studies elsewhere have shown that properties decrease in value considerably. Selling their property would be more difficult with a Heritage Overlay. A Heritage Overlay would financially restrict a sale and finding appropriate alternative accommodation to purchase another suitable property would be an issue. • Why has this suddenly taken place when already over a number of years there has been no such 	<p>opportunity provided by Council to voice their opposition. It is therefore unreasonable to argue that Council has not consulted with residents. While Council may not accept a particular argument or cannot consider some (such as any potential impacts on property values) this does not mean that affected owners were not consulted. It is also worth noting that there will be further opportunities for affected owners to present their views to an independent panel, should Council resolve to proceed to the formal implementation process.</p> <p>Further, Council's heritage consultants Context are highly experienced consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>Officers understand that residents may have other interests competing for their time and attention. Heritage protection is a key concern for many residents of Boroondara. Council is also required</p>	

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		<p>proposal or building restrictions on house size/land? So many properties have been demolished and replaced by new homes already in the Summerhill Estate. There are about 66 new properties which does not include Summerhill Road. There are 9 new properties in Hortense Street, 9 in Florizel Street, 11 in Celia Street, 6 in Brandon Street, 8 in Audrey Crescent, 6 in Prospect Parade, 6 in Montana Street, 5 in Ariel Avenue and 5 in Adrian Street. These properties have not adversely affected the area.</p> <p>The submitter recommends that the proposal to place a Heritage Overlay on properties in Glen Iris, and their property in particular, is abolished.</p>	<p>under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. Further, the draft Glen Iris Heritage Gap Study implements Strategic Objective 4 of the Boroondara Community Plan 2017-27, which is to “<i>Protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations. Council is looking to protect valued heritage properties and precincts by applying the mechanism of the Heritage Overlay</i>”.</p> <p>In relation to community values and the rights of residents, as previously stated, Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. On this basis, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a strong concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The demography of</p>	

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			<p>residents is not relevant to the core questions as to whether the precinct is of heritage value or not.</p> <p>Any potential personal financial implications such as property value, the cost of maintain and altering an older home or insurance costs 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that do not change the external appearance of the building may not require</p>	

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			<p>planning approval, even if the property is affected by a Heritage Overlay.</p> <p>Council's heritage consultant agrees there have been alterations and full demolitions on the streets of the precinct. The numbers of new dwellings put forward by the submitter are roughly accurate, (although for clarity it is noted that while properties may front Ariel Avenue, none have an Ariel Avenue address, being corner sites). In cases where an entire original house has been demolished or so altered as to be unrecognisable, the property is graded non-contributory. Despite these changes, the precinct retains an overall interwar character sufficient to be of local significance. It is only the smallest HO precinct that do not have some non-contributory properties within them</p>	
#104	No	<p>The submitter <u>opposes</u> the inclusion of 41 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house does not meet the relevant criteria, as: <ul style="list-style-type: none"> ○ The front exterior of the house has been altered and is no longer representative of the era. ○ There is nothing historically special or significant about their house in terms of the building - aesthetic, social or historical. ○ The interior of the house has had all original features removed. • The precinct does not meet the Criteria, as: 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Regarding the house at 41 Hortense Street, Council's heritage consultant agrees that an ensuite extension has been added to the north side of the house, set beneath the eaves. At that same time, there was internal reconfiguration and construction of a single-storey rear extension (in 2009). Only the ensuite is visible from the street. The rest of the house, as viewed from the street is highly intact. This is confirmed by comparison with the original 1945 plans of the house. The house retains many elements of its era, including the</p>	No change proposed.

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		<ul style="list-style-type: none"> ○ There are so many new places already built or under construction in this area that the original old feel has gone. The submitter prefers the brand new, healthy dwellings that are better suited for modern life. ○ Many of those remaining old houses have already been altered in some way. You may preserve one or two examples but the area has already progressed forward – thankfully. ● They don't condemn things simply because they are old, but neither do they feel the need to enshrine them simply because they are old. ● Why does Council (in the Heritage Action Plan) “support community members and community groups to conserve and promote the City's history and heritage places and objects” but not have the obligation to support those in the community who wish to see progress in their area? ● They are wasting time responding to this proposal that could be better spent with family. ● As ratepayers in this area for nearly 20 years, Council has let them down. They will not be voting for Councillors who care more for old mouldy buildings than they do for people. Their representatives are catering to a vocal but dwindling and out of touch minority, who have more time on their hands to promote the Heritage Overlay than busy families do to object to it. ● Council is not concerned about personal financial impacts. The reality is it will significantly impact owners. They have a young family and have made 	<p>materials palette of clinker brick walls and a tiled roof, the hipped roof and projecting room to one side, a corner window and horizontal glazing bars to the sash windows, an external slab chimney to the front façade, and a flat concrete hood over the porch.</p>  <p>The criteria apply to the precinct rather than the house specifically. The heritage value of the house is as part of the identified heritage precinct.</p> <p>Further, internal alterations do not affect the building's heritage significance as no 'Internal alteration control' is recommended. Consequently, no planning permit is required to undertake internal alterations.</p>	

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		<p>plans for their future, based on the value of their biggest asset, their home. In other areas where Heritage Overlays have proceeded people have had hundreds of thousands of dollars wiped off the value of their homes. With property prices having surged in recent years, that Council cannot consider property prices reinforces how out of touch Council is.</p> <ul style="list-style-type: none"> • Council is changing the goalposts, which feels unfair and un-Australian. Had this property had a Heritage Overlay on it when they purchased they would not have bought, and if they knew of the study they would have sold already to realise the value of their asset. • They did not buy this house for the building but for the land and location, with the intention of one day building a new family home. They refuse to live in a house with mould issues, poor ventilation and windows that have been painted shut. If they feel that the health of their family requires a fresh new dwelling then they should have the ability to make that decision as owners. • A Heritage Overlay denies them the opportunity their neighbours had to extend or rebuild to accommodate their changing family circumstances. • Council has allowed inappropriate development - such as the apartment development adjacent to Burwood Station - which residents were opposed to. How can they suddenly be concerned about 	<p>Regarding the precinct, Council's heritage consultant agrees that there has been a gradual replacement of some original houses with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size both in Boroondara and other municipalities contain a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed.</p> <p>Council in its functions must balance a broad range of responsibilities and legislative obligations. Council is subject to the provisions of the <i>Planning and Environment Act 1987</i> (the Act). Heritage is a key concern for residents of Boroondara. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance.</p> <p>The Heritage Action Plan as referenced by the submitter was adopted by Council on 2 May 2016. The Glen Iris Heritage Gap Study was a 'High Priority' action in this plan. The Boroondara Community Plan, released in 2017 was informed by the largest program of community consultation in Boroondara's history. It again identified heritage protection as a key priority. In light of this, Council resolved in July 2016 to undertake the Municipal</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>heritage? Too little, too late. The area has been changed forever.</p> <ul style="list-style-type: none"> No one consulted ratepayers to see if they were happy to fund this heritage proposal. In addition to severely compromising the value of their home, Council now recommends they engage a heritage specialist. Will Council cover the cost of that? The demographic in Glen Iris has changed dramatically. The older members are moving on, young families are coming in, trying to breathe new life into the area. Most constituents are more concerned about foreign ownership than heritage protection. <p>They propose the following alternatives for consideration:</p> <ul style="list-style-type: none"> Encourage those who wish to voluntarily nominate their property for heritage listing to do so – that way individuals are free to choose the fate of their property. If Council feels there is such an appetite among the general community to preserve old houses, Council could purchase the remaining homes within the estate and charge admission for people to come and enjoy them. 	<p>Wide Heritage Gap Study and Glen Iris is the seventh suburb to be assessed. Officers also note that the Heritage Overlay is recommended for individual places and precinct areas that have been assessed as locally significant to the municipality by Council’s heritage consultant. These places have been included not just because they are old, but according to the justification provided in the citation for each place contained in the draft study, in keeping with <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’ (PPN01)</i>.</p> <p>The politics of the submitter, potential personal financial implications and future development opportunities are all not relevant considerations in determining the heritage value of the property. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters and redevelopment opportunities.</p> <p>Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate</p>	

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			<p>mechanism for protecting valued heritage places and precincts.</p> <p>In addition, the Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the planning permit application process. Appropriate designs can be achieved within the Heritage Overlay.</p> <p>The ownership of a property, foreign or otherwise, is not relevant in assessing the heritage value of a place according to <i>PPN01</i>. Additionally, foreign ownership laws are not within the remit of local government, and are a matter overseen by the State and Federal governments.</p> <p>Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, as previously mentioned Council has various responsibilities under the Act, including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p>	

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			<p>Regarding the changes proposed by the submitter:</p> <ul style="list-style-type: none"> The methodology of the draft study is consistent with accepted industry guidance (<i>PPN01</i>), as previously discussed. Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13). Council is not proposing to acquire any property as a part of this proposal. Planning Panels Victoria (Boroondara PSA C266 [2018] PPV, p. 23) has previously confirmed 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. 	
#131	No	The submitters <u>do not</u> support the inclusion of 42 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:	The property is identified as 'contributory' to the precinct.	No change proposed

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • They believe in progress, and with all the wonderful new rebuilds in the Estate it is too late for a Heritage Overlay. In Hortense St 10 houses have already been demolished and a new house built. There are 6 new builds in Montana Street, 5 in Adrian Street, 6 in Brandon Street, 11 in Celia Street, 9 in Florizel Street, 8 in Audrey Crescent, 6 in Prosper Parade and 5 in Ariel Avenue. All up in the Summerhill Estate there are 66 new houses. • It discriminates against owners to not have a choice or flexibility of what they chose to do with their property, and penalises current owners of older properties. • The houses are unsuitable for the modern family. The submitter is unable to park a car in the garage as cars today are too wide and won't fit down the driveway. • Many of the houses have reached the end of their economic life and demolition is the only way forward. The foundations may be unstable, and the houses too old and full of cracks to extend upwards. If the submitter wants to extend it would need to be outward, which would encroach on their backyard. <p>The submitters propose the following changes to the draft study:</p> <ul style="list-style-type: none"> • No Heritage Overlay over the Summerhill Estate. 	<p>Regarding the 'new builds' in the area, although it is hard to define 'new', officers clarify that there are only 6 new houses in Florizel Street (including one built in 1987), 9 in Hortense (since 2005), and only 1 non-contributory place built in 1949 in Prosper Parade (within the precinct). For clarity it is also noted that while properties may front Ariel Avenue, none have an Ariel Avenue address, being corner sites. Within the proposed re-drawn boundary of Audrey Crescent (removing 18-28), there are now no new builds.</p> <p>Council's heritage consultant agrees that there has been a gradual replacement of some original houses with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size contain a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Boroondara, of which heritage is one part. Planning Panels Victoria have recently said <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 alterations and additions to a place of identified heritage significance to bring houses up to modern standards. The Heritage Overlay rather sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed alterations and additions. If the Heritage Overlay is applied to the land, any future development of the land would be guided by the provisions of the Heritage Policy in the Boroondara Planning Scheme. The intention of this policy is to ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place (or any adjoining contributory and significant places in the precinct).</p> <p>With regards to the potential demolition of contributory or significant places, it needs to be noted that Council’s Heritage Policy does not usually support their full demolition. Council’s primary interest in this case is any demolition or works proposed to the front facade and the loss of heritage fabric which can be viewed from the street.</p>	

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			<p>With respect to structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The recent Planning Panel reports for Boroondara PSA C274 Part 2 [2018] PPV confirm this view, stating <i>"the structural integrity of a building is a matter that is relevant to whether it can or should be retained. In the Panel's view this assessment should be undertaken by a suitably qualified professional and appropriately undertaken as part of the detailed assessment of a planning permit application"</i>. Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues.</p> <p>Internal controls are not proposed as part of the recommendation for this precinct 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 (like-for-like).</p>	
#48	Partially	The submitter <u>partially</u> supports the recommendations of the draft study but raises concerns about the	The property is identified as 'contributory' to the precinct.	No change proposed.

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		<p>inclusion of 48 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • They do not support the destruction of individual heritage listed properties, however there is no issue with properties not of sufficient architectural or heritage significance to be developed to personal aesthetic interest or need. • The HO will create a paradox where vacant land is worth more than a similar size block with an old home on it. A blanket restriction as proposed by the draft study substantially diminishes the value of homes while not providing any heritage benefit. • Imposing this blanket restriction on an entire suburb/precinct is discriminatory to owners who own properties that do not hold any heritage value, such as their house. • 48 Hortense Street is a 1950's property that is not Californian, Edwardian, Queen Anne, Victorian or Federation. • There are already several newly constructed project homes in this precinct (particularly Hortense Street) so a blanket HO over an entire precinct is unjustifiable and inequitable. • There are already restrictions imposed by State Government and Council (e.g. ResCode, single dwelling covenant). Imposing more restrictions such as an HO hinders the natural growth cycle. • Streetscape should not necessarily mean a row of houses of the same age and consistent architectural influence. Stonnington is an example 	<p>Officers note the submitter supports the protection of the individually significant properties, but does not support precinct controls, particularly relating to their own property.</p> <p>The Heritage Overlay (HO) is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. As such, the HO gets applied to the best surviving concentrations of these places. It may be true that there are similar houses of equal quality in other parts of Glen Iris, but not as a group of houses that comprises a precinct of sufficient value.</p> <p>A heritage precinct is a recognised mechanism for protecting identified heritage areas. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>The house at 48 Hortense Street was built in 1951 and is a simplified version of the Moderne style, which was popular in the late interwar period and</p>	

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		<p>of suburbs that have diverse architecture and still maintain pleasing landscapes and stately homes.</p> <ul style="list-style-type: none"> Blanket development restrictions on an entire precinct will drive prospective residents away from these suburbs. There is a collision between "old money" residents who are happy to live in the old and aged homes and the "new money" residents looking to build their own homes. Development should not have to run the gauntlet of local opposition. Provided council zoning and building regulations have not been breached, individual heritage listed properties are not demolished, any more restrictions placed to restrict construction activity will not be in line with the changing family and demographic needs. <p>The submitter urges Council to reconsider their proposal and refrain from creating blanket heritage overlay precincts and instead look at each property individually for its heritage significance.</p>	<p>just after World War II. There is a growing number of Moderne style houses protected in the Heritage Overlay, in Boroondara and other municipalities, and they are recognised as yet another type of heritage house. As set out in the precinct description, this house shares many characteristics with late interwar houses such as 50 Brandon Street, such as cream bricks with manganese brick dressings, corner windows, slab chimney, and the plan form with a projecting front room.</p> <p>Council's heritage consultant also acknowledges there has been a gradual replacement of some original houses with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size comprise a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed.</p> <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 only to heritage matters. Please refer to the body of</p>	

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			<p>the UPSC report for a more detailed discussion of the consideration of property values.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part. This is a matter of public interest.</p> <p>A single dwelling covenant is not a Council planning control and affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage Overlay is not intended to be used as a neighbourhood character tool.</p> <p>The demography of residents is not a matter for consideration when determining whether a property has heritage value and should be included in the Heritage Overlay, pursuant to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. It is noted that Council is required under the <i>Planning and</i></p>	

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			<p><i>Environment Act 1987</i> to identify and protect places of architectural and historical interest. In light of this, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>Regarding the natural growth cycle, the Heritage Overlay does not prohibit development but requires that the identified heritage values are considered as part of the planning permit application process. Where the HO is applied, Council can assess any proposed development to ensure it does not detrimentally impact the heritage significance of adjoining heritage places and the precinct as a whole.</p> <p>The Victorian planning system affords third party objection and appeal rights, which officers regard as being highly valued and often exercised by the Boroondara community. Officers also support this system that allows residents to be actively engaged</p>	

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			<p>in the process, with local knowledge able to inform planning outcomes where appropriate.</p> <p>Equally, if a HO were applied, any planning permit application would be advertised (put on public notice) according to the requirements of the Boroondara Planning Scheme, as would any other development application.</p>	
#157	Yes	<p>The submitters support the inclusion of 50 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • They are only the second family to own the property. They have a copy of the original plan and contract to build the house. The property has been developed without altering the view from the street, including replacing the brick front fence. Additions have been made but only to the rear of the dwelling, in keeping with the original plan of the front of the house. • They value the streetscape of Hortense Street, particularly the southern, the tree lined streets and English style homes of the suburb. The Heritage Overlay will ensure that new development does not negatively impact on the heritage significance of this precinct. • The demolition of many of these charming houses and established trees and replacement with out-of-character houses has been devastating. • 48 Hortense Street is an old style house with a new corrugated Colorbond fence. This stands out 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The submitter’s support and comments are noted.</p>	No change proposed.

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		<p>in an attractive street of low brick fences in keeping with the relevant house.</p> <ul style="list-style-type: none"> Development such as the one at 35 Hortense Street should be endorsed as it retained the original façade of the house, while gaining a second story and a spacious modern interior. While change needs to occur, more control is required to maintain the character and charm of this area. 		
#35	No	<p>The submitter <u>opposes</u> the inclusion of 53 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The Heritage Overlay would impact on the ability of the submitter to sell and downsize in retirement. They had planned to sell to a purchaser planning to rebuild. Governments are urging homeowners their age to downsize, but Council seems to be putting up impediments. The repairs required to keep the existing dwelling would be prohibitive, with major works required from foundation to roof. Due to financial constraints they have been unable to upgrade or even maintain the dwelling to an acceptable level. The house is now in a state of disrepair. It is unfair that others have been permitted to do what the submitters cannot, and they are condemned to go on living in a house that is falling down, unable to sell for a price that would enable them to downsize. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Any potential personal financial implications such as resale 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p> <p>Similarly, the lifestyle aspirations of a landowner (e.g. downsizing) are not a matter for consideration by the heritage consultant in the assessment of a building and whether it should be recommended for inclusion in the Heritage Overlay.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of</p>	No change proposed.

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		<ul style="list-style-type: none"> The submitter recommends abandoning the proposed Heritage Overlay. 	<p>heritage controls does not compel a property owner to maintain the property to a particular standard.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <p>Council understands that this may affect built form design and development potential of properties in ways which were unexpected by landowners. However, Council has a responsibility to protect valued heritage places and remains committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified.</p> <p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. Its intention is to ensure that any</p>	

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			<p>changes do not compromise the heritage fabric of the house. To this effect the Heritage Overlay sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed development.</p>	
#134	No	<p>The submitter <u>opposes</u> the inclusion of 54 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house has been significantly altered in the last three years, including: <ul style="list-style-type: none"> ○ Replaced all original steel windows with awning aluminium windows. ○ Enclosed the entry creating a protruding covered porch area with a feature metal door. This has significantly altered the street presentation of the property. ○ Rendered the facade so that all original features including the brick detailing (which had been painted over) are no longer evident. The new smooth render is contemporary and unlike the previous rough render of the original house. This has modernised the look of the property which now presents as a contemporary dwelling and does not resemble the surrounding properties identified to be of heritage value in the Glen Iris Study. ○ Replaced all original gutters and filled in and rendered the scalloped detail around the awning. 	<p>The property was identified as ‘contributory’ to the precinct.</p> <p>Council officers and Council’s heritage consultant undertook a site visit in December 2019, and confirmed the changes listed by the submitter. The submitter also provided a “before” photo of the front of the house to illustrate the changes.</p> <p>Of these alterations, the ones considered the most serious are the over-rendering of the front façade and the removal of the chimney on the north side elevation. The new windows, while different in proportions and detail from the originals, have been installed in the original openings. The obscuring of the scalloped detail to the concrete hood over the windows and front door is unfortunate, but has little visual impact when viewed from the street. The new porch enclosure is a very visible addition, but it is considered reversible (and the original front door and sidelight survive within it).</p> <p>The changes to landscaping are also very visible. When the property was marketed in early 2016, the front brick fence was already gone, apart from the driveway piers. While the front yard was mostly</p>	<p>Proposed change:</p> <p>Downgrade 54 Hortense Street to ‘non-contributory’ and update the study accordingly, noting it is “altered”.</p>

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		<ul style="list-style-type: none"> ○ Concreted the driveway following the removal of the original brick steps leading to the entry which is now flat and tiled, due to poor drainage. ○ Replaced the original front brick fence (which was structurally unsound) with a new contemporary metal fence. ○ Removed the chimney as it was structurally not safe. ● The sum of these alterations has erased all heritage features of the original dwelling. The submitter welcomes a site visit and reassessment by Council’s heritage advisor as the property is significantly different to what the submitter believes existed and originally assessed. <p>The submitter proposes their property be downgraded to a ‘non-contributory’ dwelling and removed from the proposed Heritage Overlay.</p>	<p>grass, with a minimal two-track driveway, now the entire driveway and half of the lawn area is now paved.</p> <p>In considering whether the property should be downgraded to non-contributory, due to these recent alterations, its overall state of intactness was compared to other contributory and non-contributory interwar houses in the precinct.</p> <p>A number of houses still graded contributory have replacement window units (some within the original openings and some enlarged). A smaller number have new front porches or have been rendered. Very few have lost a chimney to the front part of the house.</p> <p>While the same types of alterations are seen at other houses that are still considered contributory to the precinct, 54 Hortense Street has a larger cumulative group of alterations, including some that would be very difficult to reverse (rendering, demolition of chimney). On this basis, it is agreed that the property should be downgraded to non-contributory.</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; Moreland PSA C174 [2019] PPV) have consistently agreed that the Heritage Overlay can apply to a non-contributory place in a heritage</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			precinct to preserve the heritage values of the precinct or surrounding contributory properties.	
#154	No	<p>The submitter <u>opposes</u> the inclusion of 60 Hortense Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The Heritage Overlay would potentially affect the ability to apply for, and have approved, any planned redevelopment for this block. • There have been significant changes to this dwelling since its original construction, including: <ul style="list-style-type: none"> ○ The existing carport which appears to be affixed to the original entry, thus covering the main feature of this porch. ○ The upper storey addition, which does not appear to be part of the original fabric dominates the original facade and is out of character. ○ It is suggested that the original entry to the house might perhaps have been in place of this addition, which was converted at a later date into this “sun-room”. ○ The front chimney has been rebuilt or re-bricked after the original construction of the building, given that this style of chimney is uncharacteristic for the building’s age. ○ The existing window frames, being in-line/flush with the edge of the brickwork, might also provide evidence that the existing cladding has been replaced since the building’s original 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters.</p> <p>Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts. In addition, the Heritage Overlay does not prohibit redevelopment. Where the HO is applied, Council can assess the proposed development to ensure it does not detrimentally impact the heritage significance of adjoining heritage places and the precinct as a whole.</p> <p>The submitter has presented a long list of alterations believed to have been made to this house since its construction in 1940. The original</p>	No change proposed.

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		<p>construction. This would also help to explain the inconsistency between the brickwork on the upper storey and lower storey elements, given the difference in age between these building elements.</p> <ul style="list-style-type: none"> The submitter proposes that the dwelling be downgraded to 'non-contributory'. 	<p>building permit records a '6R2SBTD' (BP 12784/1940) which means: a six-room, two-storey brick and tile dwelling. There is a note on the card stating: 'First floor in Brick Veneer' (as opposed to solid brick). This means that, contrary to the submitters claims, the second storey is original and not a later addition.</p> <p>This building card further records the addition of a carport in 1962, and alterations/additions in 1975 and 1983.</p> <p>The City of Boroondara only retains plans for the 1983 works, which were a single-storey addition to the rear of the house. The plans show the first floor in the same configuration as it has today.</p> <p>Judging by details, including brick colour, the gabled section of the first floor is an <u>original</u> part of the house. The skillion roof section of the first floor, to the south side, is a later addition which was part of the 1975 works. Note that both sections of the first floor are set well back from the front façade.</p> <p>Council's heritage consultant agrees the current carport has been added to the house, adjacent to the front entrance on the north side of the house. A sun porch on the front façade has been enclosed with French doors, but there is no evidence that it was ever the front door.</p> <p>Examination of the house by Council's heritage consultant confirms that the sunporch structure</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>itself, the front chimney, the brick cladding, timber sash windows, and current front entrance are all <u>original</u> parts of the design, as is the matching front brick fence.</p> <p>The skillion first-floor addition is set back far enough from the façade to have a limited impact on the intactness of the house. Moreover, it is not visible from the principle view to the house: down the front driveway, which showcases the front entrance. While the carport is not original, it is a reversible alteration. The house and site are considered well within the range that is acceptable for a ‘contributory’ graded property.</p>	
#140	No	<p>The submitter <u>opposes</u> the establishment of a Heritage Overlay in Boroondara generally, or the Summerhill Estate (including Hortense Street) specifically, for the following reasons:</p> <ul style="list-style-type: none"> • The evolution of building architecture/design should not be constrained by what was considered appropriate style, good taste or architecturally different when the original houses of Summerhill Estate were built more than 75 years ago. • A Heritage Overlay may preserve some charming examples of 1940's external appearance but will also preserve some quite ordinary houses which, if standing in isolation, would not have appeal. • They ask that Council abandon trying to retain architecture by decree, and instead, focus on 	<p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. That said, the Heritage Overlay does not prohibit development to satisfy modern living requirements. A planning permit would be required for external alterations, extensions and demolition once the Heritage Overlay is applied to ensure that identified heritage features are appropriately considered as part of the planning process.</p> <p>The Heritage Overlay does not preclude redevelopment, rather it is a tool used to consider whether the proposed works will have an impact on</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>encouraging residents to improve existing homes with sensitivity to the environment and to neighbours, and to encourage proponents of redevelopments to seriously consider issues such as plan orientation, passive energy, overlooking of neighbours, size of dwelling and provision of garden planting.</p> <ul style="list-style-type: none"> The Summerhill Estate is already peppered with replacement houses which contrast greatly in appearance and internal plan to the remaining houses, so the "precinct" character has already been substantially compromised. It is now too late to establish an Overlay. <p>An HO would fundamentally and unfairly penalise those who in future may wish to gain the benefits of design and building materials but would be precluded from doing so because they did not do so before the establishment of the HO.</p>	<p>the place and/or precinct. A number of properties in the existing Heritage Overlay have obtained planning approval for alterations and additions, including works that seek to improve the environmental sustainability of a building (e.g. solar panels). The assessment criteria used to identify places of heritage value are set by the Victorian Government in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. It is not possible for Council to include a separate criterion for environmental considerations, as the criteria relate to cultural heritage matters only. Environmental objectives are able to be considered through the planning permit application process.</p> <p>Heritage is a key concern for residents of Boroondara. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance. In light of this, Council resolved in July 2016 to undertake the Municipal Wide Heritage Gap Study and Glen Iris is the seventh suburb to be assessed.</p> <p>Officers also note that the Heritage Overlay is recommended for individual places and precinct areas that have been assessed as locally significant to the municipality by Council's heritage consultant. Justification is provided in the form of the citation for each place contained in the draft study, in keeping with <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Council's heritage consultant acknowledges there has been a gradual replacement of some original houses with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size comprise a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part. This is a matter of public interest.</p>	
#165	Yes	<p>The submitter <u>supports</u> the inclusion of the property at 12 Montana Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • They support the Heritage Overlay being applied to the Summerhill Estate. • They are against any petition being prepared by a neighbour to oppose the Heritage Overlay. 	The submitters support and comments are noted.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#76	No	<p>The submitter <u>opposes</u> the inclusion of 28 Montana Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house is an old building with lots of cracks which requires maintenance every year. • Six years ago, the house was renovated including removing all the trees in the garden, laying artificial grass and totally restructuring the building. • Their house does not meet the relevant criteria, as it does not have any cultural, aesthetic, architectural, historical, scientific or social significance. • There are a number of houses which look the same as theirs externally in the local area. They don't see the significance of their house. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter has applied the criteria as though it applies to the property as an individually significant heritage place, however it is the precinct that is the heritage place in this case. A precinct is a sum of its parts, and Council's heritage consultant agrees this is a typical house of the late interwar period (1939). Features characteristic of that era include the clinker brick walls, hipped roof, timber windows with horizontal glazing bards, and the use of arches to the porch and side gateway. This house is an excellent example of the typical house built in this area during the late interwar period. While an individually significant house – which would warrant protection on its own – must be a stand-out in its locality (in design or its history), a contributory house in a larger precinct only needs to illustrate the reasons the precinct is significant. In this case, the house illustrates interwar development and domestic building styles. Contributory properties do not warrant protection on their own, but as part of a larger group they can be significant and protected as a precinct.</p> <p>Council's heritage consultant acknowledges that the front garden has been changed by widening the driveway to allow for more carparking in front of the house. The original front brick fence was shortened at this time. This change to setting was in place</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>when the precinct was surveyed in July 2018. While there is a rear extension, it is not visible from the street, so has no impact on the contribution of the house to the precinct. As viewed from the street, the house is highly intact externally, and also retains a masonry arched entry to the rear yard on its north side, as well as the shortened front fence.</p> <p>While intactness of the front garden is desirable in a heritage precinct, the overall intactness and integrity of the property is taken into account when assessing whether a property is contributory. In this case, the site overall is well within the range of acceptable intactness.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that do not</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			change the external appearance of the building may not require planning approval, even if the property is affected by a Heritage Overlay.	
#10	Partially	<p>The submitter <u>partially</u> supports the recommendations of the draft study, including their property at 30 Montana Street, Glen Iris, for the following reasons:</p> <ul style="list-style-type: none"> • They support the draft study recommendations for significant properties, but not for the precinct. • The horse has bolted in regard to the knocking down of period homes and replacement with inappropriate houses (in terms of size on blocks and styles). • They prefer more controls regarding footprints of new properties and off street parking requirements (and/or street parking restrictions). 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The submitter’s support for the draft study as it relates to significant properties is noted.</p> <p>Council’s heritage consultant agrees that there has been a gradual replacement of some original houses with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size comprise a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed. The submitter would prefer more controls regarding footprints of new properties and off street parking requirements. Parking controls are not relevant to a heritage assessment, however the provision of car parking is assessed for any application new developments in accordance with the requirements of the Boroondara Planning Scheme where applicable.</p> <p>Controls limiting the footprint of properties, or site coverage, are already included in the planning</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>scheme and not proposed as part of the Heritage Overlay. ResCode includes a standard for site coverage and provision of garden area.</p> <p>Council has a responsibility as the Planning Authority to protect valued heritage places and precincts by including properties in the Heritage Overlay where justified by a qualified heritage consultant. The demolition of many properties across Boroondara demonstrates that Council cannot prevent full demolition of valued heritage buildings unless the Heritage Overlay is applied. A planning permit is not normally required for demolition or new buildings and works on lots greater than 500 square metres. By including the property in the Heritage Overlay, Council can ensure that a planning permit is triggered for demolition and buildings and works for the property in the future. Officers also note that Council is not applying the precinct Heritage Overlay to create a <i>'de facto blanket ban'</i> on development in Boroondara. The Heritage Overlay does not preclude redevelopment but requires that the identified heritage values are considered as part of the planning permit application process.</p>	
#66	No	<p>The submitter <u>opposes</u> the recommendations of the draft study, or inclusion of 71 Summerhill Road, Glen Iris in the Heritage Overlay, for the following reasons:</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>While there has been much redevelopment along the west side of Summerhill Road, the section on the east side that was part of the Summerhill Estate</p>	<p>No change proposed.</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The horse has bolted - many properties along Summerhill Road have been knocked down and replaced with out of character 'McMansions' that will be an eyesore for generations. Owners who have held on to their properties will now pay the price and they are going to be punished by having restrictions placed on their property, after 25 years of inaction by Council. Summerhill Estate already has a single dwelling covenant. These homes will have very restrictive Heritage Overlays that sometimes will not be practical. These homes are coming up to over 100 years old and many were not built with that longevity in mind. Some are decaying and will require major upkeep to remain standing. Many are getting to the end of their lifespan and Council (through the Heritage Overlay proposal) does not take this into account. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> Any proposed Heritage Overlay should be property specific, not just 'Summerhill Estate'. Many front fences and garages are in a dilapidated state and these should be noted or consideration given for any Heritage Overlay. 	<p>is still quite intact and worthy of inclusion in the Heritage Overlay. The west side is not proposed to be included in the Heritage Overlay.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part.</p> <p>A single dwelling covenant affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value.</p> <p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay sets a planning permit trigger for demolition and certain buildings and works, to allow Council to assess the potential impacts of the proposed development. If the Heritage Overlay is applied to the land, any future development of the land would be guided by the</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>provisions of the Heritage Policy in the Boroondara Planning Scheme. The intention of this policy is to ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place. With regards to the potential demolition of contributory or significant places, it needs to be noted that Council's Heritage Policy does not usually support their full demolition. Council's primary interest in this case is any demolition or works proposed to the front facade and the loss of heritage fabric which can be viewed from the street.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Structural condition can be taken into account during the application for a planning permit for development, which will assess the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that 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>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> says that “a heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land”. It goes on to say “for every heritage place (that is, a precinct or individual place) a statement of significance must be prepared.</p> <p>Additional fence and outbuilding controls have not been applied for this precinct, so the normal controls of the Heritage Overlay would apply. An application would then be assessed against Council’s Heritage Policy. The Statement of Significance for the precinct specifies that “<i>original front fences and original garages are contributory elements of the precinct</i>”. The dilapidated condition of a fence or garage is not a reason for it to not be protected by the Heritage Overlay. Structural integrity can then be considered in a planning permit application.</p>	
#45	No	<p>The submitters <u>oppose</u> the inclusion of 73 Summerhill Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The property was not in a Heritage Overlay (HO) when they purchased it. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Regarding the submitter’s concern that there was no Heritage Overlay when they purchased the property, Council has various responsibilities under</p>	<p>Proposed changes:</p> <p>Update the study to clarify at the start of</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • They are concerned that they will not be able to maintain a heritage home in the future, being near retirement age. • They think an HO will decrease the value of their property and are worried that the insurance will go up and they will not be able to afford it. • They wonder who will compensate them for the financial costs. • They dispute that the precinct is of historical importance to Glen Iris, given that it was formerly part of Burwood. 	<p>the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the</p>	<p>the precinct history that this area was originally called Burwood.</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p><i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that 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 property value or insurance premiums 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>Council is bound by the legislative requirements of the <i>Planning and Environment Act 1987</i> (the Act). Pursuant to Section 98(1) of the Act, compensation is only possible in instances where land is reserved for a public purpose. Council is not proposing to acquire any property as a part of this proposal. Planning Panels Victoria have previously confirmed this, 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</i></p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p><i>property owners to claim compensation”</i> (Boroondara PSA C266 [2018] PPV, p. 23).</p> <p>Council’s heritage consultant agrees that the Summerhill Estate was originally in the suburb of Burwood. This is mentioned once in the precinct citation (in relation to the history of Montana Street), but it would be valuable to make this clear in the general part of the precinct history as well. Regardless of the former and current name of the suburb, it is one of the best surviving interwar residential precincts in its area.</p>	
#54	No	<p>The submitter <u>opposes</u> the inclusion of the property at 75 Summerhill Road, Glen Iris in the Heritage Overlay as they are concerned that a Heritage Overlay will decrease the property value.</p>	<p>The property is identified as ‘contributory’ to the precinct.</p> <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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p>	No change proposed.
#5	Yes	<p>The submitters support the draft study for the following reasons:</p> <ul style="list-style-type: none"> • They have been distressed by the totally inappropriate modern houses which have been constructed in recent years on the Summerhill 	The submitters’ support and comments are noted.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>Estate. In virtually all cases perfectly sound houses which belong with the streetscape have been demolished.</p> <ul style="list-style-type: none"> • They look forward to the Heritage Overlay being established on the Estate and in future demolition of houses being blocked by Council. A number of residents have extended or renovated their houses whilst retaining the façades and the submitters see this as the future. 		
#17	Yes	<p>The submitter supports the draft study for the following reasons:</p> <ul style="list-style-type: none"> • They bought into the Summerhill Estate in 2005 and were struck by the streetscapes, the beautiful homes and the large number of mature trees in the area. • They originally planned to demolish the building but it became clear that it was a well-built structure that simply needed to be re-purposed and brought into the 21st century. Whilst it took a period of redesign they were able to keep the whole of the original structure, and then extend the home to meet their needs whilst being in sympathy with the surroundings. • The study is long overdue, hopefully it will provide greater controls for the Building Permit process. There are many examples in Florizel Street where properties have been demolished and replaced with homes that are completely consistent with the features of the Summerhill Estate. 	The submitter's support and comments are noted.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The submitter looks forward to the speedy implementation of the study findings and recommendations. 		
#28	Yes	The submitter supports the recommendations of the draft study and does not provide further comment.	The submitter's support is noted.	No change proposed.
#29	Yes	<p>The submitter supports the recommendations of the draft study, particularly as it relates to the Summerhill Estate, for the following reasons:</p> <ul style="list-style-type: none"> They have been residents for almost 20 years and have seen many beautiful inter-war homes demolished including some 'gateway' houses. These have been replaced by out-of-character houses that diminish the character and heritage of the neighbourhood. For every home that does a wonderful job of extending or updating sympathetically, it seems another home is lost forever. New homes in the area are often left to become overgrown and weather-beaten, creating a further drag on neighbourhood character. Recent changes to foreign ownership laws and the current property market correction is the only thing saving a lot of homes in the area. The Summerhill Estate is a very special precinct, a 'hidden gem' of Glen Iris. Florizel Street was named one of Glen Iris's best streets by Domain. The precinct deserves its place alongside areas such as the Golf Links Estate and the Hassett 	The submitter's support and comments are noted.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>Estate as a protected and heritage-worthy neighbourhood. The sooner this occurs, the better.</p> <ul style="list-style-type: none"> The draft study is a tremendously put-together document that hits the nail on the head, and should be adopted by Council as soon as possible to limit the loss of contributory graded homes. 		
#94	Yes	<p>The submitters support the inclusion of the Summerhill Estate precinct in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The threshold for Criterion A is met, as the Summerhill Estate Precinct has a uniformity throughout the streets, with lovely double brick period homes, many with single driveways and garages set at the back of the property, with the majority set back at an equal distance from the street, with established gardens, and low front brick fences and gates. The vegetation along the streets, and the established lots provide significant foliage that is unique to Melbourne and especially unique to precincts such as the Summerhill Estate Precinct. The threshold for Criterion D is met, as many of the houses on Hortense Street are red, clicker brick or cream with similar characteristics and styles, and support the study demonstrably through principal characteristics across the entire precinct. Much of the estate comprises of uniform low brick fences that complement the rendering 	The submitters' support and comments are noted.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>and style of the houses, where the brick colour and style are the same. This places importance over the precinct through aesthetic appeal, supported with specific houses such as 32 Hortense St, that reside within a broader and often more significant precinct area, as it represents a characteristic and technical significance that cannot and will not be replicated now or in the future. This appeal and characteristics draws home owners and renters into the area, where many real estate advertisements refer to “A mecca for art deco lovers” and “enhanced by a leafy location in the prized Summerhill Estate precinct” for 3a Hortense Street.</p>		
#41, #83	Partially	<p>The submitter <u>partially</u> supports the draft study, as only part of the Summerhill Estate has been proposed to be included in a Heritage Overlay precinct, and their property at 29 Welfare Parade, Glen Iris is not included. They believe:</p> <ul style="list-style-type: none"> The whole original Summerhill Estate should be protected, being the original subdivision area, including their property. The Summerhill Estate extends from Summerhill Road in the west to Nerissa, Clitus and Alonso to the east. All the houses in-between are part of the original subdivision from the Mornane family, they have single dwelling covenants, bank financing, English vernacular etc. 	<p>The property at 29 Welfare Parade is not identified as part of the Summerhill Estate heritage precinct. Council’s heritage consultant agrees that the actual estate stretched further east and south than the proposed heritage precinct.</p> <p>The boundaries of the proposed precinct were chosen on the basis of the most cohesive area of largely interwar residential development. Houses along Welfare Parade were almost all built post-1945, giving the street a different feel to the streets in the proposed heritage precinct which have a predominantly interwar character. (Note that there is a group of late interwar houses, approx. 25-33 Welfare Parade, but it is well south of the proposed</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • There are fewer new houses on the western side of the railway line compared to the eastern side. • Ratepayers have not been adequately informed of this plan to split the quite small pocket into two - one a heritage area and a development free-for-all. Council's website said that the HO would apply to the "Summerhill Estate Precinct" but they are concerned that without reading the study residents may not understand that the precinct relates to only part of the original subdivision area. 	<p>precinct boundaries so has very tenuous geographical links with it.</p> <p>While an understanding of the creation and development of the Summerhill Estate in its entirety is important to understand, the Heritage Overlay is not put in place to protect the original extent of the subdivision. Instead, it is put in place to protect the remaining most cohesive area of houses. While heritage precincts are often named after an associated subdivision, their boundaries rarely line up precisely with the subdivisions, extending further or contracting dependent on built form to be protected.</p> <p>There is also the impact of physical barriers such as the reserve south of Audrey Crescent and the rail line between Prosper and Welfare parades. There would have to be a particularly strong cohesion between the central part of Summerhill Estate and the outlying areas for them to form a cohesive heritage precinct.</p> <p>Officers also note that all affected property owners and occupiers were sent a letter clearly stating that their property was or was not affected by the proposal. The letter also directed interested parties to the study online, which contained further information, and provided officer contact details should there be any further confusion.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#95	Partially	<p>The submitter they strongly supports the application of the Heritage Overlay in Boroondara, particularly in the Summerhill Estate. They say action must be taken before it's too late and the entire area looks like a new estate.</p> <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> All of Prosper Parade and the eastern side of the railway line (the original Summerhill Estate area) should be included. It is a single historic subdivision that has its own character and only preserving some streets makes no sense. The Summerhill area should not be divided. 	<p>The submitter's partial support and comments are noted.</p> <p>While an understanding of the creation and development of the Summerhill Estate in its entirety is important, the Heritage Overlay is not put in place to protect the original extent of the subdivision. Instead, it is put in place to protect the remaining most cohesive area of houses. While heritage precincts are often named after an associated subdivision, their boundaries rarely line up precisely with the subdivisions, extending further or contracting dependent on built form to be protected.</p>	No change proposed.
#117	Partially	<p>The submitter <u>partially</u> supports the draft study, as they think a Heritage Overlay in the Summerhill Estate is a good idea. The submitter proposes that the draft study be changed so that the entire original Summerhill Estate area would be covered by a Heritage Overlay.</p>	<p>The submitter's partial support and comments are noted.</p> <p>While an understanding of the creation and development of the Summerhill Estate in its entirety is important, the Heritage Overlay is not put in place to protect the original extent of the subdivision. Instead, it is put in place to protect the remaining most cohesive area of houses. While heritage precincts are often named after an associated subdivision, their boundaries rarely line up precisely with the subdivisions, extending further or contracting dependent on built form to be protected.</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#34	Yes	<p>The submitters support the recommendations of the draft study, specifically regarding the Summerhill Estate precinct, for the following reasons:</p> <ul style="list-style-type: none"> The retention of the covenant is vital for the overall protection of the residential nature of the Summerhill Estate. The application of the Heritage Overlay will make inappropriate development harder in the future. 	<p>The submitter's support and comments are noted. Council's heritage consultant agrees the single-dwelling covenant has helped to retain the original rhythm of houses along the streets of the precinct, but it has done little to prevent the demolition of houses or to encourage contextually designed new dwellings, which add little to the visual appeal of the area. The interwar styles, massing, setbacks and materiality have established a strong character to this area which is not created or protected by the covenant. It is an interwar architectural aesthetic which is proposed to be protected by the heritage precinct, not one merely of masonry detached dwellings.</p>	<p>No change proposed.</p>
#56	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> Some of these houses are dumps and there are some beautiful modern houses that have been built. It is fine to preserve government buildings or churches but not someone's own home. The existing single dwelling covenant and other restrictions such as roof type are enough of a restriction. They love the "leafy" eastern suburbs and believe there should be more emphasis put on number and size of trees and gardens rather than the actual houses. 	<p>Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and the Planning Panels. Precinct Heritage Overlays are applicable to areas that have intact buildings that form cohesive streetscapes with a definable character. The buildings in a potential precinct do not have to be of particularly high architectural design quality, but can be typical buildings of their era. Officers note that the Heritage Overlay is not proposed to be applied as a 'blanket' to the entirety of Glen Iris, just to the 15 individual places and four precincts outlined in the study.</p>	<p>No change proposed.</p>

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		<ul style="list-style-type: none"> They note some houses have been marked as contributory yet have had modern driveways and second stories put on. <p>The submitter proposes that the draft study be abandoned.</p>	<p>The draft study directly addresses the issue raised by the submitter regarding the identification of Council-owned heritage places: <i>“Council specified that all places of potential heritage significance should be identified within Glen Iris, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Council is preparing an inventory of such places for assessment in the future. They are documented in Council’s internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them. Five potential heritage places of this type have been identified during the Study (draft study, p. 15)”</i>.</p> <p>A restrictive covenant is a private legal agreement between land owners and purchasers that is registered on the Certificate of Title. The planning system is involved if there’s an application to remove or vary a covenant, however councils and government don’t create or enforce them. Council’s <i>Single Dwelling Covenant Policy (2019)</i> recognises and reinforces the relevance and importance that single dwelling covenants have in relation to the ongoing management of the development of land in the municipality. Council also cannot grant a planning permit for something that would result in a breach of a</p>	

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			<p>registered restrictive covenant unless a planning permit is also granted to remove or vary the covenant.</p> <p>A single dwelling covenant is not an effective tool to conserve or enhance identified heritage places, it simply limits more than one dwelling being constructed on a lot, or limits materials. Officers also note that the Heritage Overlay is the recognised a tool to be used to protect places and precinct of heritage value, and is not intended to be used as a neighbourhood character tool.</p> <p>Council's heritage consultant agrees the single-dwelling covenant has helped to retain the original rhythm of houses along the streets of the precinct, but it has done little to prevent the demolition of houses or to encourage contextually designed new dwellings, which add little to the visual appeal of the area. The interwar styles, massing, setbacks and materiality have established a strong character to this area which is not created or protected by the covenant. It is an interwar architectural aesthetic which is proposed to be protected by the heritage precinct, not one merely of masonry detached dwellings.</p> <p>Council's Tree Protection Local Law 2016 governs canopy trees on private property and a range of statutory tools are used to achieve more specific outcomes across the municipality, such as the Vegetation Protection or Environmental Significance Overlays and the requirements of ResCode where</p>	

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			<p>they apply. The Heritage Overlay is not the tool to protect trees for amenity value.</p> <p>Regarding altered buildings with ‘contributory’ gradings, the draft study deals with this matter directly, stating that “a ‘contributory’ grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a ‘contributory’ grade. In some instances, an altered building may still be considered ‘contributory’ if its connection to the themes of the precinct can still be clearly understood. In addition, a very important building – that would otherwise be ‘significant’ – might be altered to a greater extent but still contribute to the significance of the precinct (draft study, p. 10)”.</p>	
#57	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> • Too many modern houses have been built already. • Modern building techniques are far better now than in the 1930s. The submitter’s house at 3A Hortense Street has serious cracking and general deterioration. It needs to be replaced and to do that under the constraints of a Heritage Overlay would be cost prohibitive. • There is already a single dwelling covenant over the Summerhill Estate to prevent inappropriate development. 	<p>Council’s heritage consultant acknowledges that some original houses have been replaced with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size comprise a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed</p> <p>Any potential personal financial implications such as the cost of repairing an older property are not</p>	No change proposed.

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		<ul style="list-style-type: none"> No level of government should tell them what style they should build or renovate in. There is a house at the bottom of Hortense Street with a really ugly fence. How did this get through Council? These issues are more important than protecting old and ugly houses. <p>The submitter proposes that the draft study be abandoned.</p>	<p>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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>All properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The introduction of heritage controls does not compel a property owner to maintain the property to a particular standard. Further, maintenance requirements are not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The planning permit process is the most appropriate process to consider a building's structural integrity and how best to manage this. In <i>Boroondara C274 Part 2</i>, the panel found "the structural integrity of a building is a matter that is relevant to whether it can or should be retained. In the Panel's view this assessment should be undertaken by a suitably qualified professional and appropriately undertaken as part of the detailed assessment of a planning permit application" (<i>Boroondara PSA C274 Part 2 [2018] PPV</i>).</p> <p>A single dwelling covenant affords no control over the demolition of existing buildings nor the design</p>	

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			<p>detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage Overlay is not intended to be used as a neighbourhood character tool.</p> <p>Council's heritage consultant does agree the single-dwelling covenant has helped to retain the original rhythm of houses along the streets of the precinct, but it has done little to prevent the demolition of houses or to encourage contextually designed new dwellings, which add little to the visual appeal of the area. The interwar styles, massing, setbacks and materiality have established a strong character to this area which is not created or protected by the covenant. It is an interwar architectural aesthetic which is proposed to be protected by the heritage precinct, not one merely of masonry detached dwellings.</p> <p>Planning Panels Victoria have previously confirmed that 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</i>" (Boroondara PSA C266 [2018] PPV, p. 23).</p>	

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			Without a Heritage Overlay (HO), front fences in Hortense Street would not normally need a planning permit (as the lots are generally over 500m ²). If the HO is applied, an application to demolish, alter or construct a front fence would be assessed by Council officers against the Heritage Policy.	
#73	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> • Not all houses are worthy of protection from change. • Change may be environmentally beneficial (e.g. double glazing) or in terms of new design. Enforcing designs to be compatible with local styles may stifle creativity. • Many houses have already been replaced and there is already a diversity of housing styles. • Many new houses are inappropriate because they are huge, occupy most of the block, do not allow for trees and gardens and overlook neighbours. The submitter says Council has allowed this so they cannot be trusted to implement new rules satisfactorily. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> • Introduce rules to retain back yards by reducing the proportion of land allocated to buildings including decks and garages. Make sure new 	<p>The draft study acknowledges that not all houses are worthy of heritage protection, and uses gradings in the citation to assign the different levels of protection.</p> <p>Officers acknowledge that change can be beneficial, and notes that the Heritage Overlay does not seek to prohibit any change, but rather applies a policy by which to assess these changes and their impact on the identified heritage values of a place. For example, more modern designs may be supported to the rear of existing heritage places.</p> <p>Heritage protection and environmental protection are not mutually exclusive. The application of a Heritage Overlay does not preclude owners from installing an electric vehicle charging station; rather it adds a layer of assessment and another objective to be considered upon application. Competing planning objectives such as environmental concerns and heritage protection are not uncommon in an urban area such as Boroondara. However, these are most appropriately considered during the planning permit application process</p>	No change proposed.

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		<p>houses are orientated to maximise light and air flow to reduce reliance on air conditioning. Prevent overlooking and increase setbacks from boundaries.</p> <ul style="list-style-type: none"> Assess individual properties rather than apply overall rules. 	<p>rather than the heritage assessment process. They are not reasons to not apply the Heritage Overlay to an identified heritage place in the first place.</p> <p>Council's heritage consultant acknowledges that some original houses have been replaced with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size comprise a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed</p> <p>Contrary to the submitter's understanding, Council is not responsible for the construction of single dwellings that are not in keeping with the established character. Victoria's planning system generally does not require a planning permit for a single dwelling on a lot larger than 500m². In these instances (most properties in the Summerhill Estate would be larger than 500m²) a private building surveyor is normally responsible for ensuring the proposal complies with Victorian Government building regulations. When issuing a building permit, a building surveyor is not required to assess issues of neighbourhood character. If the lot is less than 500 square metres, or more than one house is being proposed, a planning permit is normally required and the application will be assessed by</p>	

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			<p>Council against the controls of the Boroondara Planning Scheme. This assessment considers garden area, orientation, setbacks and overlooking amongst other things, and is commonly known as ResCode. This is different to the controls proposed by the Heritage Overlay, which aim to protect valued cultural heritage.</p> <p>In relation to the changes proposed by the submitter, the rules they proposed are relating to neighbourhood character, and are not relevant to a heritage study.</p> <p>In relation to the application of overall rules, the Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. The represent the most cohesive remaining collection of (mostly) interwar development in Glen Iris. A heritage precinct is a recognised mechanism for protecting identified heritage areas. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended</p>	

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			<p>following this assessment. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p>	
#92	No	<p>The submitter and eleven (11) additional signatories to a petition <u>oppose</u> the inclusion of the Summerhill Estate in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Regarding the 'Camberwell Conservation Study' prepared for the Camberwell Council by Graeme Butler & Associates in 1991: <ul style="list-style-type: none"> ○ The study did not include Summerhill Road in the Summerhill Estate Precinct recommendations for Heritage Overlay (HO). There is no justification for its recent inclusion. ○ At the time of writing this letter, evidence cannot be located confirming that Camberwell Council in 1991 upheld the recommendation that the Summerhill Estate be graded a Heritage Precinct. • Heritage Overlays can bring significant financial detriment to the property owner. A report, 'Heritage Listing & Property Valuations in Victoria - Heritage Victoria' (March 2001, page 8) states, <i>"Clearly, there will have to be a balance at some point between the interests of heritage</i> 	<p>Officers note that this petition was recorded as one submission, per Council's <i>Petitions Policy 2015</i>.</p> <p>Regarding the 'Camberwell Conservation Study', officers note that in previous correspondence with the submitter, officers advised that they were unable to locate any specific minutes regarding the Camberwell Conservation Study from the early 1990s. Officers understand that at the time, the Council of the day (the former City of Camberwell) resolved to implement some of the recommendations based on available resourcing. Not long after the study was adopted, Council amalgamation happened, combining the former Cities of Camberwell, Kew and Hawthorn. Amalgamation resulted in the reprioritisation of services, projects and resources and it is possible that this is a reason that a number of outstanding recommendations from the Camberwell Conservation Study were never acted upon. Since that time, however, Council has maintained a list of the properties which were recommended and the heritage value of these properties has been</p>	No change proposed.

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		<p><i>conservation and the interests of individual property owners. In the latter case, we were informed (and accept) that the introduction of a heritage control would cause a substantial reduction in the values of some properties".</i></p> <ul style="list-style-type: none"> • Council is obliged to consider both the heritage importance and the economic consequences of applying a Heritage Overlay. • The submitter objects to the Summerhill Estate precinct being classified as significant. As stated by Heritage Victoria, 'Heritage buildings are often 'quality' buildings with a special appeal'. The Summerhill Estate comprises mainly modest homes from the 1920s to 1960s. The Estate comprises different styles of architecture which are replicated throughout the whole of the Glen Iris study area, as well as Burwood and Ashburton, and many other suburbs developed during that era. The Summerhill area is not unique. As stated in the Heritage Gap Study, "Glen Iris was a desirable location for middle class suburban residences". • Common Law refers to the 'reasonable person' test. The submitter believes that most ratepayers would not class the homes on Summerhill Estate to be of Significant Heritage value. • To subject the precinct to an HO would be holding the appearance and satisfactory use by the residents to an era long past. Most of the houses were modest when built, comprising only 2 	<p>considered through the building demolition consent process (under Section 29A of the Building Act). This process is now being formalised in the current Municipal-Wide Heritage Gap Study. Not applying the Heritage Overlay at that time does not preclude Council from pursuing a Heritage Overlay now.</p> <p>Council's heritage consultant agrees that Summerhill Road was not in the extent of the precinct proposed by the 1991 Camberwell Urban Conservation Study, nor was Montana Street on the east side of the currently proposed precinct. Both of these areas, however, are part of the original subdivision (Summerhill Estate), and retain houses of the same styles and similar quality to the streets in the central area of the precinct. While previous precinct recommendations were revisited as part of the Glen Iris Heritage Gap Study, the entire suburb was surveyed and considered. The Gap Study was not confined to solely reviewing previous recommendations, so it was in no way confined to the 1991 precinct boundaries.</p> <p>The submitter is correct in stating that the recommendations of the 1991 study – to protect the internal area of the Summerhill Estate – were not implemented. For this reason, the houses in the estate have not been protected. As noted above, the entire suburb – including precincts recommended in the past – has been reviewed and current heritage assessment principles have been followed to determine which areas warrant</p>	

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		<p>bedrooms, a small bathroom and outside toilet and laundry. These houses are not suitable for current family lifestyle requirements.</p> <ul style="list-style-type: none"> The report mentions garages as important. Few garages would have their original doors and few are big enough to house cars of today's size. The submitter cannot fit their car down the driveway let alone into the garage. The submitter contends the existing single dwelling covenant of the original subdivision has resulted in approximately 79% of original homes remaining on the Summerhill Estate precinct. Extensions and second storeys have not detracted from the aesthetics of the suburb and indeed have added to the value and prestige of the area. Restrictive planning controls will deter owners from enhancing their properties and deter prospective purchasers. Prospective purchasers will overlook the modest homes and block sizes in Summerhill Estate and find the areas west of Summerhill Road more attractive due to their large blocks and bigger homes. The recommended HO precinct to the Summerhill Estate (comprising of 391 homes) is manifestly excessive in number (307 Contributory, 82 Non-Contributory dwellings and 2 Existing Overlays). Council needs to balance conflicting objectives in favour of net community benefit. The restrictions to 389 homes should not be at the expense of the current owners. 	<p>inclusion in the Heritage Overlay. The Summerhill Estate Precinct – including 37-91 Summerhill Road – is one of the precincts found to be of local significance and recommended for the Heritage Overlay.</p> <p>The report cited by the submitter, 'Heritage Listing & Property Valuations in Victoria - Heritage Victoria' is almost 20 years old. The excerpt used by the submitter is a summary from a March 2000 Planning Panel report regarding a Heritage Overlay in the City of Stonnington. The excerpt as provided by the submitter is taken out of context, and must be read with the paragraphs that follow it. Officers provide the next part of that statement:</p> <p><i>“This is a common and, in principle, accepted consequence of changes in planning controls (e.g. even a change in a council's non-statutory residential code can have quite substantial effects on some property values, depending on the specific characteristics of the property)”.</i></p> <p>The writer of the summary article concludes:</p> <p><i>“Most planning decisions and most forms of planning activity will potentially have some effect on the value of property, either positive or negative. The conservation of buildings, areas and other places of heritage value is but one aspect of good planning. The conservation of our heritage is best served through ensuring that listing is considered on heritage</i></p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • The public perception of 'Heritage Significance' will be devalued with the inclusion of precincts such as 'Summerhill Estate'. If these modest homes are classed as 'heritage', then the true prestige of significant heritage listings will be devalued. • The submitter disagrees with the assessment against Criteria, including: <ul style="list-style-type: none"> ○ Criterion D: The statement in support of Criterion D could well be used to cover any other of the areas within the Gap Study Area or in surrounding suburbs. The characteristics of a class or culture is not unique to the Summerhill Estate. ○ Criterion H: Thomas William Burke was a businessman and estate agent. It should be noted that most of the Summerhill Estate houses were built after 1936. Of the stated 307 houses identified in the Summerhill Estate as Contributory, 247 homes were built in 1936 or later (after Burke had handed over the day-to-day operations of the business to his sons), according to the Australian Dictionary of Biographies. 	<p><i>worthiness. The consideration of economic impacts of heritage and the interests of property owners is important and needs to be given due consideration and this is best achieved as part of the development or permit approvals process”.</i></p> <p>The submitter may also be aware of recent independent Planning Panels (Boroondara PSA C266 [2018] PPV; Boroondara PSA C284 [2019] PPV) which have consistently found that potential personal financial implications such as property value are not relevant considerations in the assessment of appropriate heritage controls. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>The submitter seemingly refers to the requirements of the <i>Planning and Environment Act 1987</i>, which stipulates at Section 12(2)(c) that in preparing a planning scheme amendment, the planning authority (Council) must take into account its social effects and economic effects (amongst other things). As previously stated, previous planning panels have consistently found that personal financial impacts are not a relevant consideration in applying the Heritage Overlay, and that these matters are more suitably addressed during a planning permit application.</p>	

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			<p>The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay' (PPN01)</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment. <i>PPN01</i> does not refer to the reasonable person test, but to these assessment criteria.</p> <p>Regarding the garages, their contribution to the identified heritage values of the precinct would be considered at the planning permit application stage, and individual circumstances weighed up as part of this process. This is not in itself a reason to not include a precinct in the heritage Overlay. On garages, the study says <i>"many of the properties in the precinct retain early or original garages. Garages became more commonplace in late interwar and early postwar residential development, reflecting the rise in car ownership at this time, and it distinguishes the later suburban development of the Summerhill Estate Precinct from other precincts developed in the Victorian and Edwardian/Federation periods. Mostly garages are located at the very rear of the property at the end of a long, straight driveway or, for some later houses,</i></p>	

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			<p><i>they are connected to the side or rear of the house. Typically, the garages have a parapet front and feature details to match the house. Examples of early or original garages are at 25 Hortense Street, and 3, 14 and 22 Montana Street” (p. 12), and on p. 116, “The original front fences and original garages are contributory elements of the precinct”.</i></p> <p>Officers note that the submitter admits that a significant percentage of original homes remain in the Summerhill Estate precinct. They say extensions and second storeys have not detracted from the aesthetics of the suburb and indeed have added to the value and prestige of the area. While the refurbishment and enlargement of the interwar dwellings may have added financial value and prestige to some dwellings, some have been carried out in a way that preserves the original dwelling better than others. It should be noted that remodelling and extensions are common in Heritage Overlay precincts as well, but extensions are kept to the rear so that the original character of the houses and streetscape can be clearly understood.</p> <p>A single dwelling covenant affords no control over the demolition of existing buildings nor the design detail of replacement buildings. Single dwelling covenants are a density control, and in the absence of any other planning controls applicable to the street, are not an appropriate tool to rely upon to protect the heritage fabric of the precinct that</p>	

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			<p>remains. The Heritage Overlay is the recognised tool to protect places and precinct of heritage value. The Heritage Overlay is not intended to be used as a neighbourhood character tool.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that 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 size of the precinct, and thus the overall number of properties within it, has been delineated based on the location of a cohesive area of interwar and early post-war streetscapes. Non-contributory (either replacement or very altered original houses) have been included where they are interspersed with contributory houses. While</p>	

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			<p>heritage precincts vary from small to large, there are many of a similar size in the Boroondara Heritage Overlay, for example, in Camberwell and Hawthorn.</p> <p>Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> says that "a heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land". It goes on to say "for every heritage place (that is, a precinct or individual place) a statement of significance must be prepared.</p> <p>The draft study notes "in identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built era or building type) were chosen" (p.5).</p> <p>While the submitter feels that the inclusion of modest homes in the Heritage Overlay devalues the concept of heritage, current heritage best-practice has moved on from merely protecting mansions and the like. The purpose now is to protect both individual standouts (for their</p>	

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			<p>architectural quality, grandeur, great age, or similar), as well as those areas (precincts) that demonstrate the important developmental periods for a given suburb or municipality. There is consensus that the best of all types of places should be protected as irreplaceable parts of our heritage. The Summerhill Estate Precinct contains excellent examples of interwar houses and styles, and while medium-sized, most are well detailed and good examples of their type. Heritage is not devalued but broadened in scope.</p> <p>Assessment against criteria:</p> <ul style="list-style-type: none"> • Criterion D: Council's heritage consultant does not claim that the dwellings within the precinct are unique compared to other areas. In fact, they agree there are other many examples of the interwar styles seen in the precinct in other parts of Boroondara and Melbourne's suburbs. However, there is no requirement for houses to be the only one of their type or style to warrant inclusion in the Heritage Overlay. In this case, the precinct as a whole is considered one of the best surviving illustrations of this period of residential development in Glen Iris and Boroondara. It has been compared to similar precincts already in the Boroondara Heritage Overlay, and found to be in this top group. Hence it warrants heritage protection. Comparison to other municipalities are also not 	

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			<p>relevant as the assessment is done at the local level (i.e. the suburb of Glen Iris).</p> <ul style="list-style-type: none"> • Criterion H: Council's heritage consultant agrees most of the houses in the proposed precinct were constructed after Burke began to step down from running his company. However, the creation and subdivision of the estate and the construction of the houses within it are two separate activities. There is no claim that Burke was involved in construction as this clearly happened later. However, it cannot be disputed that Burke did shape the physical layout of the estate and put in place the covenant that shaped its built form (single dwellings of brick and tile). 	
#99	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> • The Summerhill Estate has changed significantly in recent years. Many properties have been demolished and rebuilt, changing the streetscape. • Criterion A has not been met. The "cohesive" range of styles exhibited in the area are a hotchpotch of styles common around the time (Tudor, Old English, Moderne, Art Deco, Georgian Revival, California Bungalow), and don't represent any kind of cohesion. The infill development combined with the number of properties that have been demolished and rebuilt reduce the cohesion further. 	<p>Council's heritage consultant acknowledges that some original houses have been replaced with new ones that are often out of character with the area. These new houses are all graded non-contributory in the precinct boundaries. Nearly all precincts of medium or large size comprise a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed.</p> <p>Criterion A – The Summerhill Estate Precinct is considered cohesive due to its strong interwar character. The interwar period was highly eclectic,</p>	No change proposed.

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		<ul style="list-style-type: none"> • Criterion D has not been met. The houses are built in similar materials because of estate rules. All estate subdivisions would require houses to be built from the same materials if this was all that was required to be aesthetically important. • Criterion H has not been met. A residential subdivision associated with a prominent estate agent (Thomas Burke) cannot be classified as important in Boroondara's history, or all subdivisions built by major developers (e.g. Brookfield) will need to be classified in future. <p>The submitter proposes the Summerhill Estate precinct be removed from the Heritage Overlay recommendation.</p>	<p>so all but the smallest interwar precincts contain a variety of styles. Despite the many styles, houses of this era generally have a consistency in setbacks, scale and materials palette. The precinct presents the best remaining cohesive collection of interwar development in Boroondara.</p> <p>Criterion D – Council's heritage consultant agrees that the covenant, requiring construction in masonry with a tile roof, has provided some consistency in the estate, as noted. More importantly, a large group of good quality interwar and early post-war houses have survived. As a group these houses provide an excellent illustration of domestic architecture at that time. That said, the covenant does not afford these heritage places any protection, and this is why the Heritage Overlay is required.</p> <p>Criterion H - The majority of the eastern third or so of the City of Boroondara underwent its major residential subdivisions during the interwar period. Burke was one of the major estate developers and marketers at that time, so it is reasonable to recognise his input. In the future, estates of high quality contemporary houses may be recognised as having heritage significance in part due to the developer involved.</p>	
#110	No	The submitter <u>opposes</u> the recommendations of the draft study, particularly the inclusion of the	Criterion A – Council's heritage consultant agrees that there are other parts of Boroondara that contain similar interwar and early post-war houses	No change proposed.

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		<p>Summerhill Estate precinct in the Heritage Overlay, for the following reasons:</p> <ul style="list-style-type: none"> • They disagree with the assessment against criteria, as follows: <ul style="list-style-type: none"> ○ Criterion A: There are many other areas within Boroondara and other municipalities that contain similar buildings built within the post-war period. If the development of that era could be described as "historically significant" does it follow that the Council-approved destruction of the precinct that has taken place in recent years will one day be described as historically significant for heritage purposes? Moreover, while all the development that has taken place in and around Melbourne in recent years is factually "historic" it can hardly be described as "significant" from a heritage perspective. The area is not "historically significant". ○ Criterion H: The associative significance of Thomas Burke's involvement with inter-war suburbanisation of the area is of no relevance to the heritage question. His involvement in the development of the Summerhill Estate was merely one of pursuing a business opportunity. To suggest that because he carried out some real estate business in Noosa gives him some national business presence requiring recognition for heritage purposes is a bit fanciful. 	<p>as the Summerhill Estate Precinct. However, in determining if a precinct is <u>locally</u> significant or not, it is not useful to look to other municipalities. In many cases, where there were once continuous streetscapes of such houses, they have been extensively redeveloped since that time. The Summerhill Estate precinct was identified as one of the best areas of interwar residential development back in 1991, prior to much redevelopment in Boroondara, and it is still considered one of the best and most cohesive areas of this type in Glen Iris and Boroondara. This is based on a street-by-street survey of Glen Iris and the surrounding suburbs. Officers also note that the recent loss of buildings and replacement with newer dwellings is not Council approved. A planning permit is not normally required for demolition or new buildings and works on lots greater than 500 square metres. By including the property in the Heritage Overlay, Council can ensure that a planning permit is triggered for demolition and buildings and works for the property in the future. The demolition of many properties across Boroondara actually demonstrates that Council cannot prevent full demolition of valued heritage buildings unless the Heritage Overlay is applied.</p> <p>Criterion H – Thomas Burke named the estates that he developed with the intention of attracting buyers with that name. Summerhill Estate is the historic and original name given to this subdivision and the</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • They question the effect of a 'non-contributory grading' where alterations are sought, and ask if it is different for 'contributory' properties? • They don't want discriminatory policy to apply. They are concerned that owners of 'contributory' properties have preserved or improved them in a way that retains their identity, while the 'non-contributory' development has not. • The submitter proposes the draft study be changed to eliminate the Summerhill Estate precinct from the proposal. 	<p>fact that it is not called 'Thomas Burke Estate' does not in any form diminish its significance. In fact, for someone who was responsible for creating so many estates across Melbourne's suburbs it would have been highly confusing if he named them all after himself.</p> <p>Historical research carried out for the 1991 Camberwell Urban Conservation Study found that Burke was very important in the interwar development of the area as a whole, and that the Summerhill Estate exemplifies his best work. The ongoing recognition of his importance as a historical figure is demonstrated by his inclusion in the Australian Dictionary of Biography.</p> <p>The purpose of the Heritage Overlay is to ensure that new development does not adversely affect the significance of identified heritage places. If there was a Heritage Overlay over the precinct, any new development would need to be assessed against Council's Heritage Policy. The draft study provides a grading for each property in a precinct, either 'significant', 'contributory' or 'non-contributory' and the Heritage Policy provides different policy for each grading. The main difference is that full demolition will normally be supported for a 'non-contributory' graded dwelling, where it would not for a 'contributory' graded property. Regarding alterations, the Heritage Policy applies and its relevant objectives are:</p>	

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			<p><i>To retain and conserve 'contributory' places and fabric in the Heritage Overlay which are visible from the primary street frontage.</i></p> <p><i>To facilitate sympathetic additions, alterations and new buildings to 'contributory' heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street.</i></p> <p><i>To ensure buildings and works to 'non-contributory' properties are sympathetic to the heritage values of the precinct and complement the precinct's heritage built fabric by being respectful of the scale, massing, rhythm and detailing (Clause 22.03-2 of the Boroondara Planning Scheme).</i></p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. The Boroondara Planning Scheme is the key document relating to land use and development in Boroondara, of which heritage is one part.</p>	
#135	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> Over the last 6 years the submitter has witnessed a shift in the demographics and the nature of housing in the area. 	<p>The demography of residents is not a matter for consideration when determining whether a property has heritage value and should be included in the Heritage Overlay, pursuant to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. It is noted that Council is required under the <i>Planning and</i></p>	<p>No change proposed.</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The appeal of the Summerhill Estate lies not within the physical nature of the housing stock, but the single dwelling covenants and to a lesser extent the brick and tile construction covenants that create the ambience/amenity. The 'blanket' application of a heritage overlay across virtually an entire precinct that captures some homes of strong character, but the majority of which the average citizen would consider to be a disparate, non-uniform amalgamation of housing styles does not pass the 'common sense test'. There is little synergy across the housing styles within the Summerhill Estate, unlike for example the Golf Links Estate that is markedly more uniform, with all but a minor proportion of dwellings of little true visual appeal. The application of any overlay based purely on the era of original housing construction in an area of minimal genuine street appeal (unlike a uniform streetscape) is not warranted, as by definition in 80 years' time a similar discussion would be had in relation to currently constructed outer suburban estates (which Summerhill Estate was once) being subject to Heritage Overlay on the basis that in the 2010's houses were constructed in square shapes and without eaves. Irrespective that 'financial' considerations should not be considered by the study, a significant number of owners in the estate have purchased in the past 8-10 years as a generational shift has occurred. They have done so in good faith and 	<p><i>Environment Act 1987</i> to identify and protect places of architectural and historical interest. In light of this, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>Council's heritage consultant agrees the single-dwelling covenant has helped to retain the original rhythm of houses along the streets of the precinct, but it has done little to encourage contextually designed new dwellings, which add little to the visual appeal of the area. The interwar styles, massing, setbacks and materiality have established a strong character to this area which is not created or protected by the covenant. It is an interwar architectural aesthetic which is proposed to be protected by the heritage precinct, not one merely of masonry detached dwellings.</p> <p>While the submitter characterises the proposed Heritage Overlay precinct as a "blanket" control, it is a common and recognised planning tool which is</p>	

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		<p>with 'certainty' associated with major financial commitments, many of whom have done so on the basis of seeking to rebuild a new family home based on the current planning controls. There has been decades of opportunity to implement any heritage controls without action, and the next generation of long term rate payers are facing significant implications for their futures due to the mooted 'changing of the rules'.</p> <p>The submitter proposes that the draft study not be implemented.</p>	<p>supported by state planning regulations. A heritage precinct is a tool to protect streetscapes and neighbourhoods that illustrate part of the heritage of a suburb or municipality. A precinct can include the stand-out single buildings (graded significant) as well as good examples of typical buildings of a given era (graded contributory). While there are only three small HO precincts in Glen Iris at present (and four proposed precincts), most of Boroondara's other suburbs have HO precincts of a similar or larger size to the Summerhill Estate Precinct.</p> <p>Houses in the Golf Links Estates and the Summerhill Estate Precinct were built at a similar time, are of a similar size, built of the same palette of materials, and represent many of the same interwar styles. They each have their own distinct character overall, particularly in street layouts and materials, and the predominant styles and cladding materials used. While the submitter may feel that most dwellings in the Summerhill Estate Precinct have little visual appeal, there is no fundamental difference between the level of visual interest in the two precincts, just different predominant styles of the same period.</p> <p>The submitter may be correct in stating that some sections of today's outer suburbs may warrant heritage protection in 80 years' time, particularly if there is a particularly intact area that survives and illustrates the suburban origins of that locality.</p>	

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			<p>However, that assessment can be left to the future and is irrelevant to the consideration of whether the Summerhill Estate is worthy of heritage protection. This part of Boroondara underwent its most intensive suburbanisation during the interwar period, and the Summerhill Estate Precinct is one of the best illustrations of this. All houses of this early period illustrate this historical phase. Most also illustrate the popular housing styles of that era. While the submitter may not think that many of the interwar houses have “street appeal”, this is a matter of taste and tastes change. In the 1980s and 1990s Edwardian houses and California Bungalows were not considered attractive or “heritage” by most people, but as the years passed this has changed.</p> <p>Regarding the submitter’s concern that the introduction of the Heritage Overlay is ‘changing the rules’, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian</p>	

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			<p>planning system for protecting valued heritage places and precincts.</p> <p>The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>As the submitter notes, any potential personal financial implications such as property value or the costs associated with maintaining or altering 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p>	
#164	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the as they relate to the Summerhill Estate, for the following reasons:</p> <ul style="list-style-type: none"> • The estate is made up of a mismatch of post-war homes. • The change that has already occurred in the estate adds to the variations of properties and sets a precedent for other home owners wanting to improve their property. 	<p>The Summerhill Estate Precinct is considered cohesive due to its strong interwar character. The interwar period was highly eclectic, so all but the smallest interwar precincts contain a variety of styles. Despite the many styles, houses of this era generally have a consistency in setbacks, scale and materials palette. There was a small amount of infill development in the early post-war period, continuing the same styles and a similar palette of</p>	No change proposed.

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		<ul style="list-style-type: none"> • They paid a premium for the property and believe this value would be reduced by a restrictive overlay. • Costly repairs and upkeep are becoming necessary. • The appeal of the area does not come from a particular architectural style, but the protections of the covenant. Each owner has bought into the estate knowing the restrictions of the covenant and should be made to abide by these rules. • They understand council does not want to hear about personal impacts, but the area is made up of families who have built communities and friendships. To have to move away from their community in order to be able to create a home that can service their growing needs is unfair and unnecessary. • They understand there are residents in Summerhill Estate who support the Heritage Overlay. However, the changes individuals make to their properties in no way impacts other residents directly. • Further restrictions would impact those (including the submitter) wishing to improve their home, through renovations or knockdown/rebuild. They are planning a home that would blend into the estate. They could have already built a “kit” home but chose a bespoke home and are now being penalised by timing. 	<p>materials, creating a very cohesive area of development.</p> <p>Council’s heritage consultant acknowledges that some original houses have been replaced with new ones that are often out of character with the area. These new houses are all graded non-contributory where they are within the precinct boundaries. Nearly all precincts of medium or large size comprise a proportion of non-contributory buildings. The large majority of houses are still those of the interwar and early post-war eras, so the precinct as a whole is still considered to be a good example of residential development from the era this area was first developed</p> <p>Regarding the submitter’s concern that the introduction of the Heritage Overlay is changing the rules when other have been able to redevelop, Council has various responsibilities under the <i>Planning and Environment Act 1987</i> (the Act), including to review regularly the provisions of the planning scheme for which it is a planning authority (Section 12) and to identify and protect heritage places in the municipality (Section 4). Heritage protection is inherently evolving, and in light of its duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian</p>	

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		<p>The submitter proposes the following changes:</p> <ul style="list-style-type: none"> • Council should enforce the covenant. All properties should remain single dwelling, but home owners should not be further restricted beyond what the covenant already does. • Council should introduce a transitional period (3 years?) before the HO becomes effective, to accommodate those who are already in the process of planning a redevelopment. 	<p>planning system for protecting valued heritage places and precincts.</p> <p>The fact that a HO may not have applied at the time of purchase does not mean that the precinct is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls to change over time.</p> <p>As the submitter notes, any potential personal implications such as property value or the costs associated with maintaining or altering or potentially having to move are not relevant considerations in the assessment of heritage controls. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> (PPN01) identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal matters.</p> <p>All houses require on-going maintenance in order 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 the property to a particular standard. The preference of landowners for restoration or demolition is also not relevant to whether a recommendation can be made to include the property in a Heritage Overlay under PPN01. Alterations and additions to the property may be</p>	

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			<p>undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that 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>Council's heritage consultant agrees that the single dwelling covenant, also requiring construction in masonry with a tile roof, has provided some consistency in the estate. It has helped to retain the original rhythm of houses along the streets of the precinct, but it has done little to encourage contextually designed new dwellings, which add little to the visual appeal of the area. The interwar styles, massing, setbacks and materiality have established a strong character to this area which is not created or protected by the covenant. It is an interwar architectural aesthetic which is proposed to be protected by the heritage precinct, not one merely of masonry detached dwellings.</p> <p>Officers note a restrictive covenant is a private legal agreement between land owners and purchasers that is registered on the Certificate of Title. The planning system is only involved if there's an application to remove or vary a covenant, however councils and government don't create or enforce them, however Council cannot to grant a planning permit for something that would authorise the breach of a registered restrictive covenant</p>	

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			<p>(unless a planning permit is also granted to remove or vary the covenant). Council's <i>Single Dwelling Covenant Policy</i> (2019) recognises and reinforces the relevance and importance that single dwelling covenants have in relation to the ongoing management of the development of land in the municipality.</p> <p>Regarding the suggestion of transitional provisions, Council has recently updated its adopted process that deals with demolition consents, and has advocated strongly to the Minister for Planning to remove transitional provisions provided by the Incorporated Document known as 'the C299 loophole'. This is to stop the continued loss of valued heritage properties while Council is trying to protect them. A more detailed discussion of this matter is provided in the body of the UPSC report.</p>	
<p>Violet Farm Estate Precinct</p> <p>377-423 Burke Road; 1-35 & 2-36 (excluding 1B, 2A & 2B) Faircroft Avenue; 11 & 14 Grosvenor Road; 2-16 & 1-15 Harris Avenue; 1-15 & 6-12 Macdonald Street; 2-30 & 1-21 Parkin Street; 1-47 & 2-30 Rix Street, Glen Iris.</p> <p>Summary: The precinct is of local historical, architectural and aesthetic significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s which were built until just after World War II.</p> <p>The precinct is distinguished in Glen Iris and Boroondara by the outstanding collection of houses along Burke Road, the distinctive groups of single-builder 1920s and 1930s houses which are atypical variations on common styles, and the general high quality of design of houses. Refer to the 'Statement of Significance' in the relevant heritage citation for a full understanding of the Significance of the heritage place.</p> <p>Officer recommendation: Include the Violet Farm Estate Precinct in the Heritage Overlay.</p>				

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
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Total number of submissions: Nine (9) - 2 support, 2 partially support and 5 oppose.
Recommended statutory changes: None

#121	Partially	<p>The submitter <u>opposes</u> the inclusion of the property at 377 Burke Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The site is on the corner of Burke Road and Harris Avenue, and on both street frontages the neighbouring dwellings within 2-3 sites are either: <ul style="list-style-type: none"> Excluded from the proposed precinct Atypical examples from the era which do not meet the typology or siting description in the Precinct Statement, or Concealed behind uncharacteristically high solid fences, providing limited contribution to the streetscape. <p>This isolates the property from the contributory houses in the precinct, particularly along Burke Road.</p> <ul style="list-style-type: none"> The Burke Road frontage of the site was subject to a compulsory acquisition for the Burke Road widening project. This site was the most compromised due to the angle of the acquisition. The deep setback and soft garden frontage that was characteristic of the original siting of the house was truncated. This disproportionately disadvantages the site if the proposed Heritage Overlay is applied. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>Officers acknowledge that the properties at 381-383A Burke Road are contemporary dwellings that have been graded as ‘non-contributory’ to the precinct. In the proposed boundary change, the submitter fails to acknowledge the contribution of the properties at 379 and 13 and 15 Harris Avenue, together with the subject property to the precinct:</p> <ul style="list-style-type: none"> 379 Burke - While this house does have a high, solid fence at present, there is an intact interwar house behind it which shares a Spanish Mission flavour with No. 377 (twisted columns and arched openings). As the front fence is not an original feature, it could be removed in the future. 13 & 15 Harris Avenue – This is a 1930s semi-detached pair of masonry houses with Art Deco features. No. 13 retains its original detached garage, while the garage of No. 15 (adjacent to the rear yard of 377 Burke Road) has been replaced by a larger garage. This new garage is in the same location and continues the use of rendered masonry so it is fairly sympathetic and 	No change proposed.
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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The house has had multiple extensions and additions and is in a state of moderate disrepair (due to the site truncation, the impact of tree roots and the neglect of previous owners). It will eventually require extensive remediation work and significant removal of the existing building fabric. If character controls are applied to this site, the most likely outcome would be a "period reproduction design" which does not represent an appropriate heritage response. <p>The submitter proposes the following change to the draft study:</p> <ul style="list-style-type: none"> To review the boundary of the proposed precinct to better reflect the character to be protected - along Burke Road, the precinct distinctly begins at number 385 and extends north from this address. The submitter attaches a map of their proposed precinct boundary that excises the new dwellings at 381-383A, as well as 'contributory' graded places at 377 and 379 Burke Road, and 13 and 15 Harris Avenue from the proposed precinct. 	<p>does not fundamentally change this streetscape.</p> <ul style="list-style-type: none"> Council's heritage consultant agrees that two original houses at 381-383A Burke Road have been replaced by a pair of two-storey semi-detached dwellings. While the heritage contribution of the two demolished houses has been lost, the replacement dwellings are not overly intrusive. They have adopted the predominant materials palette of this street (rendered walls, tiled roof), continued the low masonry front fences, and used roof and porch forms that reference the interwar houses around them. Their scale is comparable to other two-storey interwar houses in the precinct (e.g. 391 Burke Road), and they have maintained the front setback of their neighbours at Nos. 385 and 379. Note that there are non-contributory properties in nearly all but the smallest Heritage Overlay precincts. As long as the heritage character is predominant, then this is considered acceptable. <p>Regarding 377 Burke Road - The impact of the road widening in the form of a raking front boundary is not disputed by Council's heritage consultant. In an unaltered state, and original front fence and garden layout would have added to the contribution of this property to the precinct. However, even with this diminished front setback, the house remains an excellent and unusually</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>detailed example of the Spanish Mission style. It is highly intact as viewed from Burke Road, retaining its tiled gabled roof with corbelled eaves, rendered walls with rustic granite “flashes” around openings and to the plinth, decorative mouldings to window lintels and sills, multi-paned timber sash windows, and decorative metal grilles to the gable vent, front porch and side patio. For these reasons, the property still makes a very strong contribution to the precinct and our understanding of interwar domestic architecture.</p> <p>Council’s heritage consultant acknowledges the later rear extension and shed as non-original features. The rear extension to the house is slightly wider than the original section and has a nearly flat roof. The Building Permit card held by the City of Boroondara documents a shed constructed in 1945, and brick additions and alterations to the house as well as a carport in 1962. The rear shed and carport are not visible from Harris Avenue, though the rear extension is. As a single-storey structure, the rear extension has no impact on views to the principal elevation of the house (from Burke Road), and little impact on views from the south-east while approaching the precinct. It is of a scale that is frequently approved for houses already in Heritage Overlay precincts. There is acknowledgement that the rear functional areas (e.g. kitchen, dining) spaces need regular renewal and that there are changing space requirements</p>	

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			<p>(i.e. larger houses). With this in mind, rear extensions are approved and the removal and replacement of non-original extensions such as this one is also supported.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters. Officers understand that the application of the Heritage Overlay may affect properties in ways which were unexpected by a landowners. However, Council has a responsibility to protect valued heritage places and is committed to doing so through carrying out heritage studies and including properties in the Heritage Overlay where justified. The Heritage Overlay is the most appropriate mechanism for protecting valued heritage places and precincts. Competing planning objectives are not uncommon in an urban area such as Boroondara. However, these are most appropriately considered during the planning permit application process rather than the heritage assessment process. They are not sufficient reasons to not apply the Heritage Overlay to an identified heritage place in the first place.</p> <p>In addition, the Heritage Overlay does not prohibit redevelopment but requires that the identified heritage values are considered as part of the</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>planning permit application process. The purpose of the Heritage Overlay is to conserve and enhance heritage places of natural or cultural significance. The Heritage Overlay is not intended to be a neighbourhood character tool. If the Heritage Overlay is applied, a planning permit would be required for any to any demolition, buildings or works, and Council's Heritage Policy at Clause 22.03 would apply.</p> <p>Council's Heritage Policy directs that heritage fabric should be retained, and directs "<i>Design details of new buildings and works should either be: Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or – A replication of historic forms and detailing</i>".</p>	
#127	Yes	<p>The submitter supports the inclusion of 5 Faircroft Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • They like the character of the Violet Farm precinct and hope that it will be preserved by restricting or not allowing development that changes the streetscapes. <p>They previously lived in the Golf Links Estate and were very pleased that it had a Heritage Overlay which was mostly effective in preserving the character of that area. The submitter would like it to be the same in the Violet Farm area.</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter's support and comments are noted.</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#137	Yes	<p>The submitter supports the inclusion of 15 Faircroft Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • Large developments have re-shaped the style and type of areas within the municipality and within Glen Iris. • The submitter understands that the outcome of the study would require developers to submit detailed plans showing that the character of an area will not be affected. This does not suggest that development should not occur, just that it should be judged against additional criteria. <p>The submitter congratulates Council on the study and does not suggest any changes.</p>	<p>The property is identified as 'contributory' to the precinct.</p> <p>The submitter's support and comments are noted.</p>	<p>No change proposed.</p>
#27	No	<p>The submitter <u>opposes</u> the inclusion of 24 Faircroft Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The build date for their property given in the draft study, 1924, is incorrect. • Their parents were married in February 1926 and moved in to their newly built home at 20 Amelia Street (now known as 24 Faircroft Avenue) in April 1926. The submitter was born in this house and eventually inherited it in the 1980s. The submitter understands that theirs was the first house on the south side of the street; they have the original 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Allotments on the south side of Faircroft Avenue (originally Amelia Street) were auctioned in December 1925, suggesting that the houses on this side of the street were constructed in 1926 at the earliest, as stated by the submitter. In contrast, construction of houses on the north side of Faircroft Avenue and the south side of Rix Street had already begun in 1925, as it shown on the auction notice (Figure 2 of the precinct citation).</p> <p>The first time Amelia Street was listed in the Sands & McDougall street directory was in 1927, for which</p>	<p>Proposed change:</p> <p>Update the study to change built date of 24 Faircroft Ave to 1926.</p>

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		<p>parchment plan of the house but unfortunately it is not dated.</p> <p>The submitter proposes that the study be updated to correct the build date for the property from 1924 to 1926. The submitter does not raise any additional concerns.</p>	<p>material would have been compiled in 1926. At that time there were already six occupied houses and another under construction on the north side of the street. As stated by the submitter, there was only one occupied house on the south side (occupied by Kenneth Harcourt), and another vacant (likely just completed).</p> <p>The built-date of 24 Faircroft Avenue should be corrected. The revised date does not alter Council's heritage consultant's assessment and recommendation.</p>	
#81	Partially	<p>The submitter <u>partially</u> supports the inclusion of 12 Harris Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The house is made of brick, was constructed in 1928 and purchased 14 years ago. It is in original condition other than the bricks have been painted. • The property is showing its age and is probably structurally unsound. Due to differential movement, there are major cracks in all the rooms and the floors are uneven. For this reason, the submitter has not renovated or extended. The original house at 7 Harris Avenue suffered from the same problems and had to be replaced. Some consideration must be given to houses that are beyond repair. • When they eventually sell, it will be difficult to find a new owner if the house cannot be demolished. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>As recorded in the precinct history, housing allotments on Harris Avenue were first sold in March 1928. The first time that Harris Avenue was listed in the Sands & McDougall's street directory was 1931. There were just two houses at this time (in 1930, when the directory was compiled). One was occupied by a George Harris, which was 12 Harris Avenue. This property was purchased by Thurza Harris, a married woman, residing at 41 Bambra Road, Caulfield, at the time of the land transfer on 13 April 1929 (Title cert. Vol. 5525 Fol. 925). The Sands & McDougall's street directory for 1929 confirms that she resided with (and was likely married to) a George Harris. By the 1930 directory (compiled in late 1929), they had left Bambra Road.</p>	<p>Proposed change:</p> <p>Update the study to change built date of 12 Harris Ave from 1930s to 1929.</p>

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			<p>Looking back further in title records (Vol. 2161 Fol. 019), we find that the Big Violet Farm land (over 16 acres) was owned by market gardener Henry Harris from 1889. After his death it was transferred to Henry Hollister Harris (likely his son), a gardener in June 1927. H.H. Harris subdivided the land and the first allotment sale (on McDonald Street) was made on 12 July 1928.</p> <p>While the first owners of 12 Harris Avenue shared the Harris name, it does not appear that they were relatives of H.H. Harris and thus residents prior to 1929. For example, H.H. Harris was the sole inheritor of his father's land in 1927 and of his mother's estate in 1921 (<i>The Argus</i>, 9 Dec 1921:12). When H.H. Harris built his house in the Big Violet Farm estate, it was one of the largest houses and largest blocks of land, located at 395 Burke Road.</p> <p>Assuming that 12 Harris Avenue was empty land when purchased in April 1929, and George and Thurza Harris had left their Caulfield address by the end of 1929, a more accurate built date would be 1929 (instead of "1930s" as currently stated, or the submitter's claim of 1928). If, of course, the submitter has firm documentary evidence of a 1928 built date, this will be taken into account.</p> <p>Council's heritage consultant agrees the house at 12 Harris Avenue is highly intact as viewed from the street, apart from overpainting of the brick</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>chimney. Other brick accents, such as the plinth and quoins to the house corners, remain exposed. Overall it makes an excellent contribution to the precinct. With respect to structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. Planning Panel reports for Moreland (PSA C174 [2019] PPV) and Boroondara (PSA C274 Part 2 [2018] PPV) confirm this view. In Boroondara C274 Part 2, the panel found “the structural integrity of a building is a matter that is relevant to whether it can or should be retained. In the Panel’s view this assessment should be undertaken by a suitably qualified professional and appropriately undertaken as part of the detailed assessment of a planning permit application”.</p> <p>Equally, any potential personal financial implications such as property resale 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 only to heritage matters. Please refer to the body of the UPSC</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			report for a more detailed discussion of the consideration of property values.	
#20	No	<p>The submitter <u>opposes</u> the recommendations of the draft study, particularly the inclusion of Parkin Street, Glen Iris or the Violet Farm Estate Precinct in the Heritage Overlay, for the following reasons:</p> <ul style="list-style-type: none"> Identifying and including whole precincts and tagging hundreds of houses as ‘contributory’ will dilute the importance and purpose of Heritage Overlay. In the Violet Farm Estate Precinct, the study has identified very few buildings as individually significant (that do not have an existing Heritage Overlay). The streetscapes of the Violet Farm Estate are not consistent enough (see draft study, p. 5 - "buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance"). Many styles are included: Californian bungalows, eclectic houses, later interwar semi-detached pairs, as well as some more recent buildings that are non-contributory. Regarding Parkin Street specifically: The draft study has not shown any place in the street to be individually significant, there are 2 non-contributory buildings, there is no consistency in the streetscape, and many alterations have been 	<p>Officer do not agree that applying the Heritage Overlay to larger precincts will dilute the importance and purpose of the Heritage Overlay. The submitter does not provide any convincing reasons for their argument.</p> <p>Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> says that “a heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land”. It goes on to say “for every heritage place (that is, a precinct or individual place) a statement of significance must be prepared.</p> <p>The draft study notes “<i>in identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built era or building type) were chosen</i>” (p.5).</p> <p>The purpose of a Heritage Overlay precinct is to protect groupings of buildings that are largely or</p>	No change proposed.

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		<p>made (visible additions with car parking structures, rendering, high fences), especially at the north end of Parkin Street.</p> <p>The submitter proposes that Parkin Street be removed from the Violet Farm Estate Precinct. They also don't believe that the evidence supports the Heritage Overlay for the Violet Farm Estate Precinct more broadly.</p>	<p>solely contributory grade. There is no requirement for any significant buildings to be located in a precinct, and the number of such buildings is not the measure of a precinct's heritage significance. Instead it is how well the group of buildings/properties illustrate certain themes and how this area compares to similar ones in the same suburb and municipality. In this case, Violet Farm Estate Precinct is an excellent example of interwar middle-class residential development.</p> <p>The interwar era is recognised by architectural historians as one of the most eclectic stylistically, particularly for domestic architecture. For this reason, nearly all existing interwar residential precincts are characterised by the variety of styles in them. (Exceptions are very small precincts and those built by large-scale developers such as the War Services Commission.) And while the interwar houses may differ in style, streetscapes of these houses often have consistency in scale, setbacks, and materials palettes. This type of interwar heritage precinct has been supported in other Boroondara suburbs by recent planning panel hearings (e.g.).</p> <p>As the submitter states, there are no significant graded houses on Parkin Street, but this in no way prevents it from making a strong contribution to the precinct. The majority of houses along this street are California Bungalows and Old English brick houses, as well as a few Moderne/Art Deco</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>examples. As discussed above, the variety of styles is characteristic of the interwar period and not a drawback. There are strong links between houses on this street and elsewhere in the precinct, both by style and by builder. For example, the houses at 19, 28 & 30 Parkin Street are of the group of unusually detailed 1930s houses by a single builder along with 1 & 1A and 3 & 5 Faircroft Avenue, as well as 2 & 2A and 4 Rix Street.</p> <p>Council's heritage consultant agrees a few houses have visible rear extensions and in some cases the original low front fences have been lost. In the case where alterations overwhelm an understanding of the original design (as at 14 Parkin Street), the property has been graded non-contributory. It is also important to note that there are non-contributory properties in all but the smallest Heritage Overlay precincts, and their presence is accepted if the original character of the precinct is still dominant.</p> <p>In regard to replacement front fences, these are elements that are gradually replaced over the years and that can be changed to more appropriate styles that allow clearer views of contributory houses. The most important consideration is whether or not the house behind the fence contributes to the significance of the precinct.</p> <p>Regarding altered properties, as is recognised in the draft Study, in some instances an altered</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>building may still be considered 'Contributory' if its connection to the themes of the precinct can still be clearly understood.</p> <p>The Comparative Analysis undertaken by Council's heritage consultant for the Violet Farm Precinct (pp. 148-149) demonstrates that the precinct is as worthy as other similar precincts already on the Heritage Overlay.</p>	
#47	No	<p>The submitter <u>opposes</u> the inclusion of the property at 2 Parkin Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The property is no longer in its original condition, internally or externally. The modifications include: <ul style="list-style-type: none"> ○ A carport has been added and the fencing and gate at the front of the property have been changed, making the street view of the property vastly different to its original view. ○ The complete renovation of the kitchen and bathrooms as well as the addition of a room at the back of the property has completely changed the floor plan of the property as well as the overall interior design, again making it completely different to the original. ○ The back of the property has also been and modified remodelled to be very different to the original property. • Due to all of these modifications, the property does not meet any of the heritage criteria, specifically: 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Internal alterations do not affect the building's contribution to the precinct, and no 'Internal alteration control' is recommended. Consequently, no planning permit is required to undertake internal alterations and internal alterations are not taken into account when assessing heritage precincts.</p> <p>As noted by the submitter, a new carport has been added to this property. It stands on the south side of the house and projects beyond the front porch of the house. This carport is both freestanding and does not disrupt views of the front façade. The rear extension is set behind the original hipped roof of the house, so that it does not have any impact on views to the house from the street.</p> <p>Council's heritage consultant agrees the front fence is not original. While the low brick plinth is sympathetic, the high piers and faux Victorian pickets are not. More importantly, however, is the</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> ○ A) It is not historically significant due to the more modern design and floor plan. ○ B) It is no longer a rare piece of property due to the modifications. ○ C) The research potential for the property does not exist as it is no longer the original property in any way besides the physical basic structure. ○ D) It is not representative of any historical or heritage culture or time as it has been modernised and modified. ○ E) The aesthetic significance of the property is not heritage related or historical as the front, interior and back have all be completely changed from the original. ○ F) It no longer is of any technical significance as the property floor plan and interior have all be renovated and does not maintain much of the original construction. ○ G) It is difficult to see how the property, original or in it's now modified and modernised state, presents any social significance. ○ H) It is difficult to see how the property, original or in it's now modified and modernised state presents any associative significance. 	<p>house itself. It is a fine brick California Bungalow. The walls are of very high-quality workmanship with tuckpointed red brick and clinker brick quoins. The front porch features an excellent Chinese arched opening. The house also retains its original timber box-frame windows and tall brick chimney. Overall it is an excellent example of interwar domestic architecture and makes a strong contribution to the precinct, despite alterations to its setting.</p> <p>Officers note that in accordance with <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>, the assessment against the criteria is done for the heritage place, which in this case is the precinct, rather than each 'contributory' graded property. The Statement of Significance claims that the Violet Farm Estate precinct is of local historical, architectural and aesthetic significance to the City of Boroondara. It goes on to describe in detail how Criterion A, D and E are met <u>for the precinct</u>. The draft study does not argue that Criteria B, C, F, G and H have been met for this precinct.</p> <p>The house at 2 Parkin Street is clearly representative of the Interwar period as it is built in a bungalow style and therefore displays the elements that are sought to be protected. A precinct is the sum of its parts, and 2 Parkin Street contributes to the significance of the precinct.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#161	No	<p>The submitter <u>opposes</u> the inclusion of the property at 21 Parkin Street, Glen Iris in the Heritage Overlay (HO) for the following reasons:</p> <ul style="list-style-type: none"> • Council and the vendor did not disclose the pending heritage review when the property was purchased in October 2018, despite there being an intention to review the controls (the survey date was July 2018). • The property was purchased at a premium price, with no restrictions to demolish/rebuild (except an SBO). The proposed HO will limit the redevelopment options and increase costs. If they had known of the proposed HO they would have not purchased the property. Properties with an HO command lower valuations. The submitters will seek legal advice and protection to compensate accordingly if their property is included in the HO. If they knock down and re-build the house, it would add significantly more to the neighbourhood and its value. • There are many beautiful brick period homes in the proposed HO area and their house is one of very few that is weatherboard. Its current condition means it needs extensive work internally and externally for it to truly contribute to the area. There are 17 houses listed as non-contributory and several excluded from the proposed precinct altogether. Considering the condition and appearance of their house they do not believe it significantly contributes to the area. 	<p>The property is identified as 'contributory' to the precinct.</p> <p>Council did not publicly release the draft study until 2 May 2019. Officers understand that a planning certificate shows <i>exhibited proposed amendments to the planning scheme</i>, so that there is no mechanism to pick up heritage studies at this preliminary stage, particularly not before the study have been made public. Further, Council is not involved (and is not aware) any property purchases that maybe occurring at any given time. It is unreasonable to expect Council to notify prospective buyers and sellers prior to the completion of a draft study. Further, it has been on the public record that Council was undertaking a Municipal Wide Heritage Gap Study since 2016 and that Glen Iris would be one of the suburbs to be investigated. With the draft recommendations not publically released until May 2019 Council was not in a position to advise affected property owners of any recommendations at the time the property was purchased.</p> <p>Any potential personal financial implications such as property value or increased costs 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 only to heritage</p>	<p>No change proposed.</p>

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • There are a number of things in the area which are inconsistent with the HO, e.g. the Coles headquarters, overhead power lines and St Kevin's College playgrounds can be clearly seen or impact the area. • Being close to the freeway, Burke and Toorak Roads, cars cut through Parkin, Rix and Faircroft. Some of these are disrespectful, noisy and represent a safety and security concern to the area (e.g. neighbours had 3 cars smashed by people driving through after getting off/on at the Monash). A HO will limit the ability to build appropriate fences and garages to ensure safety and security of the property. • Many residents in the area have been there for 20-30+ years. The proposed HO may be attractive to them as it preserves sentimental value. The financial impact on them is less as they acquired their properties at less than 5-10% of what they would cost now. As a young couple in their early 30's and considering the premium price they paid for the property, the proposal considerably disadvantages them, especially with the investment that is needed to make their house properly habitable. • Properties in the proposed precinct are already zoned to limit inappropriate development/density. Council should remain open minded and allow the younger generation to enhance the area with new designs and dwellings that fit in the Council's general guidelines – this will naturally make the 	<p>matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of property values.</p> <p>Council's heritage consultant agrees the majority of houses in the proposed precinct are constructed of brick, but there is still a substantial group of timber contributory houses on Parkin Street. These include Nos. 10, 12, 17, 20, 21, 22. The contribution of both timber and brick houses to the architectural significance of the precinct is noted in the statement of significance.</p> <p>The house at 21 Parkin Street was constructed in 1938. Like other late interwar houses in the precinct, it is a hipped roof house with Moderne/Art Deco influence seen in its brick front porch with stepped internal corners to entries and in the geometric leadlight windows. The house is highly intact externally, apart from the overpainting of face brickwork of the front porch and chimney. Both in its timber construction and its external intactness, it most certainly contributes to the significance of the precinct.</p> <p>With respect to structural and other internal issues, all properties require on-going maintenance to protect their amenity and value, whether in the Heritage Overlay or not. The structural condition of the house is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under <i>Planning</i></p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>area nicer and add value to the entire neighbourhood.</p> <ul style="list-style-type: none"> • They disagree with the assessment against criteria, specifically: <ul style="list-style-type: none"> ○ Of the 8 criteria, only 3 are met. ○ Criterion A - It has not been clearly expressed how a violet farm has any significant cultural or historical significance, apart from once being an ordinary commercial business. At the time there would have been many flower farms, nurseries etc. It is unclear why this violet farm is any more important. Several residences in the Violet Farm Estate are excluded from the proposed heritage precinct. If this precinct is of great cultural significance why have these residences been excluded? ○ Criterion D and E- It is unclear how the Violet Farm Estate adds to the "a class of cultural or natural places or environments". There are many other areas and individual dwellings in the municipality which have similar architecture to Violet Farm Estate. The citation has not explained how the Violet Farm Estate's architecture is any more special or significant than many other areas in the Council. It is unfair to apply the HO to this area when there are many other areas in the municipality with similar architecture. Their house at 21 Parkin is a simple style, and there is no justification as to how this adds to the significance of the precinct. 	<p><i>Practice Note 1: 'Applying the Heritage Overlay'.</i> Refer to the body of the UPSC report for a more detailed discussion on the consideration of structural issues.</p> <p>There are no internal controls proposed for the property as part of the recommendation, and the Heritage Overlay allows for works, repairs and routine maintenance. A planning permit would be required for these works only if they changed the external appearance of the heritage place or which were not undertaken to the same details, specifications and materials (like-for-like).</p> <p>The Statement of Significance identifies the heritage value of the precinct. The Coles site and St Kevin's being near to the precinct don't impact on the identified heritage significance of the precinct. While glimpses of the Coles headquarters are visible behind houses from the west side of Parkin Street, this building is set far enough back to be quite recessive. The overhead power lines have been there since the houses were first built. Early power lines were even more visually intrusive, as they had multiple crossbars at the top. As noted in the history, construction on houses in the precinct began in the mid-1920s, which was a time when houses in most areas used electric lighting. For example, just prior to subdivision of the southern part of the precinct, easements were made in 1924 to the State Electricity Commission and to the Melbourne and Metropolitan Board of works, to</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>allow construction of new power, water and sewerage infrastructure for the planned residential estate.</p> <p>If an HO is introduced, the development of fences or garages can be applied for and the application assessed against the objectives of the planning scheme, including the identified heritage value. This is not a reason to not apply the HO.</p> <p>The demography of residents is not a matter for consideration when determining whether a property has heritage value and should be included in the Heritage Overlay, pursuant to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. It is noted that Council is required under the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. In light of this, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts. The Heritage Overlay is not intended to be used as a</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>neighbourhood character tool, nor does its application necessarily prohibit density. The Heritage Overlay does not prohibit redevelopment or architectural innovation, but requires that the identified heritage values are considered as part of the planning permit application process for any development.</p> <p>In order for a place to be considered of heritage significance and warranting inclusion in the Heritage Overlay only one of the eight criteria needs to be met. The fact that in this instance three criteria are satisfied actually strengthens rather than weakens the case for inclusion in the Heritage Overlay.</p> <p>Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>Context have detailed their assessment against criteria in the citation, as well as undertaking a</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>comparative analysis of the recommended heritage place (the precinct) against other similar places to justify the inclusion of the heritage place in the Heritage Overlay.</p> <p>Criterion A – The violets are not the basis of the precinct’s heritage significance. As expressed in the statement of significance, this part of Boroondara was an agricultural/market garden area until the interwar period. The transition at this time from large agricultural properties to dense suburban development is clearly demonstrated by the interwar construction date of the houses in the precinct. In this way, they tell the story of the development of this part of the municipality. Those parts of the former violet farms that no longer have strong interwar streetscapes to tell this story have been left outside the precinct.</p> <p>Criteria D and E – The “class” is interwar residential development, and as a whole the proposed precinct is one of the best surviving groups of this type of development in Boroondara. The contributory houses have been assessed as a group, not one by one.</p>	
#46	No	<p>The submitter <u>opposes</u> the inclusion of 4 Rix Street, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> Applying the Heritage Overlay over their property is unwarranted, unnecessary and unduly onerous. 	<p>The property is identified as ‘contributory’ to the precinct.</p> <p>The submitter does not substantiated their position that the application of the Heritage Overlay is unwarranted and unnecessary. Officers do not agree with that position and consider that the study</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>They would like to see the draft study changed so that their property is excluded from the Heritage Overlay.</p>	<p>is both warranted and necessary, as Council is obliged under Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). The Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <p>The draft study outlines in detail why the precinct is warranted and provides an assessment against recognised criteria and a comparative analysis justifying the recommendation. The submitter has not provided any information to refute this assessment.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts.</p>	
<p>14 Alfred Road, Glen Iris - 'Carinya' (formerly Warrack Lodge) Total number of submissions: 1 opposed</p>				

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#143	No	<p>The submitter <u>opposes</u> the inclusion of the property at 14 Alfred Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • There are no heritage properties in Alfred Road. • The building that exists on the subject land does not have the representativeness, aesthetic or associative significance to warrant a heritage overlay that the Council alleges. • The Panel report for Whitehorse C74 Part 2 [2008] PPV 29, demonstrates that the degree of detail and substantiation is greater for a property proposed for individual listing compared with that of a precinct • The statement of significance (page 172) in Council's 'Gap Study' refers to the subject land by its name, Carinya (formerly Warrack Lodge), indicating that the dwelling on the subject land is significant to the City of Boroondara for its local architectural, aesthetic and associational significance. • Council's comparative analysis (page 166) in the 'Gap Study' recognises the extent of Californian bungalows as gaining prominence from 1908, and by 1915, architects and builders being greeted with rapidly increased demand for the new style of Bungalow. It cites numerous examples in the municipality of similar homes (pages 168-169). The submitter questions why the subject land warrants an individual Heritage Overlay when there are numerous other examples in the 	<p>The place is identified as 'Individually Significant' in the draft study and is recommended for inclusion in the Heritage Overlay.</p> <p>Additional external paint controls <u>are</u> proposed for this property.</p> <p>Officers agree with the following points raised by the submitter:</p> <ul style="list-style-type: none"> • While there are currently no properties on the Heritage Overlay in Alfred Road, the draft Study identifies two properties (the subject site and 29 Alfred Road) as individually significant heritage places. That there are no heritage properties in the street is not a relevant consideration when making an assessment of an individually significant heritage place, as it is not relying on any precinct around it, rather the merit of the place itself. • The degree of detail and substantiation is greater for a property proposed for individual listing compared with that of a precinct. Officers consider the 10 page heritage citation in the draft study dedicated to this single property achieves the required level of rigour to justify the significance of the place. • The Statement of Significance in the draft study refers to the subject land by its name, 'Carinya' (formerly Warrack Lodge) and indicates that the dwelling on the subject land is significant to the 	<p>No change proposed.</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>municipality. The study notes that Marcus Barlow was a prolific proponent of the Bungalow style and that examples of his work are included in other parts of the municipality.</p> <ul style="list-style-type: none"> • They disagree that the threshold for significance for the relevant criteria are met, as follows: <ul style="list-style-type: none"> ○ Criterion D - Council suggests that the dwelling is a representative example of the California bungalow style and a "particularly good" representative of the pure form of the style before it was modified for the local Australian context as somehow qualifying it as a property worthy of an individual heritage listing. The submitter argues Bungalow houses are well represented in the municipality and that the dwelling provides for a generic level of architectural interest, which in and of itself does not satisfy the threshold for inclusion pursuant to Criterion D. ○ Criterion E - For the Council to suggest that the dwelling demonstrates a "pure example of the style" is too broad and that to identify certain elements of the design as being "of note" does not elevate this dwelling to the level required under this criterion. The submitter argues the dwelling is best described as a modest example of the Bungalow style, thus not satisfying the threshold for inclusion pursuant to Criterion E. ○ Criterion H - Council suggests that there is associative significance for its association with Marcus Barlow. Whilst it might be said that Mr 	<p>City of Boroondara for its local architectural, aesthetic and associational significance.</p> <p>Officers disagree with the assertion that the building does not have the representativeness (architectural), aesthetic or associative significance to warrant a Heritage Overlay, and rely on Council's heritage consultant's detailed assessment against the recognised criteria provided in the draft study.</p> <p>In response to the numerous Californian Bungalow examples in the municipality, the comparative analysis clearly explains and demonstrates that the subject site is distinctive as a particularly early and refined example of the type when compared to these others examples in the municipality.</p> <p>Council's heritage consultant refutes that the threshold for the relevant criteria are not met, as follows:</p> <p>Criterion D – The house is an outstanding or 'pure' representative of the style. While other Barlow houses may already be on the HO, this does not preclude additional properties designed by him being included in the Heritage Overlay. Instead, this demonstrates the high level of respect afforded to the architect's works in Boroondara due to their qualities.</p> <p>Criterion E – California bungalows are, by their nature, 'modest' – and this house is a particularly</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>Barlow was a prolific and accomplished architect of the Interwar period and an early proponent of Californian Bungalows, this does not elevate the existence of this particular dwelling as somehow warranting an individual heritage listing.</p> <p>The submitter proposes the following changes to the draft study:</p> <p>That no Heritage Overlay be applied over the subject land and that the subject land not be included as part of any planning scheme amendment process in future.</p>	<p>early and refined example of the style in the municipality with fine Japanese-inspired details. A house does not need to be large or extravagant in order to have heritage value rather to exhibit significant aesthetic qualities. These qualities are outlined in the Statement of Significance and include Japanese inspired timber detailing such as the grouped columns sitting atop bold piers, the raked and slotted brackets of the porch and paired brackets to the eaves are of note. Its horizontality is strongly expressed through the low-slung gable roof, and the flat roof to porch.</p> <p>Criterion H – Marcus Barlow was a significant architect and resident of the municipality. The house is significant as a marker of Barlow’s early adoption of the California Bungalow style with Japanese influences. As mentioned in the comparative analysis, the development of Barlow’s work reflects the evolution of the bungalow as a popular housing type in Boroondara. The subject property has been mentioned in the comparative analysis for ‘The Pebbles’, 57A Droop Street, Footscray, which is on the Victorian Heritage Register (H1308): –</p> <p><i>The Bert Hurry house at 14 Alfred Road, Burwood [sic], designed by Marcus Barlow in 1916, was one of the earliest, notable examples of the [Japanese Bungalow] style. The American influence is evident</i></p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<i>in the stained weatherboard base and roughcast weatherboard walls.</i>	
<p>29 Alfred Road, Glen Iris - 'Woongarra' Total number of submissions: 4 opposed</p>				
#61	No	<p>The submitter <u>opposes</u> the inclusion of 29 Alfred Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The submitter believes that the assessment is made on a somewhat flimsy basis, as only the two outside walls and verandah can be viewed from the street and the larger property and land to the rear has not been considered. The backyard no longer 'contains a functional tennis court or 2 garages including one early garage dating from 1938.' There are no original outbuildings on the property. The submitter questions its classification as a rare colonial revival style. They assert the house is an example of bits and pieces from varying styles of the era, as are many homes today. The property is in an area that has been densely developed in recent years. The area fails to aesthetically compliment the said house in any meaningful way. <p>The submitter also wanted to note, for the record, receipt of conflicting advice from Boroondara.</p>	<p>The place is identified as 'Individually Significant' in the draft study and is recommended for inclusion in the Heritage Overlay.</p> <p>'Woongarra' is a rare and unusual example of weatherboard interwar Colonial Revival style residence being constructed in the mid-1920s, when the Californian Bungalow was the dominant domestic architecture style within the City of Boroondara.</p> <p>Trethowan are highly experienced heritage consultants that have worked on numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Officers rely on consultant's professional assessment and advice when it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>The site visit undertaken by Council officers and Council's heritage consultant (16/12/19) confirmed</p>	<p>Proposed changes:</p> <ul style="list-style-type: none"> - Update the study to further define the colonial revival style and include more in the comparative analysis concerning the homestead style and California Bungalow style. - Update the study to refer to outbuildings and garage not being extant. - Update the study to clarify that the tennis

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>no original outbuildings or garages remain, having been removed to construct the 1970s extension and later pool. Officers recommend that the heritage citation is updated to reflect this.</p> <p>A former grass surface tennis court with modern tall fencing is extant but not in the 1920s location. The remains of the current court have no significance. Officers recommend that the heritage citation is updated to reflect this.</p> <p>Interiors were not inspected as no internal controls are proposed. Council's heritage consultant recommends that the heritage citation is updated to clearly identify what elements of the house are 'Colonial Revival', elements that contribute to the 'homestead-character', and what elements are California Bungalow.</p> <p>The previous loss of buildings in the surrounding area is not a relevant reason to not apply the Heritage Overlay to other properties that have been identified as having heritage significance and meeting the threshold for inclusion in the Heritage Overlay. This is particularly the case with an individual property such as 29 Alfred Road, as this place has been identified as significant irrespective of its relationship to other places in the surrounding area. A 'significant' heritage place is individually important in its own right and does not rely on its surroundings. Rather, 'individually significant</p>	<p>court and 1970s additions are not significant.</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>buildings' are exceptional examples of a particular building style when compared against other buildings of its type. This is in contrast to a 'contributory' graded place, which contributes to the heritage significance of a wider precinct when combined with a concentration of dwellings from the same era.</p> <p>Officers have clarified the perceived conflicting advice directly with the owners, and note that the letters contained accurate advice.</p>	
#65	No	<p>The submitter <u>opposes</u> the inclusion of 29 Alfred Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The street has had almost all significant properties removed and the majority of residences are now medium density/dual occupancy dwellings. • It is inappropriate and discriminatory to single out this property for heritage listing as this street has already lost its significance as a heritage street. • It will adversely affect the owners of the property financially if they wish to put it on the market. • It will restrict redevelopment opportunities for future purchasers. 	<p>The place is identified as 'Individually Significant' in the draft study and is recommended for inclusion in the Heritage Overlay.</p> <p>The previous loss of buildings in the surrounding area is not a reason to not apply the Heritage Overlay to this property that has been identified as having heritage significance and meeting the threshold for inclusion in the Heritage Overlay on its own merit.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements. However, Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. Planning Panels Victoria have previously confirmed that 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</i></p>	No change proposed.

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			<p><i>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).</i></p> <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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p> <p>Similarly, future development opportunities are not a relevant concern to the assessment of heritage significance. <i>Planning Practice Note 1: ‘Applying the Heritage Overlay’</i> identifies the criteria for assessing the heritage significance of a heritage place and refers only to heritage matters.</p> <p>The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. The Heritage Overlay sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed alterations and additions. If the Heritage Overlay is applied to the land, any future development of the land would be guided by the provisions of the Heritage Policy in the Boroondara Planning Scheme. The intention of this policy is to</p>	

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			<p>ensure that any changes to a heritage place do not detrimentally affect the heritage significance of the place (or any adjoining contributory and significant places in the precinct).</p> <p>However, with regards to the potential demolition of significant places, it needs to be noted that Council's Heritage Policy does not usually support their full demolition. Council's primary interest in this case is any demolition or works proposed to the front facade and the loss of heritage fabric which can be viewed from the street.</p>	
#71	No	<p>The submitter <u>opposes</u> the inclusion of 29 Alfred Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • The property is encumbered by a Section 173 Agreement relating to the front hedge. • In addressing the relevant Criteria below, the submitter raises that short notice has meant they have been unable to formalise any expert assistance with their feedback. The submitter asks that Council takes this into account and be advised that they are currently seeking to do so. • The house has not been named 'Woongarra' for many years. The original family, who left the property almost 50 years ago, apparently took the nameplate with them and it is now known as 'Quamby', which is also the nameplate on the building. 	<p>Regarding the perceived conflicting advice, officers have confirmed that the letters contained correct information and have clarified this matter directly with the owners.</p> <p>The property at 29 Alfred Road, Glen Iris <u>is</u> affected by the draft study and is recommended as an Individually Significant heritage place.</p> <p>No specific heritage controls have been recommended in relation to this hedge. The Heritage Overlay would not change the operation of this Section 173 agreement and this is therefore irrelevant to the consideration of whether a Heritage Overlay should be applied or not.</p> <p>Council has given residents the opportunity to provide feedback on the draft study through the preliminary consultation process. The preliminary consultation process offers an opportunity for</p>	<p>Proposed changes:</p> <ul style="list-style-type: none"> - Update the name of the place to be 'Quamby' (formerly 'Woongarra'). - Update the study to further define the colonial revival style and include more in the comparative analysis concerning the

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		<ul style="list-style-type: none"> • They disagree with the assessment against Criterion B, for the following reasons: <ul style="list-style-type: none"> ○ Ironically, the very house with which it is compared at 15 Deepdene Rd, Balwyn was a Marcus Barlow design from the 1920s. Barlow was noted for his prolific production of California Bungalow homes although by his own admission was keen to expand his architectural style in other directions. They are questioning the definition of Colonial Revival and its application in this case. ○ The submitter believes that the house does not represent a particular architectural style and was in fact an architectural invention of the original owner who was not an architect, but a mercantile reporter. The citation states that the owner drew his inspiration from houses he admired in Queensland and mixed it with other features of the day including California Bungalows which dominate the local area. ○ Many of the external/ internal features also draw from this California Bungalow style such as double-hung sash windows in box frames, high timbered skirtings pitched door surrounds and timber verandahs. It should also be noted that the timbered floors have been repaired with timbers purchased from elsewhere and are not original. The verandah was rotten and has been repaired recently in a nonspecific timber so is also not original. 	<p>affected property owners and the community's views to be considered prior to Council determining whether to proceed to a formal planning scheme amendment process. One month has been provided for the receiving of submissions, however late submissions have also been accepted. This is considered fair and reasonable, as the submitter and all affected parties will be afforded further opportunities to be involved should the study progress to the planning scheme amendment process. The submitter has the opportunity to engage a heritage expert and have that evidence considered by Council as part of the formal planning scheme amendment exhibition.</p> <p>The outbuilding, garage, tennis court will be noted as not significant, and further clarification of the Colonial revival, homestead character and California Bungalow influences will be made as per Submission 61. The fact that the house is an 'architectural invention' influenced by the original owner's particular experience in Queensland contributes to rather than diminishes its architectural rarity (Criterion B) and architectural interest (Criterion E) in Boroondara.</p> <p>The site visit undertaken by Council officers and Council's heritage consultant (16/12/19) confirmed no original outbuildings or garages remain, having been removed to construct the 1970s extension</p>	<p>homestead style and California Bungalow style.</p> <ul style="list-style-type: none"> - Update the study to refer to outbuildings and garage not being extant. - Update the study to clarify that the tennis court and 1970s additions are not significant.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> ○ The comparative properties in Balwyn and Deepdene fail to support the claim of a significant and rare example of Colonial Revival. It is comparing apples with pears and assumes that if one uses features from a variety of styles that it somehow becomes significant. The house's significance is no more than an example of the original owner's creative largesse. ○ Similar criteria could be applied to many homes in Boroondara that have incorporated varying architectural features. ● Criterion E, for the following reasons: <ul style="list-style-type: none"> ○ 29 Alfred Rd, Glen Iris is, depending on personal taste, aesthetically pleasing to the eye. An attractive old timber home, its original features represent a small footprint of the current property and this does not in itself justify a heritage classification. Timber posts, recessed entrances, double hung sash windows and corrugated iron rooves are not exclusively any particular style and are commonly found in many inter war homes including those that fall under the somewhat broad definition of California Bungalow. There are also references to Georgian influences in an attempt to give definition to a particular architectural style but the submitter fails to see the relevance of citing 91 Maud St, North Balwyn in this case. The submitter suggests the house does not demonstrate 	<p>and later pool. Officers recommend that the heritage citation is updated to reflect this.</p> <p>A former grass surface tennis court with modern tall fencing is extant but not in the 1920s location. Current court has no significance. Officers recommend that the heritage citation is updated to reflect this.</p> <p>In response to the classification as a rare colonial revival style, the colonial revival style was discussed at the site visit, with features identified.</p> <p>The French windows are typical of the Colonial Revival style, while the box window frames and the top of the door frames are more typical of the Japanese influenced California Bungalow style. The hipped, corrugated-iron roof features a gable above each entrance and comes to a shallower pitch towards the veranda. The hipped sheet metal roof with broken back and verandah underneath is reminiscent of the Old Colonial Georgian style, while the addition of a gable above the entry is typically Colonial Revival.</p> <p>The owner stated the interior is a copy of many of the interiors produced by Marcus Barlow and being a proponent of the Californian Bungalow style, the house is more of a 'stretched Californian Bungalow'. Interiors were not inspected as no internal controls are proposed. A further update and clarification has been provided in the citation, identifying what elements of the house are 'Colonial</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>characteristics typical of a Colonial Revival house.</p> <ul style="list-style-type: none"> • They disagree with the assessment against Criterion H, for the following reasons: <ul style="list-style-type: none"> ○ The heritage study states that in itself, the reference to Michael Black would be unlikely to justify heritage classification and the submitter strongly agrees. With due respect Mr Black's professional history is of such irrelevance that it is requested the biography be removed from the citation. Mr Black may be a prominent lawyer but is not strongly associated with the place in any meaningful way and the only association he bears with the house is that he lived there as a child. Inclusion of a lengthy biographical piece is quite excessive. ○ As residents for over 60 years, business owners since 1949 and active members of the Boroondara community, with 5 children having lived and been schooled in the area, it might be said that the current owners have their own claim to relevance. All houses have had people who live in them - that's what they are for. • 29 Alfred Rd, Glen Iris is an attractive old timber house in Glen Iris. The citation reflects, by its own admission, the assessment is made on a somewhat flimsy basis. Only the outside 2 walls and verandah can be viewed from the street and the much larger property (predominantly 1970's 	<p>Revival', elements that contribute to the 'homestead-character', and what elements are California Bungalow.</p> <p>Officers clarify that the draft study and Council's heritage consultant agree that Criterion H has not met the threshold for local significance. It is discussed in the 'Assessment against Criteria' section, to demonstrate that the association with Michael Black has been considered. At the 'Statement of Significance', this Criteria then has rightly not been referenced. The Black biography was part of the assessment, so there is no reason to remove it from the report. Retaining this information publicly acknowledges that this avenue of potential associative significance has been considered.</p> <p>In order for a place to be considered of heritage significance and warranting inclusion in the Heritage Overlay only one of the eight criteria needs to be met.</p> <p>Both Context and Trethowan are highly experienced heritage consultancies that have worked extensively in Boroondara and throughout metropolitan Melbourne. Context's expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>extensions) and land to the rear has not been considered in the application. The backyard no longer 'contains a functional tennis court or 2 garages including one early garage dating from 1938.' There are no original outbuildings on the property.</p> <ul style="list-style-type: none"> It is significant that the property is in an area that has been so highly and densely developed in recent years, that neighbouring properties fail to aesthetically compliment the house in any meaningful way. <p>The submitters suggest the following changes:</p> <ul style="list-style-type: none"> Stakeholders should be advised of important advice such as this by registered mail. The proforma letters don't grab the reader's attention. <p>Further submissions were made at an on-site inspection in December 2019.</p> <ul style="list-style-type: none"> The Heritage Overlay, if it is applied, should not be applied to the title boundaries. There should be a curtilage around the house. The interior should be taken into account when determining the architectural style of the house. The interior layout is more like a Californian bungalow, just stretched out. It has the hallmarks of Barlow's style. How the place fits the Colonial Revival description has not been explained in enough detail in the citation. What details make it Colonial Revival? 	<p>Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>While Council officers and heritage consultant acknowledge that the area has experienced some redevelopment, this is not a reason to not apply the Heritage Overlay to this property. The property has been identified as an individually significant heritage place independent of its surroundings. Accordingly, the assessment in the citation has been provided for the individual place, unlike the process for assessing a precinct, and the surrounding area has not been considered in this assessment.</p> <p>Officers have investigated the options for using registered post during consultation processes and have discussed the matter with Council's Corporate Information team. However, logistically this is not possible due to the large number of properties that need to be notified (in this case all properties within the Glen Iris suburb). Officers are also of the view that it is not appropriate for some owners (in this instance owners of proposed individually significant heritage places) to be treated preferentially by sending notices via registered mail but not to other owners. All affected parties should be provided the same type of notification, as people may be impacted by the proposal in different ways. For example, even a proposed 'non-contributory'</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>The submitter noted for the record, receipt of conflicting advice from Boroondara in the letters received.</p>	<p>grading in a precinct may impact the design of a new house an owner may have planned to build.</p> <p>In the Glen Iris study, there are approximately 950 affected properties. This is a significant financial and administrative impost. It would take postage from \$1 to approximately \$4.50-5 per letter, and more if requiring the services of a bulk mail house. Officers understand that Council does not currently have a formal policy on the use of registered post, but that in practice it is used only in rare individual cases. It is officers' opinion that Registered Post is disproportionately onerous, both in terms of financial cost and staff time.</p> <p>Officers consider that there are other actions that can be taken that could assist in ensuring notification letters are read and well understood. For the Ashburton Heritage Gap Study, the Strategic Planning Department has provided a more informative, project-specific colour brochure that catches the reader's attention. It is officers' intention to produce a similar brochure at the next stage of consultation for the Glen Iris Study (should the study progress to a planning scheme amendment).</p> <p>Effort is made to simplify consultation processes where possible. Officers have taken the feedback on board and are continuously reviewing how we consult with residents and how information is made available. Officers will continue to look for</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>improvements that can be made to ensure affected property owners and other interested parties have access to the information they require to fully understand the implications of the Heritage Overlay potentially being applied to their property. Officers note that the notification letter provides Council officer's contact details to allow affected property owners and any other interested party to contact officers directly for assistance and clarification as it relates to their individual circumstance. Officers have also continued to accept late feedback (as late as mid-February) even though the formal deadline passed in May 2019 (more than 9 months ago).</p> <p>The owner also raised the curtilage of the HO as a concern, saying it was too onerous on the future use of the site. The curtilage was reviewed and it is considered appropriate and common practice to include the whole of the property to the title boundary. The heritage consultants agree that the tennis court is not original and non-contributory and the statement to this effect inserted into the Statement of Significance suffices to cover this point. Any future development on the tennis court should be considered in the same way as any development to the rear of a property within a Heritage Overlay.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#85	No	<p>The submitter <u>opposes</u> the inclusion of 29 Alfred Road, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The property is a lovely old timber house, however it has been altered on numerous occasions, including a recent re-paint to the front portion of the property. They doubt the house meets the architectural classification listed in the proposal and don't agree that it meets this significance compared to other properties of significance. The draft study reflects that it is made on a somewhat weak foundation, reviewing only the front of the property and not having a full appreciation of the property as a whole. Alfred Road has had numerous developments, including modern construction, units, townhouses and subdivisions, which do not compliment a heritage listed house. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> Remove 29 Alfred Road from the proposal. 	<p>The place is identified as Individually Significant in the draft Study and is recommended for inclusion in the Heritage Overlay.</p> <p>The heritage consultants noted alterations at the site visit (16/12/19) and these will be further clarified in the citation update. Repainting does not detract from the heritage value of the place and does not alter the assessment or recommendation. The significance of the place is supported by the Comparative Analysis, which will be strengthened further in the final report as per the response to Submission 61. The presentation of the house to the public realm is the main area of interest, as internal controls are not proposed. As the place is proposed for individual significance, the integrity of the streetscape is not a relevant concern in assessing the house's significance.</p> <p>The submitter disagrees with Council's heritage consultant (regarding the architectural style, comparative analysis and the significance), but does not go into detail as to why they believe this. Officers place more weight on the expert opinion of Council's heritage consultant, as set out in the citation for the heritage place.</p> <p>Trethowan are highly experienced heritage consultants that have worked on numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Officers rely on the expert's professional assessment and advice when</p>	<p>Proposed changes:</p> <ul style="list-style-type: none"> - Update study to identify all known alterations. - Update study to include further Comparative Analysis as per the response to Submission 61 (p. 202).

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).	
<p>39 Peate Avenue, Glen Iris Total number of submissions: 1 opposed</p>				
#163	No	<p>The submitter <u>opposes</u> the inclusion of 39 Peate Avenue, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> • There is no know connection to an architect or well-known speculative builder. • The original owners were not of note. • The house is not a rare, good or outstanding example of the Edwardian or Queen Anne style. The surviving terracotta ridge cresting, stucco and exposed red brickwork are typical and not significant themselves. • The house and its setting are not intact. Alterations include: <ul style="list-style-type: none"> ○ Bedroom addition on RHS of house ○ Kitchen addition on LHS of house ○ Large rear addition, office and garden shed ○ All five original rooms remaining have been remodelled 	<p>The property is identified as an 'individually significant' heritage place in the draft Study and is recommended for inclusion in the Heritage Overlay.</p> <p>There is no requirement for an architect or noted builder to be identified for a building to be of local significance. In many cases these records have been lost, so evaluation is on the basis of design quality and intactness, as well as comparison with similar buildings in the municipality. The architectural and aesthetic significance of the house and its front fence are expressed in relation to HERCON Criteria D and E.</p> <p>The submitter is correct that owners of note were not identified. For this reason, there are no claims of associational significance under Criterion H.</p> <p>While the terracotta roof cresting, stucco and red face brick are not rare in and of themselves, they are all characteristic of Edwardian era domestic</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> ○ Paint colours are not original or in keeping with the period ○ The front verandah, turned timber posts and decorative fretwork are not original ○ The front fence is not original and not in keeping with the Edwardian period ○ The garden is not original and there are no significant trees. • The submitters also advise they did not receive the notification letter, and believe these letters should be sent via registered post. 	<p>architecture. More importantly, comparative analysis has demonstrated that this is a very good example of an Edwardian Queen Anne house, and one that compares well to individually significant examples in the Boroondara Heritage Overlay.</p> <p>Council’s heritage consultant agrees there are extensions to the house, and that only the visible gabled extension to the south-east (bedroom addition) is mentioned in the citation. Mention can be added of the rear extensions and it can be made clear that they are not of heritage significance (so could be removed or replaced). All of these extensions, however, are set behind the main (hipped and gabled) part of the house, and this is considered an appropriate location for extensions to buildings of heritage significance. They do not detract from the significance of the original part of the house.</p> <p>There are no internal alteration controls or external paint controls proposed for this place, so the intactness of the interior and the paint scheme are not taken in to account in the assessment.</p> <p>The submitter states that the front verandah and its timber elements (posts and fretwork) are not original. Certainly the return verandah form and its roof (which is continuous with that of the house) are original. It is visible on the 1926 MMBW Plan (Figure 4 of the citation), and a return verandah between two gabled bays is characteristic of</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Edwardian Queen Anne houses. The basis for the claim that the timber posts and fretwork are not original is not clear. Council's building permit records have been reviewed, and the plans located (from 1983 and 1984) do not show any works to the verandah.</p> <p>Council's heritage consultant agrees that the front fence was built later than the house, but it is of such a quality that it is separately recognised for its aesthetic significance in the statement of significance.</p> <p>Council's heritage consultant also agrees that other elements of the front garden are not significant, so they have not been mentioned in the statement of significance.</p> <p>There are no heritage tree controls proposed for this property, and it is agreed that there are no trees on the site of heritage significance. Tree controls in the Heritage Overlay are applied rarely and only when warranted and are not a requirement to justify inclusion of a property in the Heritage Overlay. It is noted for the submitter's information that there may be large trees on site that are subject to Council's Tree Protection Local Law, which affects all canopy trees over a certain size on private property. The submitter can contact Council's Statutory Planning Department on 9278 4888 for more information.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Officers have investigated the options for using registered post during consultation processes and have discussed the matter with Council's Corporate Information team. However, logistically this is not possible due to the large number of properties that need to be notified (in this case all properties within the Glen Iris suburb). Officers are also of the view that it is not appropriate for some owners (in this instance owners of proposed individually significant heritage places) to be treated preferentially by sending notices via registered mail but not to other owners. All affected parties should be provided the same type of notification, as people may be impacted by the proposal in different ways. For example, even a proposed 'non-contributory' grading in a precinct may impact the design of a new house an owner may have planned to build.</p> <p>In the Glen Iris study, there are approximately 950 affected properties. This is a significant financial and administrative impost. It would take postage from \$1 to approximately \$4.50-5 per letter, and more if requiring the services of a bulk mail house. Officers understand that Council does not currently have a formal policy on the use of registered post, but that in practice it is used only in rare individual cases. It is officers' opinion that Registered Post is disproportionately onerous, both in terms of financial cost and staff time.</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>In the Glen Iris study, there are approximately 950 affected properties. This is a significant financial and administrative impost. It would take postage from \$1 to approximately \$4.50-5 per letter, and more if requiring the services of a bulk mail house. Officers understand that Council does not currently have a formal policy on the use of registered post, but that in practice it is used only in rare individual cases. It is officers' opinion that Registered Post is disproportionately onerous, both in terms of financial cost and staff time.</p> <p>Officers consider that there are other actions that can be taken that could assist in ensuring notification letters are read and well understood. For the Ashburton Heritage Gap Study, the Strategic Planning Department has provided a more informative, project-specific colour brochure that catches the reader's attention. It is officers' intention to produce a similar brochure at the next stage of consultation for the Glen Iris Study (should the study progress to a planning scheme amendment).</p>	
<p>3 Valley Parade, Glen Iris - 'Woorayl' Total number of submissions: 1 opposed</p>				
#13	No	The submitter <u>opposes</u> the inclusion of the property at 3 Valley Parade, Glen Iris in the Heritage Overlay for the following reasons:	'Woorayl' at 3 Valley Parade, Glen Iris is identified as 'Individually Significant' in the draft Study and is recommended for inclusion in the Heritage Overlay.	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The property was purchased with the sole intention of eventually building their family residence on the lot. At the time the submitter did their due diligence to ensure there was no Heritage Overlay (except two heritage-listed trees). They are at a very advanced stage of planning a new home and were intending to begin construction in July 2019. A sizable income (non-refundable) has been spent on employing architects, land surveyors, arborists and a builder whilst taking into account that there are heritage listed trees on the property. They are in the process of applying for a building permit and have only recently submitted their deposit and payment to Council for asset protection permits. They have already given notice to the tenants to vacate by July 2019 which means they have no income from the property from July 2019 onwards. The submitter attaches proof of how advanced they are in the planning process and how significantly a Heritage Overlay will impact them financially and affect their plans. There is no chance they will be able to build their dream home if there are restrictions made to the property. The house they intend to build is to be a multi-generational dream home which they intend to live in and pass on to their children. The submitter's parents-in-law are ailing and they intended for them to move in instead of considering a nursing home, so they cannot afford for further delays to 	<p>Built in 1891, 'Woorayl' is a representative example of a Victorian era Italianate house in the Glen Iris context; and one of a small number of houses from this era to survive intact in the suburb. The house is also an uncommon example of a Hawthorn brick house in the suburb. Architecturally it has an unusual presentation for a Victorian Italianate house – the symmetrical form features a central projecting bay and is flanked by narrow verandahs down each side. Its significance is enhanced by a high degree of integrity.</p> <p>Officers clarify that the trees on the site are not heritage listed or protected by any Heritage Overlay currently, however appear to be protected by Council's Tree Protection Local Law 2016.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>take place. Their architects BE Architecture are award-winning architects and the home is likely in itself to be a landmark house in the area.</p> <ul style="list-style-type: none"> • They hope Council will consider the real people with emotions, families and other circumstances that need to be taken into account in considering their appeal. The property is more to them than a historical brick house. They have pinned their family dreams on it and say receiving the council letter was a huge kick in the guts to the family. • The submitter proposes that the draft study be changed to exclude this residence. 	<p>priority action in Council's Heritage Action Plan (2016).</p> <p>Regarding the submitter's concern that there was no Heritage Overlay when they purchased the property, in light of Council's duties under the Act, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>The fact that a HO may not have applied at the time of purchase does not mean that the building is not of heritage significance now and that it should not be included in the HO. It is not uncommon for planning controls affecting individual properties (or larger areas) to change over time.</p> <p>Council's heritage consultant has used the recognised Criteria outlined in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i> to determine the significance of the heritage place. This assessment has determined that 'Woorayl' is of local historical and architectural significance to the City of Boroondara. The individual circumstances of the submitter, including those of a financial nature, do not fall within the scope of the recognised criteria (according to <i>Planning Practice</i></p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<i>Note 1: 'Applying the Heritage Overlay') to determine the heritage significance of the place.</i>		
<p>50 Valley Parade, Glen Iris Total number of submissions: 1 opposed</p>				
#141	No	<p>The submitter <u>opposes</u> the inclusion of 50 Valley Parade, Glen Iris in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> The Context Report constitutes a high level review of the Land based only on a preliminary (external) assessment. The Land does not meet the threshold of local significance for Criterion D. In the Panel report for Amendment C274 to the Boroondara Planning Scheme, a similar 'gap' heritage amendment, the Panel accepted evidence of Mr Bryce Raworth (heritage expert) that: <p><i>To be identified as a place of local significance sufficient to warrant application of the Heritage Overlay, a place should meet one or more of these criteria to a degree that meets a threshold of local significance. This is to say, the criteria in question should be met not just in a simple or generic manner, but to a degree that is better than many or most other examples at a local level, or to a degree that is comparable to other examples that are subject to the Heritage Overlay.</i></p>	<p>The place is identified as 'Individually Significant' in the draft Study and is recommended for inclusion in the Heritage Overlay.</p> <p>When the house was viewed and assessed in 2018, the east side of the verandah had been infilled. This was mentioned in the description, and taken into account when assessing the house.</p> <p>There have been a number other external changes made to the house since that time:</p> <ul style="list-style-type: none"> Removal of three roughcast rendered chimneys Removal or boarding over the louvered vent in the front gable Removal of five verandah supports (roughcast masonry base with a timber post and angled brackets above). (Note that at least one verandah support remains intact, as does the arched timber frieze.) Replacement of a bull's-eye window on the front façade with large French doors (and associated wall demolition) 	<p>Proposed change:</p> <p>Remove 50 Valley Parade, Glen Iris from the draft Study and not proceed with the application of a Heritage Overlay</p>

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>In his evidence, Mr Raworth referred to The Advisory Committee Report: Review of Heritage Provisions in Planning Schemes (August 2007) and noted that the committee recognised that establishing whether a place is of heritage significance is not merely a question of applying a blanket rule based on a place's age or period of construction.</p> <p>It is stated in the draft Study that the land is significant because 'it belongs to a class of place that demonstrates a stylistic transition between the Edwardian house and the bungalow'. It is inconsistent with the Panel's findings in Amendment C274 to simply apply a blanket rule to include the land in the proposed Heritage Overlay because it 'belongs to a class of place'.</p> <ul style="list-style-type: none"> The land does not meet the threshold of local significance for Criterion H. The draft Study refers to three other houses owned by the Richards family but does not seek to include these properties in a Heritage Overlay. The Context Report fails to demonstrate that the land is better than these other examples of houses owned by the Richards family at a local level. Particularly in circumstances where the Context Report recognises that whilst Richards had purchased the house, he nor any of the Richards family lived in the house. The land does not exhibit a high level of integrity, as stated in the draft Study. The dwelling has 	<ul style="list-style-type: none"> Replacement of the triple-casement window in the angled bay window of the front façade with full-length French doors <p>In particular, the partial demolition of the front façade to insert French doors has greatly diminished the intactness of the house, and these changes are largely irreversible. In concert with the removal of the chimneys and removal of most of the verandah supports, the house is no longer considered to be intact enough to meet Criterion D at a local level (Note that the rear extension and renewal of the terracotta roof tiles are considered to have a minimal impact on the house's significance).</p> <p>Regarding the submitter's other concerns, Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>It should be noted, that the purpose of the Heritage Overlay is to protect the <u>house</u> and its associated</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>failed to be maintained such that the integrity is significantly undermined and the dwelling is structurally unsound. Specifically, the dwelling:</p> <ul style="list-style-type: none"> ○ is on a significant slope which has not properly been managed with retaining walls which has led to slipping down the land; ○ has not been restumped which has resulted considerable long term damage to the dwelling; ○ is the subject of significant water and moss damage; ○ appears to be coming off its stumps and is on a lean at the front and side; and has rotting floorboards throughout the house. • Significant modifications have been made to the dwelling over time, so it does not warrant inclusion in the proposed Heritage Overlay. These include: <ul style="list-style-type: none"> ○ enclosing the front verandah on the left hand side to create a bedroom; ○ retiling of the roof and replacement of all cornices and ornamentation; ○ a large extension to the rear of the property including an additional bedroom and bathroom at the back of the property and a further additional bedroom, laundry and workshop under the house (refer below). ○ replacement of 40% -50% of stained glass windows with lower quality glass; ○ removal of chimneys; ○ modifications to the front facade of the dwelling including removal of bay windows and 	<p>land, not the land itself as suggested by the submission. The inclusion of the suburban block that has been associated with the house since its construction in 1917 is standard practice for municipal heritage overlays. This is in keeping with PPN01 'Applying the Heritage Overlay' (2018) which states: 'The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).'</p> <p>In response to the assessment against Criteria:</p> <p>Criterion D – Council's heritage consultant agrees the Heritage Overlay should not be applied simply because a house 'belongs to a class of place'. If that approach were applied, then every single property in Glen Iris would be recommended for the Heritage Overlay, as each belongs to a class of some kind. Furthermore, the study has not recommended that all Edwardian or Edwardian-cum-bungalows in Glen Iris be protected. Instead, there has been a review of all properties in the suburb, and the <u>best</u> individual buildings and groups of buildings were identified and assessed for their heritage value. In the case of 50 Valley Parade, it was found at the time to be <u>one of the</u></p>	

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		circular windows and replacement of front porch columns.	<p><u>best</u> of its class, and hence recommended for the Heritage Overlay.</p> <p>Criterion H – All houses owned by the Richards family were viewed and considered during Stage 1 of the Glen Iris Heritage Gap Study. The houses at 50 and 52 Valley Parade were shortlisted for further consideration, but the other Richards properties at 42, 44 & 48 Valley Parade are houses that are very typical of the interwar period, so were not assessed. It is agreed, however, that while the Richards family played an important role in subdividing this part of Valley Parade, it would be an overstatement to say that they are ‘of importance in the City of Boroondara’s history’, as required under Criterion H. For this reason, reference to this criterion would have been removed if the recommendation would have proceeded.</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
Other submissions				
Total number of submissions: Twenty-three (23) - 9 support, 3 partially support, 9 oppose and 2 neither support nor oppose.				
#3	Yes	The submitter supports the recommendations of the draft study and believes the areas identified are very worthy of protection. They are extremely happy Council is undertaking this study and urges Council to make sure all the areas identified are given a Heritage Overlay.	The submitter's support and comments are noted.	No change proposed.
#11	Yes	<p>The submitter supports the draft study and acknowledges that their property at 17 Kardinia Road, Glen Iris is not worthy of heritage protection due to its alterations in the '80s.</p> <p>The submitter states that Council needs to clearly explain to residents that heritage does not only apply to properties built in the 1900s and that other very significant examples of history exist all around us.</p> <p>The submitter nominates the following places as worthy of investigation in Glen Iris:</p> <ul style="list-style-type: none"> Nos. 13, 15 (particularly), 16 and 19 Kardinia Road. These houses are not striking; however, they are very fine examples of middle class accommodation of the time and are very much intact. Ventich Street, Glen Iris contains several intact cream brick veneers houses built during the 1956 Olympics. The submitter has recently spoken with 	<p>The submitter's support for the draft study is noted.</p> <p>Council's heritage consultant has reviewed the properties nominated by the submitter and provides the following advice:</p> <p>The house at 13 Kardinia Road is an intact symmetrical brick, hipped roof bungalow with rounded bay windows and central colonnaded porch. Decorative elements include exposed rafter ends and Tuscan columns and diamond pane glass. It includes an intact brick and render fence with tall piers and chains.</p> <p>The house at 15 Kardinia Road is an intact timber interwar bungalow with nested gables, side entry, and bay window. Decorative elements include shingled gables and exposed rafter ends.</p> <p>The house at 17 Kardinia Road is a heavily altered interwar bungalow with front gable and side entry. Windows openings have been altered, some</p>	No change proposed.

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		<p>a man still living in one from 1956 that is in itself is noteworthy.</p> <p>The submitter also suggests the following places worthy of investigation in Ashburton:</p> <ul style="list-style-type: none"> • The outer circle railway line; houses built in the 1890s; a house that was a Cobb and Co half way station (c. 1850); the War settlement estate; Johnston, Duke and Marquis Streets, Ashburton; and • Several brick veneer houses in the area around Keyes and Boyle Streets, Ashburton, which are of world heritage status, built by AV Jennings during the 1930s and the very first mass produced Brick Veneer houses ever. <p>The submitter asks that Council please continue with the good work.</p>	<p>shingles in the gable and exposed rafter ends remain.</p> <p>The house at 19 Kardinia is an intact interwar brick bungalow with hipped roof and central hipped porch. The house has a symmetrical composition, with asymmetrically located door and window within the porch. Decorative elements include brick quoining on the façade corners and matching brick piers under the porch; clinker brick, timber shutters and x mullion windows with rendered planter boxes. The front fence is clinker brick, with an unusually deep rounded entrance gate bay. Preliminary research suggests the house was built c.1933 for Gwendolyn Lloyd Noad,</p> <p>The houses at 13, 15, 19 Kardinia Road are good and intact examples of interwar period housing in the municipality, representing various characteristics of the bungalow style. The houses would contribute well towards a larger precinct of intact period housing, however if assessed for individual significance they would have to meet a higher threshold of significance and compare well to other individually significant houses of this style and period in Boroondara. While such a detailed assessment has not been undertaken, Council’s heritage consultant believes that it is unlikely these houses would meet the threshold for individual significance.</p>	

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			<p>Note that this area – bounded by Glen Iris Road, Ashburton Road, High Street and Courang Road (with Kardinia Road in the middle) - was proposed as a heritage precinct by the 1991 Camberwell Urban Conservation Study. This recommendation was not implemented at the time, allowing a great deal of alteration and redevelopment in the intervening decades. When the proposed precinct was revisited in 2018, it was found to be too deteriorated and not sufficiently intact any more. While there are still single and small groups of fine interwar houses that could be contributory in a larger precinct, these groupings do not compare well enough with other intact areas of interwar residential development in Glen Iris and Boroondara, so they were not recommended for heritage protection.</p> <p>Individually significant interwar bungalows in Boroondara include those at 77 St Helens Rd, Hawthorn; 19 Anderson Rd, Hawthorn; 16 John Street, Kew (nested gables, shingles, clinker brick, render and timber, diamond panes); 33 Deepdene Rd, Balwyn (unpainted stucco, central porch, bay window); 44 Studley Park Rd, Kew (roughcast render, arched entrance, eyelid dormer, leadlight, chain detail to bay window); 84 Walpole St, Kew; 46 Clyde St, Kew East (Arts & Crafts, Californian and Japanese fusion of elements); 10 Donna Buang St, Camberwell (superb Japanese inspired California Bungalow).</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Against these aesthetically outstanding examples, the subject houses appear as more typical and modest, albeit quite pretty and intact representatives of the period. Similar houses in terms of quality, scale and decoration can be found as contributory graded properties in precincts around the municipality such as the Toorak Estate and Environs, Glen Iris Precinct. The proposed precincts such as the Glen Iris Heights and Cherry's Hill Estates precinct also include a variety of interwar bungalows such as at 11 Kerferd Rd and 29 Kerferd Rd; and the houses such as that at 14 Mont Iris Ave (Contributory within Mont Iris Estate and Environs Precinct).</p> <p>The houses in Ventich Street are generally cream brick post-war houses and are very typical, with no outstanding features. Individually significant post-war housing by comparison might include architect-designed homes, Modernist or International style influenced houses. In terms of historical association, the houses would need to be linked directly to the Olympic games in order to be historically significant – it would not be enough for the houses to be 'built at the time of the Olympics', instead some direct historical association would need to be established. A variety of representative early post-war houses have been included within the proposed Mont Iris Estate and Environs Precinct.</p>	

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			The submission has also been forwarded to Council's Heritage Consultant to assist in their work on the Ashburton Heritage Gap Study.	
#15	Yes	<p>The submitter supports the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> • They are very fond of the period homes in the area and are often dismayed that structurally sound and aesthetically pleasing period homes have been razed to the ground for a modern development. The submitter does not see any reason why a structurally sound period home should be demolished. • Heritage needs to be retained and where possible, maintained and strengthened. It is bordering on a crime that so many wonderful homes of architectural significance have been allowed to be sacrificed for crass modern buildings often built with poor materials. • They hope a Heritage Overlay will curb the rapacious nature of property developers who seemingly prioritise short-term monetary gain over period charm, tradition and aesthetics. <p>The submitter proposes the following change to the study:</p> <ul style="list-style-type: none"> • In the supplied brochure, <i>Heritage in Boroondara (FAQ)</i>, one question asks: <i>Can I demolish a place recommended for heritage protection?</i> The reply begins "Council may not 	<p>The submitter's support and comments are noted.</p> <p>In response to the change suggested by the submitter, officers respectfully disagree that the use of the term 'may not' implies that permission will be granted.</p> <p>The brochure acknowledges that an application to demolish 'may not' be granted and goes on to explain the process in more detail, outlining the circumstances in which a demolition consent application will be suspended (under Section 29B of the Building Act 1993), in accordance with the <i>Section 29A internal process</i>, adopted by Council on 25 July 2016.</p>	No change proposed.

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		<p>support an application to fully or partially demolish a place..."</p> <p>They are concerned about the use of the term 'may'. Rather than the emphasis being on protection and retention, the term 'may' implies that the would-be-demolisher can assume their request will be met. The submitter would like better legal protection for heritage homes with less acquiescent terminology.</p>		
#21	Yes	<p>The submitter supports the preservation of the homes and streetscapes of Glen Iris, and opposes the demolition of heritage homes, offering the following points:</p> <ul style="list-style-type: none"> • They have been a resident in Glen Iris for 50 years and it is distressing to see wonderful homes smashed to the ground. • They suggest relocating houses that are not wanted to a site for homeless people, and offering unwanted plants to neighbours to limit waste. • Their house is a Californian Bungalow and an original Californian Bungalow was demolished in Ashburton Road that was in original condition. There will be no more in the area soon. Often the replacements are badly built and unoccupied as is the house on the corner of Lurnea Road and Ashburton Road where weeds on the footpath impede pedestrians. • They love the area but feel it is becoming like other suburbs, losing the ambiance of Glen Iris as 	<p>The submitter's support and comments are noted. Concerns about dangerous and unsightly land and nuisances are best addressed directly with Council's Local Laws Department on 9278 4949.</p>	<p>No change proposed.</p>

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		<p>an individual suburb with an interesting mix of architecture.</p>		
#114, #115, #116	Yes	<p>The submitter supports the draft study for the following reasons:</p> <ul style="list-style-type: none"> • Council seem too quick to allow demolition of the houses that have made Glen Iris the beautiful suburb that it is. • The character filled homes are being replaced by black boxes that have no place here. The house behind the submitter has been torn down and is being replaced with side by side townhouses with pools right at the back fence. They could have kept the facade and built a beautiful home but now the submitter will be impacted forever. They are also putting more cars in an area that is clogged for parking already. • They are renovating a house in a Heritage Overlay currently. Their renovation is within the footprint and will not be visible from the street maintaining the character of the area. • Next door are putting a black box on the back, easily visible from the street. This should not be allowed, and there should be regulations that works must be sympathetic to the original style of the building. • It is important to maintain the character of the suburb rather than wanting to increase the population and raise more money. Single dwelling 	<p>The submitter's support and comments are noted. Officers note that in Victoria, where a planning permit is not required for demolition or development (for example a single dwelling on a lot over 500 square metres and there are no overlays) a private building surveyor is normally responsible for ensuring the proposal complies with Victorian Government building regulations, not Council.</p> <p>Equally, there is nothing to prevent the demolition of that place. When issuing a building permit, a building surveyor is not required to assess issues of neighbourhood character. If the lot is less than 500 square metres, or more than one house is being proposed, a planning permit is normally required and the application will be assessed by Council against the controls of the Boroondara Planning Scheme. This assessment considers garden area, orientation, setbacks and overlooking amongst other things, and is commonly known as ResCode. This is different to the controls proposed by the Heritage Overlay, which aim to protect valued cultural heritage.</p>	No change proposed.

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		houses and period homes need to be retained to avoid overcrowding both for people and cars.		
#122	Yes	<p>The submitter supports the draft study for the following reasons:</p> <ul style="list-style-type: none"> They support anything that will assist the retention of the history and character of Glen Iris. The report really highlights the interesting history of the suburb they live in. <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> They would have liked the precinct they live in to be covered in the report. They believe that Glen Iris Heights (East) was included in the 1991 study but cannot find it on line and even if they did they acknowledge that it may not be relevant in 2019. 	<p>The submitter's support and comments are noted.</p> <p>The submitter is correct that part of Glen Iris Heights, to the east of Glen Iris Road was recommended for heritage protection by the 1991 Camberwell Urban Conservation Study as Precinct 13. This was the section to the south of Ashburton Road including Barina, Kardinia, Lurnea and Courang roads.</p> <p>No heritage protection was given to that precinct in the 1990s, and it underwent a great deal of alteration and redevelopment in the intervening decades. This potential precinct, as well as the area to the north of Ashburton Road, was revisited in 2018 to see if this or any other grouping of early houses survived that would warrant protection as a heritage precinct. The site visit demonstrated that the area of Glen Iris Heights East was no longer intact enough to form a precinct of local significance.</p>	No change proposed.
#152	Yes	The submitter supports the proposal to have a Heritage Overlay for Glen Iris.	The submitter's support is noted.	No change proposed.
#9	Partially	The submitter <u>partially</u> supports the recommendations of the draft study and believes their street, Grandview Avenue, used to have many more timber Californian	The submitter's partial support and comments are noted.	No change proposed.

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		Bungalows. They state that it is a pity that many have been demolished most of the modern replacements are mostly too big and not sympathetic to the existing streetscape.	Officers agree that Grandview Avenue has not been identified as meeting the threshold for local heritage significance, and as such is not proposed to be included in the Heritage Overlay.	
#33	Partially	<p>The submitter <u>partially</u> supports the recommendations of the draft study, for the following reasons:</p> <ul style="list-style-type: none"> • They believe it is a pity Council has only now decided to do something about preserving its heritage and has allowed, and continues to allow, the demolition and development of existing homes. • They say it would be acceptable to a degree if these developments were for affordable housing but in most cases they are luxury homes for single families. • They hope Council takes into consideration the period of ownership of the properties identified for heritage protection so the owners are not penalised for remaining in their homes and not taking advantage of the property boom in the area. 	<p>The submitter's partial support and comments are noted.</p> <p>In Victoria, where a planning permit is not required for demolition or development (for example one house on a lot over 500 square metres and where there are no overlays) a private building surveyor is normally responsible for ensuring the proposal complies with Victorian Government building regulations, not Council. When issuing a building permit, a building surveyor is not required to assess issues of neighbourhood character.</p> <p>If the lot is less than 500 square metres, or more than one house is being proposed, a planning permit is normally required and the application will be assessed by Council against the controls of the Boroondara Planning Scheme. This assessment considers garden area, orientation, setbacks and overlooking amongst other things, and is commonly known as ResCode. This is different to the controls proposed by the Heritage Overlay, which aim to protect valued cultural heritage. That said, without a Heritage Overlay, there is nothing to prevent the demolition of values heritage places.</p>	No change proposed.

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			<p>Officers also note that neither the duration of a property owner’s tenure nor the type of tenure (e.g. affordable housing or single family) is a matter for consideration when determining whether a property has heritage value. <i>Practice Note 1: ‘Applying the Heritage Overlay’</i> outlines the assessment criteria and key considerations. Council ultimately has a responsibility to identify and protect heritage places in the municipality under Section 4 1(d) of the <i>Planning and Environment Act 1987</i> which identifies the conservation and enhancement of places of scientific, aesthetic, architectural or historical value as a key planning objective. The Heritage Overlay is the statutory tool to ensure that places of heritage value are not able to be fully demolished.</p> <p>Competing planning objectives such as heritage protection and the provision of affordable housing are not uncommon in an urban area such as Boroondara. However, these are most appropriately considered during the planning permit application process rather than the heritage assessment process. They are not sufficient reasons to not apply the Heritage Overlay to an identified heritage place in the first place.</p>	
#124	Partially	The submitter <u>partially</u> supports the draft study for the following reasons:	<p>The submitter’s partial support and comments are noted.</p> <p>The land on which St Cecilia’s is located was known as Martin’s Hill in the late 1880s. The land</p>	No change proposed.

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • They commend Council for attempting to identify and preserve the special characteristics and amenity of the area. • They note St. Cecilia’s Catholic School, Church and Presbytery (37 Hillside Parade, Glen Iris) did not meet the threshold of local significance. It is true that the Presbytery was originally built as a private residence and it is disappointing to read that, individually, it’s design and intactness did not compare well enough to other houses of its era. • There doesn’t seem to be any acknowledgement that the original owner (a prominent local identity named in <i>Who’s Who</i> 1922 - but whose name escapes the submitter), subdivided his land that is now known as the “Valley View Estate”. This Estate is bounded by Hillside Parade, Malvern Avenue, Valley Parade and Glen Iris Road and comprises 58 “splendid building allotments” (according to the sales pitch at the time which is in the records of the National Library of Australia). • They make a further submission providing details of the Valley View Estate received from the National Library. The advertising describes “South Camberwell” as “a magnificently planned garden suburb”. This sentiment needs to be at the forefront of every review of the characteristics of the municipality. <p>The submitter proposes the following changes to the draft study:</p>	<p>along Hillside Parade was subdivided in 1911 by the Australian Deposit and Mortgage Bank (Title certs. Vol. 3332 Fol. 320). Alfred Preece purchased Lot 7 in 1911 and subdivided it into 14 lots (Title Cert. V.3561 F.119).</p> <p>Preece appears to be the person of local importance referred to by the submitter who created Valley View Estate, located just south of the St Cecelia’s site. The local newspaper recorded that Preece received permission to subdivide land “off Toorak Road” in 1914, and that he resided at 112 Toorak Road when he died in 1921 (<i>Camberwell and Hawthorn Advertiser</i>, 7 Feb 1914:4 & <i>The Argus</i>, 24 Sep 1921:13). There were advertisements for the Valley View Estate beginning in 1914, corresponding with Preece’s application to council</p> <p>As the submitter notes, and has been confirmed in the National Library of Australia catalogue, the Valley View Estate was the block bounded by Malvern Avenue to the north and Valley Parade to the south. This was an estate of a relatively modest size. This means that St Cecelia’s was just north of the estate, but not within it.</p> <p>If all or most of the Valley View Estate had been recommended for protection as a Heritage Overlay precinct, then there would be a strong argument to include Alfred Preece’s former home on the St Cecelia’s site in this precinct. In the present</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> The reference to St. Cecilia’s Catholic School, Church and Presbytery (37 Hillside Parade, Glen Iris) to be formally acknowledged to be within the Valley View Estate. An additional appendix to identify all single dwelling covenanted estates in Glen Iris that have not been included in the recommendations. This should not be difficult as they have all been recognised (if not named) previously in Neighbourhood Character Precinct maps etc. The submitter feels this to be especially important for those still “intact” – which is the case with Valley View Estate. They may not currently satisfy local heritage significance criteria, however, in the fullness of time these Estates, if kept intact, will become more significant. 	<p>circumstances, with no precinct, there is no strong argument to include it in the Heritage Overlay on its own.</p> <p>Council’s heritage consultant agrees that this part of Boroondara (former Camberwell South and other parts of Glen Iris) was well planned and developed during the interwar era. The heritage study is not intended to be a comprehensive history of the area. It only looks in detail at proposed heritage precincts and individual properties of significance.</p> <p>Officers note a restrictive covenant is a private legal agreement between land owners and purchasers that is registered on the Certificate of Title. Council’s <i>Single Dwelling Covenant Policy</i> (2019) recognises and reinforces the relevance and importance that single dwelling covenants have in relation to the ongoing management of the development of land in the municipality. Council also cannot grant a planning permit for something that would result in a breach of a registered restrictive covenant unless a planning permit is also granted to remove or vary the covenant.</p> <p>While the Neighbourhood Character Precinct maps may identify some areas, we do not know whether other areas exist (given they are a private agreement on title). To fully identify and map all registered restrictive covenants in the suburb would require an extensive title search which is not</p>	

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			feasible given the small benefit to the historical record.	
#37	No	<p>The submitter <u>opposes</u> the draft study for the following reasons:</p> <ul style="list-style-type: none"> • There are not enough details in the study and the reasons why each house is considered to have heritage value have not been made clear. • The study aims to recover the look and feel of the suburb following years of new developments and houses that have or are slowly changing the look and feel of Glen Iris. • Houses listed in the study should be historic homes that are historically significant, and should not be included just because a house was built in the 1940s/50s/60s. Historic houses need to have specific character that makes them significant to the location, not merely because they are old. • Alternatively, heritage listings for an area should be consistent, and not exclude houses because they have been developed recently to keep it fair for all. • Council needs to be more concerned with the future/new developments in the area, ensuring they are in keeping with the new Glen Iris character (see these beautiful new properties at 77 and 79 High Street). • The study is unfair to affected owners as it prevents them from changing their homes that may be in desperate need of works. 	<p>Officers do not agree that the draft study lacks detail and justification. Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>The aim of the study is not to recover a lost character, but to protect identified valued heritage fabric. The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris, instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. Context have selected these places after a thorough investigation. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions</p>	No change proposed.

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			<p>across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay (HO). The precincts are strategically justified and are recommended following this assessment. If age was the only criteria, it may be that many more precincts could have been recommended. The HO is only proposed for areas that are the best cohesive remaining collections of interwar buildings. Areas that have undergone too much change have not been proposed for the HO.</p> <p>Within precincts, each house has then been given a grading. New development within the precinct has not been excluded but has been graded 'non-contributory'. These places are subject to similar permit requirements as the other houses. While the assessment process and the relevant guidelines may be different (more change is permitted for non-contributory places), this is an appropriate way to manage the varying degree of heritage fabric. It would be unfair and counterproductive to treat a non-contributory property in the same way as a significant building, and would not achieve heritage protection, which is the key objective of the Heritage Overlay.</p> <p>While the submitter may prefer newer styles (such as the properties they have nominated in High Street, which are not proposed to be in a Heritage</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Overlay), heritage protection has been identified as a key concern for other residents of Boroondara, and was highlighted as a priority in the recent Boroondara Community Plan. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance.</p> <p>Council cannot control most residential development where the blocks are over 500m² and there are no planning overlays. A Heritage Overlay will introduce the requirement to apply to Council for a planning permit for development, as the submitter suggests.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements for some property owners. As previously discussed, planning controls are not applied to all properties in the municipality, but to relevant properties in order to achieve a certain planning outcome, which in this case is heritage protection. Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. This is a matter of public interest.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance according to <i>Planning Practice Note 1: 'Applying the Heritage Overlay'</i>. The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. Its</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>intention is to ensure that any changes do not compromise the heritage fabric of the house. The Heritage Overlay sets a planning permit trigger for external alterations to allow Council to assess the potential impacts of the proposed alterations and additions. Routine maintenance and repairs that 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>	
#38	No	<p>The submitter <u>opposes</u> the draft study for the following reasons:</p> <ul style="list-style-type: none"> • It is inconsistent with the current look and feel of Glen Iris. There are already uncharacteristic, mismatched houses that have been built that Council has approved. • Heritage listing some houses and preventing them from being changed is not fair for owners and will further spoil the look of Glen Iris. • Council should ensure that if it lists many houses or a street for heritage, every single one of the houses should be under the same rigorous controls, and not exclude new houses. • The few houses that are listed that do stand out should be kept as they provide significant history. • They disagree with random houses in the area being included that don't display a significant character. They suggest using a baseline property as a comparison - if the houses are similar in character to the ones listed on the study 	<p>The submitter misunderstands why the precincts were selected. Context has not selected 'random' houses but the best remaining, most cohesive group of interwar and early post-war dwellings. Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels.</p> <p>The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris, instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay.</p> <p>The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay' (PPN01)</i>. The citation also provides a comparative analysis of the precinct against other precincts</p>	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>specifically, then list them, but don't just list all houses in an area.</p> <ul style="list-style-type: none"> Many houses in Glen Iris are old, or were built in an era where a not a lot of money was put into building the house, these types of houses, mostly ones built between 1920 - 1980 should not be listed as heritage, unless they hold historical significance and have a lot of history and character to them like those specifically listed in the study as "Individual Properties". <p>The submitter proposes the following changes to the draft study:</p> <ul style="list-style-type: none"> Incorporate proper period homes with significant historic features. Ensure that more detail is provided regarding affected properties, just as the listed "Individual Properties", have details like 'why this house is significant', ' what character it possesses above and beyond a standard house of the era, why a listed older house should be favoured above and beyond a new, beautiful, specific styled home. More thought needs to be put into the study. 	<p>already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>Within precincts, each house has then been given a grading. New development within the precinct has not been excluded but has been graded 'non-contributory'. They are subject to similar permit requirements as the other houses. While the assessment process and the relevant guidelines may be different (more change is permitted for non-contributory places), this is an appropriate way to manage the varying degree of heritage fabric. It would be unfair to treat a non-contributory property in the same way as a significant building, and would not achieve heritage protection, which is the key objective of the Heritage Overlay.</p> <p>Further, Council has not approved most of the new houses within the precinct. Without a Heritage Overlay, there is not normally a trigger for a new house to be assessed by Council, however that is exactly what the Heritage Overlay now proposes. With a Heritage Overlay, most development would be required to be approved by Council after being assessed against the Heritage Policy. Without the Heritage Overlay, the demolition and (in most instances) construction of a single dwelling will not normally require planning approval from Council but merely a building permit from a private building</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>surveyor (who will not consider neighbourhood character impacts).</p> <p>Regarding the methodology and the level of detail provided in the draft study, Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13). The level of detail the submitter requests for each house is not required, as the heritage place is the <u>whole precinct</u>, not their individual house.</p> <p>While the submitter may prefer newer styles, heritage protection has been identified as a key concern for other residents of Boroondara, and was highlighted as a priority in the recent Boroondara Community Plan. Council is also required under the <i>Planning and Environment Act 1987</i> to identify and protect places of heritage significance.</p> <p>Regarding the heritage value of the interwar era, officers and Council's heritage expert disagree that</p>	

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>properties from 1920-1980 do not have heritage value or are not 'proper' period homes. It is not just homes of the Victorian or Edwardian eras that have heritage value and should be protected through the Heritage Overlay. This is evidenced by the numerous Interwar or post-war developments that are already on the Heritage Overlay. The heritage citations that have been prepared for each individual place or precinct in the study provide an assessment against the recognised criteria provided in <i>PPN01</i> and outline why the property is deemed to be of local heritage value.</p> <p>Officers understand that the Heritage Overlay introduces additional planning permit requirements for some property owners. As previously discussed, planning controls are not applied to all properties in the municipality, but to relevant properties in order to achieve a certain planning outcome, which in this case is heritage protection. Council has heard consistently for many years that residents are concerned about the loss of heritage properties and precincts. This is a matter of public interest.</p> <p>Future development opportunities are not a relevant concern to the assessment of heritage significance according to <i>PPN01</i>. The Heritage Overlay does not prohibit alterations and additions to a place of identified heritage significance. Its intention is to ensure that any changes do not compromise the heritage fabric of the house. The Heritage Overlay sets a planning permit trigger for</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>external alterations to allow Council to assess the potential impacts of the proposed alterations and additions.</p> <p>In addition, all houses require on-going maintenance in order 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 the property to a particular standard. The structural condition of the house (or the preference of landowners for restoration or demolition) is not directly relevant to whether a recommendation can be made to include the property in a Heritage Overlay under the Planning Practice Note <i>PPN01</i>.</p> <p>Alterations and additions to the property may be undertaken subject to an approved planning permit, which has assessed the work against the objectives of Council's Heritage Policy. Routine maintenance and repairs that 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>	
#39	No	<p>The submitter <u>opposes</u> the draft study for the following reasons:</p> <ul style="list-style-type: none"> They agree with the draft study listing individually significant properties (the 16 specifically mentioned) as these display real character from a historic era. 	<p>The Heritage Overlay is not proposed to be applied to the entirety of Glen Iris as a 'blanket' control. Instead, a number of individual places and four precincts as outlined in the draft study are proposed for inclusion in the Heritage Overlay. The draft study provides an assessment of the heritage precinct against recognised heritage criteria. These</p>	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • They disagree with the practice of “bulk” listing many houses in the area as part of a heritage precinct. Many of the houses in these precincts are brand new developments. This is not an effective way to list houses as historically significant; it merely says they are historic because they are old, were built many years ago and have not since been developed. • They would like to see more detail provided for each house (to the level that is provided for the individually significant places) that explain exactly why each house is significant and why a restriction should be placed on that house. A house should not qualify as heritage just because it is old or built in a specific era and does not display a unique character from a particular historically significant period. <p>The submitter proposes the following change to the draft study:</p> <ul style="list-style-type: none"> • To include only significant houses with elaborate details. • To include details of each house listed as 'historic' in each precinct, and specific criteria listed to what makes a house heritage. • All future development needs to be considered by Council to ensure houses are of a consistent character. New development should be in keeping with specific preferred character guidelines to make the neighbourhood appealing. For example, the house at 19 Vale Street, Glen Iris should be 	<p>model criteria have been broadly adopted by heritage jurisdictions across Victoria, in keeping with the guidance provided in <i>Planning Practice Note 1: 'Applying the Heritage Overlay' (PPN01)</i>. The citation also provides a comparative analysis of the precinct against other precincts already on the Heritage Overlay. The precincts are strategically justified and are recommended following this assessment.</p> <p>Applying the Heritage Overlay to precincts is an accepted practice by both the State Government and planning panels.</p> <p>Regarding the methodology of the draft study, Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>The level of detail provided in the draft study for places in the heritage precincts is generally accepted industry practice, as the identified</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		heritage listed, a beautiful new home being built in the area.	<p>heritage place is the precinct, rather than each individual house. The significance comes from all of the places being together - on its own each 'contributory' house is not significant.</p> <p>The suggestion that all new houses in the area are considered by Council is exactly what is being proposed by the Heritage Overlay. Most development would be required to be approved by Council after being assessed against the Heritage Policy. Without the Heritage Overlay, the demolition and (in most instances) construction of a single dwelling will not normally require planning approval from Council but merely a building permit from a private building surveyor (who will not consider neighbourhood character impacts).</p> <p>The house at 19 Vale Street is included in the draft study as a 'non-contributory' place, being a new building within an identified heritage area. It does not contribute to the interwar/post-war aesthetic that gives the Summerhill Estate precinct its heritage value.</p> <p>It is normal practice that there is at least a generation (25-30 years) before new places are considered as having heritage value in their own right.</p>	
#51	No	The submitter <u>opposes</u> the recommendations of the draft study, as they believe owners have the right to decide what to do with their property.	Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>interest. On this basis, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>The purpose of Strategic Planning is to provide appropriate rules to regulate land use and development. Zone controls already exist (e.g. residential zone) and are a form of control over what owners can and can't do to their properties (e.g. height limits). The Heritage Overlay is one of many similar tools available to deal with and manage certain issues, in this case the protection of valued heritage fabric.</p> <p>Planning Panels Victoria have previously commented on this, saying "<i>The Panel confirms that an owner's permission is not required to place a property under the Heritage Overlay</i>" (Boroondara PSA C266 [2018] PPV, p. 23).</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
#52	No	<p>The submitter <u>opposes</u> the recommendations of the draft study, for the following reasons:</p> <ul style="list-style-type: none"> • It will be a restriction of their rights to do what they want to their own house. They are sick of bureaucrats wanting to control their actions. • It is not necessary and a waste of ratepayer money. • It will raise the cost of insurance and will cost to apply to Council for permits. <p>The submitter suggests not proceeding with the recommendations of the draft study.</p>	<p>Council is required under Section 4 (1)(d) the <i>Planning and Environment Act 1987</i> to identify and protect places of architectural and historical interest. On this basis, Council is carrying out this Heritage Gap Assessment as part of the wider Municipal Wide Heritage Gap Study. Council resolved to commission the Study on 25 July 2016, and it is a priority project with a considerable financial commitment by Council to identify and protect properties through the application of the Heritage Overlay in the Boroondara Planning Scheme. The loss of heritage buildings is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism in the Victorian planning system for protecting valued heritage places and precincts.</p> <p>The purpose of Strategic Planning is to provide appropriate rules to regulate land use and development. Zone controls already exist (e.g. residential zone) and are a form of control over what owners can and can't do to their properties (e.g. height limits). The Heritage Overlay is one of many similar tools available to deal with and manage certain issues, in this case the protection of valued heritage fabric.</p> <p>Planning Panels Victoria have previously commented on this, saying "<i>The Panel confirms that an owner's permission is not required to place</i></p>	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p><i>a property under the Heritage Overlay”</i> (Boroondara PSA C266 [2018] PPV, p. 23).</p> <p>Any potential personal financial implications such as insurance costs or the application costs 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 only to heritage matters. Please refer to the body of the UPSC report for a more detailed discussion of the consideration of personal financial matters.</p>	
#109	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> • The Heritage Overlay is unnecessary. There are many beautiful houses in Glen Iris and owners take pride in them, there are also many old houses which would be better demolished. • Council should not determine whether this should or should not occur, it should be up to the owners of the properties. There is no need to add layers of bureaucracy and nobody wants to be told what they can and can't do on their own property. 	<p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to ‘conserve and enhance’ places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council’s Heritage Action Plan (2016).</p>	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Owner agreement is not required in 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. Planning Panels Victoria have previously confirmed that 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>	
#112	No	<p>The submitter <u>opposes</u> the draft study for the following reasons:</p> <ul style="list-style-type: none"> • The amount of time to review the draft study is insufficient given the report is over 400 pages. • No direct communication about this study has been made. It is expected Council would have advised residents that the study had commenced, 	<p>Council has given residents the opportunity to provide feedback on the draft study through the preliminary consultation process. The preliminary consultation process offers an opportunity for affected property owners and the community's views to be considered prior to Council determining whether to proceed to a formal planning scheme amendment process. One month was provided for</p>	<p>No change to the draft study is proposed.</p> <p>Consider the feedback when preparing future public</p>

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<p>instead they have completed the study then advised residents after the fact.</p> <ul style="list-style-type: none"> • Council has made no effort to provide information sessions for impacted owners to find out more about the proposal and process. Consultation should have been similar to consultation undertaken for the recent flood mapping study and Dorothy Laver Reserve proposal. <p>The submitter proposes that additional time should be allowed for proper community consultation.</p>	<p>the receiving of submissions, however late submissions have also been accepted as late as February 2020. This is considered fair and reasonable, as the submitter and all affected parties will be afforded further opportunities to be involved should the study progress to the planning scheme amendment process.</p> <p>The Municipal Wide Heritage Gap Study has also been on the public record since 2016 when Council decided to engage Context as the lead heritage consultants.</p> <p>The submitter states that no direct consultation about the study has been made. Officers respectfully note that the submitter has successfully engaged with the first round of direct communication, and that further opportunities will follow should the project progress to a planning scheme amendment. It is not feasible for residents to be directly involved through the preparation of the draft study given that it is a technical assessment. The preliminary consultation process that the submitter has engaged in is the process Council uses to potentially identify any new information about specific properties. In the case of the flooding study, Council also had prepared a draft study before notifying affected residents. Officers regularly accept late feedback from affected owners, and have done so for a number of residents who made contact during this process.</p>	<p>consultation processes.</p>

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Officers feel that directly notifying affected parties that the study has commenced, but not providing anything to comment on is not particularly valuable and expensive at this stage while there is a reliance on Australia Post for mail outs. In a more digital future, this type of status update could be more effectively communicated.</p> <p>It is noted that there were no formal information sessions provided, but that officer contact details were provided on the letter, inviting people to get in touch at their convenience if they required clarification or more information specific to their circumstance. A number a parties took this opportunity, either by phone, email or by dropping in or setting up a meeting at Council’s office. Despite this, officers acknowledge there is always room to improve the way public consultation is undertaken and accept the feedback provided. The recent Ashburton Heritage Gap Study included a colour brochure with a map in its mail out, and this will be implemented at the next stage of consultation for Glen Iris, should the study progress to a Planning Scheme Amendment.</p> <p>Council’s Strategic Planning Department also tried a new approach for the preliminary consultation for the Ashburton Heritage Gap Study, in allowing affected owners to book meetings with Council officers to answer any specific questions they may have and better understand the implications. Unfortunately, the response was underwhelming</p>	

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Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			with very few affected parties taking this opportunity.	
#136	No	<p>The submitter <u>opposes</u> the recommendations of the draft study for the following reasons:</p> <ul style="list-style-type: none"> • The identification of the area based on the real estate area is poor. Are we trying to conserve the estate agent ethics of the period? • The houses are mixed types and many that are identified in the study have been modified or completely rebuilt. Some have been built to mimic of the original style but are still a recreation. To this extent the study is poorly done. • The need for the Heritage Overlay is based on a false evaluation of the culture of the area and only considers one aspect of heritage - appearance. The key cultural values have already gone from the area, such as walking to school. Originally the area was open, with no trees as this was farm land. The trees are a new feature. Originally houses were small - 2 bedrooms, no garages, with large back yards. These were low cost aspirational houses and that is what is still being built today in the area. <p>The submitter proposes the study should reconsider what culture it is trying to recreate.</p>	<p>Context are highly experienced heritage consultants that have completed numerous heritage studies both in Boroondara and throughout metropolitan Melbourne. Their expertise in identifying and researching places of heritage significance is a key reason why Council appointed them in 2016 to carry out the Municipal Wide Heritage Gap Study. Officers rely on Context’s professional assessment and advice when it comes to recommending properties for the Heritage Overlay. Planning Panels Victoria, in previous reports relating to the Municipal Wide Heritage Gap Study have approved of the methodology (Boroondara PSA C266 [2018] PPV, p. 20; Boroondara PSA C274 Pt 2 [2018] PPV, pp. 17-18; Boroondara PSA C284 [2019] PPV, p. 13).</p> <p>Heavily altered properties or new builds (including reproductions) have been appropriately graded as non-contributory. It is accepted practice to include ‘non-contributory’ properties within a heritage precinct.</p> <p>The Planning Scheme is not the able to control intangible cultural values such as walking to school, however does have a role to play in protecting valued built heritage and the resultant “sense of place” which provides an important role in community wellbeing and identity. The Heritage</p>	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>Overlay that is being proposed does not include internal controls or tree controls, and is a precinct overlay that is aimed at retaining heritage fabric where it can be seen from the street for 'significant' and 'contributory' graded places.</p> <p>The identified heritage value of the area is not in the original farmland, but the Interwar and post-war development as explained in the Statement of Significance for the precinct. This was the most important stage in creating the Glen Iris of today.</p> <p>Regarding the change proposed by the submitter, the aim of this study is not to recreate a certain culture, rather to retain and protect specific built heritage - that is all that can be achieved through the planning system. Officers believe this is clearly expressed in the very detailed heritage citation and Statement of Significance that has been prepared for the Summerhill Estate precinct.</p>	
#144	No	<p>The submitter <u>opposes</u> the draft study for the following reasons:</p> <ul style="list-style-type: none"> • The length of the draft study is too long - over 400 pages. It will put people off submitting any feedback. • There appears to be 9 individual properties that supposedly have local heritage significance and 3 or 4 other buildings. It doesn't seem to warrant turning Glen Iris into a heritage precinct. 	<p>While officers acknowledge that the draft study is a lengthy document, there is little that can be done to reduce its length. Each place or precinct recommended for inclusion in the Heritage Overlay requires a heritage citation to set out the reasons for its heritage significance. In addition, a methodology chapter is also required to ensure transparency about the assessment process.</p> <p>Officers have taken the feedback on board and are continuously reviewing how we consult with</p>	No change proposed.

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Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
		<ul style="list-style-type: none"> • They question the purpose of wanting it to be a heritage precinct. If it's to stop development Council has missed its opportunity. • They give the example of a large house, still under construction on the corner of Vale St & Mont Iris Avenue which they feel is a blot on the landscape. 	<p>residents and how information is made available. Officers will continue to look for improvements that can be made to ensure affected property owners and other interested parties have access to the information they require to fully understand the implications of the Heritage Overlay potentially being applied to their property. Officers note that the notification letter provides Council officer's contact details to allow affected property owners and any other interested party to contact officers directly for assistance and clarification as it relates to their individual circumstance.</p> <p>The submitter appears to misunderstand the extent of the proposed Heritage Overlay. The draft study proposed 16 individually significant places and 4 precincts. It is not suggested that the entirety of Glen Iris be covered by a Heritage Overlay, just the places as identified and justified by Council's heritage consultant in the draft Study.</p> <p>Section 4 (1)(d) of the <i>Planning and Environment Act 1987</i> places the obligation on Council to 'conserve and enhance' places of scientific, aesthetic, architectural or historical heritage interest. Council is therefore carrying out the Municipal Wide Heritage Gap Study (MWHGS). As the Planning Authority, Council is responsible for managing the Boroondara Planning Scheme. Heritage is a key concern for residents of Boroondara and the Heritage Overlay is the most appropriate planning mechanism for protecting</p>	

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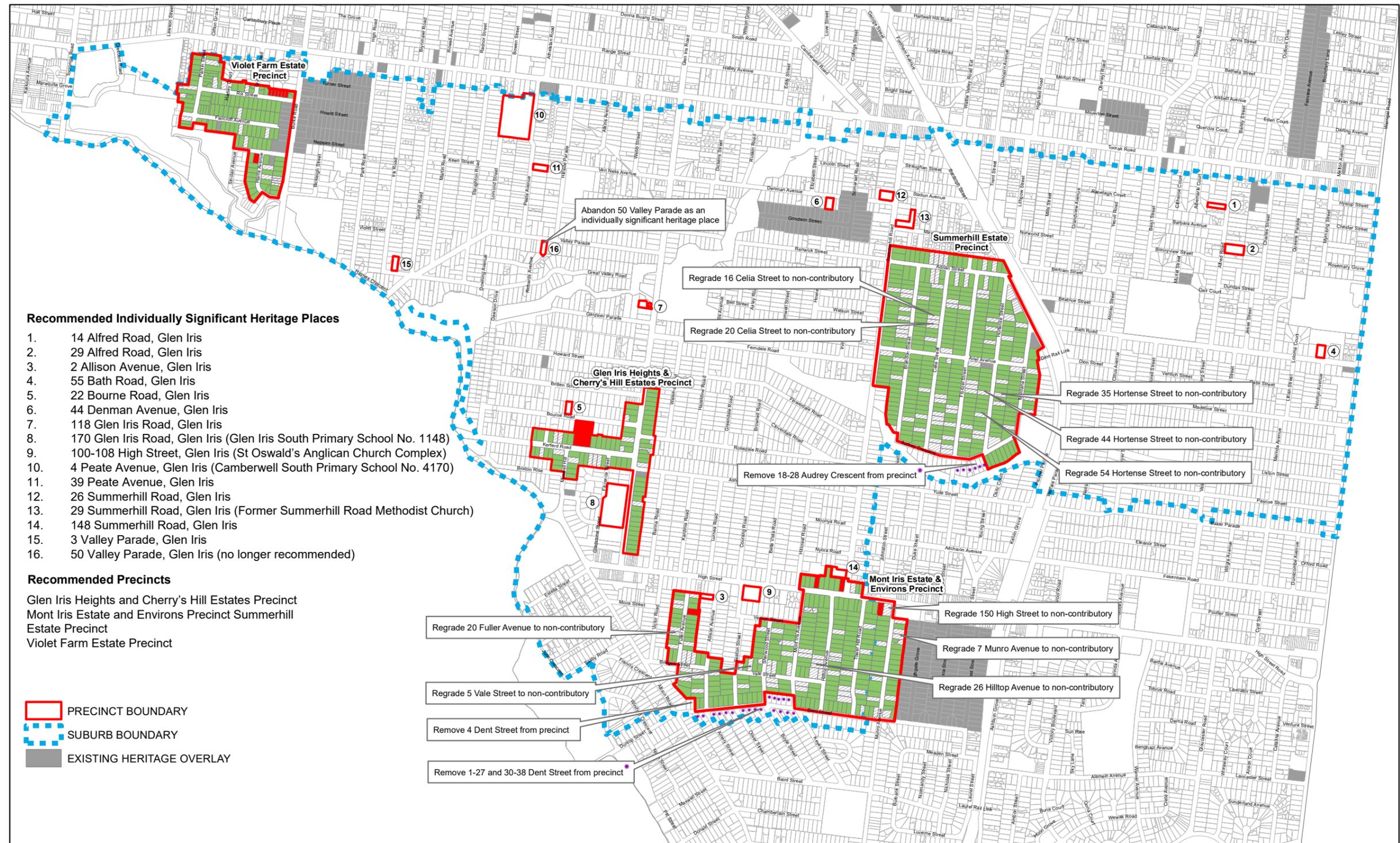
Attachment 1: Draft *Glen Iris Heritage Gap Study* - Summary of preliminary consultation feedback and officer response

Sub. No.	Support?	Summary of submission	Officer response to submission	Officer recommendation
			<p>valued heritage places and precincts. The investigation and protection of heritage places through the MWHGS is also identified as a high priority action in Council's Heritage Action Plan (2016).</p> <p>The property the submitter refers to has been appropriately graded as 'non-contributory'. The purpose of the Heritage Overlay is to ensure that new development does not adversely affect the significance of heritage places. If there was a Heritage Overlay over the precinct, any new development would need to be assessed against Council's Heritage Policy.</p>	
#24	Neither support nor oppose	The submission makes no objection to draft study, on the basis that it does not identify any heritage significance to the road fabric of the arterial roads for any of the properties/ precincts identified.	<p>The submission is noted.</p> <p>Officers also note clarification was sought with the submitter by phone. This was to ensure they were aware that this is a preliminary consultation process, rather than the exhibition of a planning scheme, as was implied in their correspondence. No change to the submission was made as a result of this clarification.</p>	No change proposed.
#148	Neither support nor oppose	The submission does not provide a response to the draft study, as in the current form the proposal does not fall within the scope of the Authority's role.	The submission is noted.	No change proposed.

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Glen Iris Heritage Gap Study - Map of proposed changes to recommended heritage places and precincts (January 2020)



people place heritage
CONTEXT

CITY OF BOROONDARA
MUNICIPAL-WIDE HERITAGE
GAP STUDY

Volume 7: Glen Iris

Revised report

~~8 April 2019~~ 20 January 2020



Prepared for the
City of Boroondara

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Report Register

This report register documents the development and issue of the report entitled *City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 7 Glen Iris* undertaken by Context in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2112	1	Background report	24 December 2018	Mikaela Carter
2112	2	Compiled report	25 March 2019	Mikaela Carter
2112	3	Revised report	8 April 2019	Mikaela Carter
<u>2112</u>	<u>4</u>	<u>Post-consultation</u>	<u>20 January 2020</u>	<u>Mikaela Carter</u>

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EXECUTIVE SUMMARY

Introduction

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality. Over 10,000 properties throughout the municipality are already protected by the Heritage Overlay in the Boroondara Planning Scheme.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew were undertaken in the 2016/17 financial year, and those for Kew East, Mont Albert, and Hawthorn East in the 2017/18 financial year. The final two studies, Glen Iris and Ashburton, will be completed in the 2018-19 financial year. Note that Balwyn, Balwyn North, Deepdene and Surrey Hills are not included in the scope of the MWHGS as these suburbs have already recently been assessed.

This report covers the suburb assessment for Glen Iris. It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties, precincts and precinct extensions.

Key Findings

The key findings of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7 Glen Iris' are:

- There are 4 heritage precincts assessed to be of local significance (see Appendix A.1).
- There are ~~16~~15 individual heritage places assessed to be of local significance (see Appendix A.2).

Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7 Glen Iris' (2019) and include it as a Reference Document in the Planning Scheme;
- Implement the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7 Glen Iris' (2019) by:
 - Adding the precincts assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citations. The extent of registration is the whole of the precinct as shown on the precinct plans. The precinct plans identify Significant, Contributory and Non-contributory places within the precinct boundaries.
 - Adding the places assessed as being of local significance, listed in Appendix A.2, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.

1 INTRODUCTION

1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

The *Planning and Environment Act 1987* places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

As a result of these studies, over 10,000 properties throughout the municipality are currently included in the Heritage Overlay to the Boroondara Planning Scheme, either as individually significant places or as part of larger heritage precincts.

In addition, Council commissioned a Thematic Environmental History for the municipality, which was completed by heritage consultancy Built Heritage in 2012. It provides a detailed overview of the history of Boroondara, illustrating how different themes have shaped the development of the City. The Thematic Environment History identifies buildings and features that relate to each theme and provides recommendations for future heritage investigations.

In the past few years, Council has commissioned further area studies of two entire suburbs – Balwyn (incorporating Balwyn North and Deepdene) and Surrey Hills – as well as studies of smaller areas and individual places. Heritage Overlays in Surrey Hills were gazetted through Amendment C177 to the Boroondara Planning Scheme in 2017, and Amendment C276 has been before an Independent Planning Panel, recommending the inclusion in the Heritage Overlay of a number of places and precincts in the Balwyn area.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell, Hawthorn and Kew were undertaken in the 2016/17 financial year, and those for Kew East, Mont Albert, and Hawthorn East in the 2017/18 financial year. The final two studies, Glen Iris and Ashburton, will be completed in the 2018/19 financial year.

The scope of the MWHGS does not include the following:

- Balwyn, Balwyn North, Deepdene and Surrey Hills, as these suburbs were the subject of recent heritage studies completed in 2012 (Balwyn, incorporating Balwyn North and Deepdene), and 2013 & 2014 (Surrey Hills);
- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay; and
- Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

This report covers the assessment of the suburb of Glen Iris. It contains an overview of the methodology, findings and recommendations, as well as citations of places and precincts identified as being of local significance.

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1.2 Study area

The study area for this assessment is that part of the suburb of Glen Iris located within the City of Boroondara. (The south-western third, to the south and west of the Monash Freeway, is located in the City of Stonnington.)

A map is shown below indicating the suburb's boundaries (dotted line) and the current extent of the Heritage Overlay (shaded).



Figure 1. Map of Glen Iris showing its boundaries within the City of Boroondara and the current extent of the Heritage Overlay (shaded). (Source: City of Boroondara, 2018)

At present there is very limited Heritage Overlay coverage in Glen Iris, with three small precincts located near the northern boundary of the suburb, and a scattering of just 11 individual HO's elsewhere (one of which is also on the Victorian Heritage Register).

Prior to Council amalgamation, most of Glen Iris was located within the City of Camberwell, while its south-east corner was located in the City of Malvern (now in Stonnington). Its boundaries within the City of Boroondara have expanded since that time, incorporating a small part of Hawthorn East on the west side of Burke Road, as well as that part of the suburb of Burwood (the area between ~~the Alamein Railway line~~ Summerhill Road and Warrigal Road).

The current extent of the suburb in the City of Boroondara is roughly T-shaped, located south of Toorak Road, stretching from the Monash Freeway/Gardiners Creek at the west to Warrigal Road at the east. Its southern boundary is irregular, bound by Dent Street on the west side and Baker Parade/Yuile Street on the east side. Its major north-south roads are Burke Road, Glen Iris Road, and Summerhill Road, and High Street is its major east-west axis, with Toorak Road just outside of its boundaries.

With very scattered Victorian and Edwardian development, the suburb was almost entirely developed during the interwar period. This intensive interwar development spread from west to east and from Toorak Road southward. The exception was the ~~former Burwood~~ area to the east of the Alamein Line, with very little development by 1945 in the quadrant south of Bath Road and east of Chaley Street.

1.3 Previous heritage studies

Glen Iris, including the former Burwood, was previously assessed as part of the 'Camberwell Conservation Study' carried out by Graeme Butler & Associates in 1991.

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The study recommended five of precincts and a small number of individual places be included in the Heritage Overlay.

Only two of the five precincts were added to the Heritage Overlay at that time: HO226 Goodwin Street and Somerset Road Precinct, and HO230 Toorak Estate and Environs. Three others were not acted upon at the time: Summerhill Estate, Glen Iris Heights Estate, and High Street Shopping Centre. Only one site-specific Heritage Overlay was enacted at this time (HO180, 16 Muswell Hill).

The part of Glen Iris on the west side of Burke Road was initially assessed in the 'Hawthorn Heritage Study' carried out by Meredith Gould and completed in 1993. This study recommended two individual places and one precinct for the Heritage Overlay in this area, all of which were implemented, including HO154 Lower Burke Road Precinct.

Since that time, there have been a number of heritage studies following on the unimplemented recommendations of the two early studies. The first was the 'Review of C* Grade Buildings in the Former City of Hawthorn' (Lovell Chen, 2006, rev. 2009). While two dwellings in Parkin Street, Glen Iris, were assessed as part of this review, they were not recommended for the Heritage Overlay. One property, 391 Burke Road, was recommended to be added to an existing HO precinct (HO154 Lower Burke Road Precinct), but this was not implemented. The study also made recommendations for future precinct assessments including (Vol. 1, p. 27):

... the broader area bounded by Rix Street, Burke Road, Sinclair and Harris Avenues and Parkin Street. It is noted that the broader area contains substantial numbers of houses from the interwar period, many of which appear to be broadly intact and were graded C in the 1993 study. This could incorporate an extension to the existing Lower Burke Road Heritage Overlay precinct (HO154).

In addition, a number of individual places, which had been given a B-grade (significant in the Melbourne metropolitan area) in the 1991 'Camberwell Conservation Study' but were not added to the Heritage Overlay at that time, were re-assessed as part of the 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' (Lovell Chen, 2007 rev. 2009). As a result, another six individual places were added to the Heritage Overlay, all of them dwellings.

1.4 Study limitations

The key limitations of the MWHGS are:

- Places were only investigated externally and most often from the public domain only, meaning that often only the front façade and partial side elevations were viewed.
- The Study does not address pre-contact indigenous heritage, or places specifically of natural heritage.
- The Study does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 3.23.

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2 APPROACH AND METHODOLOGY

2.1 Introduction

The 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 7. Glen Iris' (the 'Glen Iris Study') was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2018) (the 'Practice Note').

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments.

The Study was carried out generally in accordance with the set of tasks defined in Council's Brief. The consultants recommended a small number of changes and additions to the methodology set out in the Brief, which were agreed by Council.

The consultant team was led by Context ('Context'), with support from Trethowan Architecture & Design ('Trethowan') and GML Heritage ('GML'). Context's team project managed the entire study process, carried out the initial suburb survey and assessed all precinct extensions and new precincts, as well as half of the individual places. They were assisted with assessment of some precincts by GML Heritage. Context also prepared this background report. Trethowan's team assessed the other half of the individual places of potential heritage significance. The individual places were divided between the consultant teams by built-era to make comparative analysis easier. Context assessed mainly Victorian and Edwardian-era places, while Trethowan assessed most of the interwar and post-war places.

2.2 Stage 1 - Preliminary identification of places

2.2.1 Desktop and community identification of places

Places of potential heritage significance worthy of further investigation were identified from a range of sources. Primary among them was the Boroondara Thematic Environmental History (Built Heritage, 2012), which discusses many places that illustrate the municipality's development over the years, as well as providing a list of exemplars to illustrate each historical theme. This document consolidates extensive research into Boroondara's history and is a very useful starting point for desktop research.

Other sources consulted were:

- Individual places and precincts assessed by previous heritage studies but not introduced into the Heritage Overlay. For the Glen Iris Study, this meant the 'Camberwell Conservation Study' (G Butler, 1991), and to a lesser extent the 'Hawthorn Heritage Study' (M Gould, 1993).
- List of potential heritage places recorded by successive Boroondara Heritage Advisors as places worthy of further investigation;

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- Thematic and typological studies including 'The motor garage and service station in Victoria: a survey' (Catrice & Summerton, 1997) and 'Survey of Post-War Built Heritage in Victoria' (Heritage Alliance, 2008 & Built Heritage, 2010);
- The Small Homes Service of the Royal Victorian Institute of Architects, *Modern Houses in and around Melbourne*, 1955;
- The Royal Australian Institute of Architects' list of notable buildings.

Prior to commencement of the MWHGS, Council contacted community organisations with an interest in heritage and asked for their nominations of places that may be of local heritage significance. In particular, they were asked to identify places that might be difficult to identify as being of significance in a survey from the public domain. Council had also been keeping record of spontaneous community nominations from recent years.

2.2.2 Preliminary survey

The first stage of the Glen Iris Study was a survey of the entire suburb, with the general exception of those areas already in the Heritage Overlay.

The survey was carried out by bicycle and on foot to ensure that each individual property could be viewed and considered for its potential heritage value. Properties of potential individual significance were noted and photographed, and streetscapes with consistent and intact built form were noted on a map as (parts of) potential precincts. Groups of buildings adjoining an existing precinct of a seemingly similar character were also noted as potential precinct extensions. Properties and precincts that had been identified from previous sources, as discussed in section 2.2.1, above, were given special consideration.

At the close of the survey, a shortlist of places of potential individual significance was prepared and potential precinct areas mapped. These were places regarded, for example, to be of very high design quality, quite unusual in design, particularly early or rare for the suburb, and/or likely to illustrate an important historical theme (as set out in the Thematic Environmental History, 2012). In identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built era or building type) were chosen.

Because of redevelopment and alterations, there are many individual buildings and small groups of places that are of the same type (e.g., built era, design quality, intactness) as those found in the precinct areas assessed in Stage 2 of the Glen Iris Study, but they were not recommended for further assessment or protection in the Heritage Overlay. This is because buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance. While there is no set definition of how large a precinct must be to warrant inclusion in the Heritage Overlay, the consultants followed the general approach that a precinct of buildings that are very 'typical' of their era should be larger than a precinct comprising an unusual grouping.

The Stage 1 survey revealed very large areas of consistent interwar development, with only scattered houses built prior to this time. The greatest concentration of Victorian-era houses is found just north of Glen Iris village, which developed around an 1853 public reserve which is home to an early church and school. These houses are now surrounded by interwar development, and are part of the recommended Glen Iris Heights and Cherry's Hill Estates Precinct. Other areas of intact early development are purely interwar in era, ranging from 1920s bungalows to late 1930s Moderne houses, with small amounts of early post-war infill (rising to a greater proportion in the southern parts of the locality).

The three precincts recommended by the 1991 'Camberwell Conservation Study' were revisited, as well as the area to the west of Burke Road recommended for further

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investigation in the Lovell Chen study. Two of these areas were found to still contain largely intact and visually cohesive streetscapes of interwar dwellings, and they have been assessed in the Glen Iris Study as Summerhill Estate Precinct and Violet Farm Estate Precinct. Two precincts recommended in 1991 – Glen Iris Heights Estate*, and High Street Shopping Centre – were found to have undergone a great deal of demolition and replacement of contributory buildings, with the conclusion that neither contain streetscapes of local heritage significance any more.

2.2.3 Preliminary assessment

Following the preliminary survey, the consultants came together for 'comparative workshops'. The Context consultant who had carried out the fieldwork presented images and information (age, intactness, reasons for potential significance) about the individual places. To vet the precinct areas of potential significance, two Context consultants returned to make a windscreen survey of all areas identified, and to compare them amongst each other.

During the workshops each individual place and precinct was discussed and a decision was made whether to recommend it for full assessment in Stage 2, delete it from the list, or carry out a small amount of research to confirm that it should be assessed (e.g., to confirm intactness, age or other historical facts). Two workshops were carried out: one at Context and the other at the Trethowan office to review the interwar and post-war places.

The shortlists were created on the basis of these workshops as well as limited historical research where required to determine if a place was worthy of full assessment, for example, to determine if a certain architect designed it.

2.2.4 Reporting preliminary recommendations

Reporting for Stage 1 of the Glen Iris Study comprised a letter with a table setting out the individual places and precincts recommended for further assessment in Stage 2, and the reasons they were considered to be of potential heritage significance. Photos of each individual place were also provided, as well as draft precinct maps indicating the proposed boundaries and gradings of properties within them.

Context presented the findings of Stage 1 and recommendations for the scope of work for Stage 2 at a meeting with the Strategic Planning Department. This was followed by visits to all precinct areas identified. Once the proposed places and precincts for assessments were approved by the Strategic Planning Department, Stage 2 began.

2.3 Stage 2 – Assessment and reporting

2.3.1 Locality and thematic histories

A contextual history for Glen Iris was prepared, covering its nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). This locality history was edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

* Confusingly, there were two separate areas named the Glen Iris Heights Estate, the first to the west of Glen Iris Road and a later one to the east. This later subdivision was the subject of the 1991 study recommendations, while the current Glen Iris Study is recommending part of the original subdivision for the Heritage Overlay in the Glen Iris Heights and Cherry's Hill Estates Precinct.

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For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how it changed over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was found to be important in Glen Iris or a wider area, biographical information on that person was also included.

For precincts, the histories covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon primary and secondary sources such as the following:

- Building permit index cards and associated plans. The City of Boroondara retains records from the former Cities of Camberwell and Hawthorn. In some cases, records from as early as the 1930s survive in the former City of Camberwell, mainly in the form of building cards documenting the owner, builder and date of works. From the late 1930s onward, some original plans survive as well. Records for the former City of Hawthorn are far less complete, and most material is post-WWII in date.
- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

When the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Water, but this did not always yield results, even when a building was clearly designed by an architect.

2.3.3 Site visit and documentation

Each place and precinct was visited again during Stage 2 for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if observed.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within

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it. Generally, there was a discussion of the different built eras and building types, as well as of particularly important properties.

2.3.4 Comparative analysis

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2018) advises that:

... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Glen Iris Study, the suburb of Glen Iris was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought more broadly from within the current City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

In this process, similar places and precincts (in terms of built-date, building type, and/or use/theme) already included in the Boroondara Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the 'benchmarks' it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the 'benchmarks' were not recommended for inclusion in the Heritage Overlay.

2.3.5 Assessment against criteria

In accordance with the 'Applying the Heritage Overlay' Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

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

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

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).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of this suburb assessment, where the criteria say 'our cultural or natural history', it should be understood as 'Glen Iris' or Boroondara's cultural or natural history'.

For each individual place and precinct, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of 'local interest'.

2.3.6 Statement of significance

For each individual place or precinct found to meet the threshold of local significance for at least one criterion, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2018), namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

2.3.7 Gradings within precincts

Once it was established that an identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the 'Applying the Heritage Overlay' Practice Note (2018) and Boroondara's Heritage Policy (Clause 22.03) the following gradings were attributed to properties in the heritage precincts:

- *Significant - 'Significant' heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the*

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precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.

- *Contributory - 'Contributory' heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- *Non-contributory - 'Non-contributory' places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.*

Whether a place is 'Significant', 'Contributory' or 'Non-contributory' to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A 'Significant' grading was attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

A 'Contributory' grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a Contributory grade. In some instances, an altered building may still be considered 'Contributory' if its connection to the themes of the precinct can still be clearly understood. In addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A 'Non-contributory' grading was attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered 'Contributory' but have been substantially altered to the point that their origins and relationship to the precinct's significance are no longer legible. Those with later additions, particularly upper-storey extensions that are so large and close to the front façade that they overwhelm the presentation of the original building, have also been graded non-contributory.

The grades of all properties in a precinct area are documented and listed in a Gradings Schedule at the end of each precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

2.3.8 Mapping and curtilages

The 'Applying the Heritage Overlay' Practice Note (2018) states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the

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curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, there are three types of mapping for places and precincts recommended by the Glen Iris Study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the Significant, Contributory and Non-contributory places within each and the recommended precinct boundary. A map is included at the start of each precinct citation.

HO curtilages

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: *retain the setting or context of the significant building, structure, tree or feature* and to *regulate development (including subdivision) in close proximity to the significant building, tree or feature.*

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the 'curtilage') around a heritage building that is recommended for inclusion in the Heritage Overlay.



Figure 2. Proposed curtilage for Camberwell South Primary School building, in yellow, within the larger school grounds at 4 Peate Avenue, Glen Iris.

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Glen Iris Primary School and Camberwell South Primary School have been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

2.3.9 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the 'Applying the Heritage Overlay' Practice Note (2018).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have generally been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: Yes – *English Oak*.

2.3.10 Proposed precinct extension

In the course of the Stage 1 survey of Glen Iris, a small group of buildings was identified that adjoined an existing HO precinct and that contained development that is very similar in its built-era, design quality and intactness to that found in the adjoining part of the existing precinct.

These were a row of houses at 342-348 Burke Road, adjoining 350-368 Burke Road which is part of HO226 Toorak Estate and Environs.

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During the Stage 1 fieldwork it was noted that the character of these houses was very similar to the adjoining Contributory houses at 350 & 352 Burke Road. They all date from the late 1930s and share a number of architectural styles that characterise this period: Mediterranean Revival (at Nos. 352 and 346), Moderne (at Nos. 350 and 342), as well as Spanish Mission (No. 348) and Old English (No. 344).

The existing citation for the precinct was then reviewed to determine whether these adjoining properties would contribute to the significance of the precinct, as defined by the existing statement of significance, the precinct history and the types of properties already graded Contributory and Significant to the precinct. A windscreen survey was also made through the precinct to confirm that the proposed extension was of a similar character and quality to the existing precinct streetscapes.

The history defines the significant area as that subdivided to create the Toorak Estate, first in the nineteenth century (LP 2045) and extended further south to the north side of Nepean Street in 1922 (LP 9260). The houses at 350 & 352 Burke Road, as well as the potential extension, were part of a later subdivision (LP 12525).

The current statement of significance for HO230, as set out in the 'Heritage Policy – Statements of Significance Reference Document' (January 2018) – reads as follows:

Toorak Estate and Environs, Glen Iris, is an area of heritage significance for the following reasons:

- *The place is a generally intact and notable estate that was largely developed in the post-WW1 era from 1916 to 1925. Bungalows are the predominant architectural style.*
- *The place is representative of the influence of electric railways and tramways on the subdivision and development of housing estates following WW1.*
- *The place demonstrates a high consistency of building form, siting and material, as encouraged by municipal by-laws and (in this area) brick and tile covenants.*
- *The place is a relatively intact interwar landscape containing concrete roads and mature street trees, and with some original fences.*

As noted in the statement of significance, the valued development period ends at 1925, so it does not extend to the houses in the proposed precinct extension which were built in the 1930s and are typical of that decade.

A visit to all streets in the precinct confirmed that it has a very strong early interwar bungalow character, including those houses further north on Burke Road (Nos. 354-368). No closely comparable 1930s houses were found in the precinct, apart from the two south of Nepean Street (350 & 352 Burke Road).

The conclusion of these investigations found that the two Contributory 1930s houses at 350 & 352 Burke Road were outliers in the greater precinct, likely included within its boundary to provide a sympathetic entrance off Burke Road to the precinct's southernmost street (Nepean Street).

For the above reasons, the consultant concluded that the additional properties at 342-348 Burke Road did not correspond with the valued character of the adjoining HO230 precinct, as expressed in the precinct statement of significance and history. For this reason, no further documentation was carried out of the proposed precinct extension.

2.3.11 HERMES entry

The 'Applying the Heritage Overlay' Practice Note (2018) specifies that:

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is,

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heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.

This will be done once a planning scheme amendment has been gazetted. Once the places have been added to HERMES, the records of those places added to the Boroondara Heritage Overlay will be visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.

3 KEY FINDINGS

3.1 Local significance

3.1.1 Precincts

Four of the precincts assessed in the Glen Iris Study are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

They are listed in Appendix A.1, and the citations are found in Appendix D.

3.1.2 Individual places

A total of ~~46-15~~ individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

These places are listed in Appendix A.2, and their place citations are found in Appendix D.

3.2 Not recommended for the Heritage Overlay

3.2.1 Extension to existing HO precinct

As discussed in section 2.3.10, the potential extension of precinct HO230 Toorak Estate and Environs, comprising 342-348 Burke Road, was not found to be a suitable extension to the existing precinct as it is defined in its history and statement of significance.

3.2.2 Not of local significance

Two individual places were assessed against the HERCON criteria during Stage 2 of the Glen Iris Study and found to fall below the threshold of local significance. At one, St. Cecelia's Catholic School, Church and Presbytery at 37 Hillside Parade, there were extensive alterations to the school and church buildings. The Presbytery, while far less altered, was found to have been built as a private residence originally and its design and intactness did not compare well enough to other houses of its era. The other, Belvoir at 13 Peace Street, was found to have an architectural design quality that did not compare well enough with locally significant Edwardian houses in the rest of Boroondara.

A third place – a late Edwardian house at 50 Valley Parade – was extensively altered after it was visited in July 2018 and assessed during Stage 2. This included the removal of all chimneys, nearly all of the verandah supports and brackets, opening up a front wall to create French doors with concurrent removal of a bull's-eye window, and replacement of a front triple casement window with French doors. In particular, the partial demolition of the front façade to insert French doors greatly diminished the intactness of the house, and it was judged to no longer meet the threshold of local significance. This place was removed from the HO recommendations in January 2020 after these changes were reported during preliminary community consultation.

No further action is recommended for these places. They are noted in Appendix A.4.

3.2.3 Council-managed places of potential significance

Boroondara City Council specified that all places of potential heritage significance should be identified within Glen Iris, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Boroondara City Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at

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that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them.

Council-owned/managed sites of potential significance have been identified on the basis of a visual inspection and, where available, mentions in previous heritage studies or similar reports, however a further and more detailed assessment is required to confirm this significance.

Five potential heritage places of this type have been identified during the Study. They are listed in Appendix A.3.

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of the Glen Iris Study. They are:

- Adoption of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7. Glen Iris' (2019) by the Boroondara City Council.
- Implementation of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7. Glen Iris' (2019) by the Boroondara City Council.

4.2 Adoption of Heritage Review

It is recommended that the Boroondara City Council formally adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7 Glen Iris' (2019), which comprises this report, and include this report as a Background Document in the Schedule to Clause 72.08 in the Boroondara Planning Scheme.

4.3 Implementation of Heritage Review

It is recommended that the Boroondara City Council implement the recommendations of this Glen Iris Study by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the precincts assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some precincts in accordance with VPP Practice Note 'Applying the Heritage Overlay' (2018). The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The grading of each property (Significant, Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the individual places assessed as being of local significance listed in Appendix A.2 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with the Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2018).

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APPENDIX A – ASSESSMENT FINDINGS

A.1 Precincts of local significance

The following precincts are recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	Glen Iris Heights and Cherry's Hill Estates Precinct	145-209 & 148-2/162 Glen Iris Road ; 1-31 & 2-32 Kerferd Road; 1-7 & 2-10 Muswell Hill; 145-209 & 148-2/162 Glen Iris Road	Glen Iris
2	Mont Iris Estate and Environs Precinct	29-43 & 30-38 Allison Avenue; 7-19 & 10-12 Bridges Street; 1-27 & 46-74 Dent Street; 1-33 & 2-26 Fuller Avenue; 127-147A & 126-150 High Street; 1-37 & 2-32 Hilltop Avenue; 1/1-31 & 2-20 Mont Iris Avenue; 1-35 & 2-36 Munro Avenue; 15-21 & 30-36 Seaton Street; 1-19 & 2-20 Sherwood Street; 152 Summerhill Road ; 1-35 & 2-36 Tower Hill Road; 1-31 Vale Street	Glen Iris and Ashburton
3	Summerhill Estate Precinct	1A-39 & 2-34 Adrian Street; 1-3 & 1830-44 Audrey Crescent; 1-67 & 2-64 Brandon Street; 1-69 & 2-70 Celia Street; 1-71 & 2-72 Florizel Street; 1-53 & 2-68 Hortense Street; 1-25 & 2-46 Montana Street; 2-4 Prosper Parade; 37-91 Summerhill Road	Glen Iris
4	Violet Farm Estate Precinct	377-423 Burke Road; 1-35 & 2-36 (excluding 1B, 2A & 2B) Faircroft Avenue; 11 & 14 Grosvenor Road; 2-16 & 1-15 Harris Avenue; 1-15 & 6-12 Macdonald Street; 2-30 & 1-21 Parkin Street; 1-47 & 2-30 Rix Street	Glen Iris

A.2 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

LP	Place	No.	Street	Locality
1	Carinya (formerly Warrack Lodge)	14	Alfred Road	Glen Iris
2	Quamby (formerly Woongarra) Woongarra	29	Alfred Road	Glen Iris
3	Romney Lodge (formerly Delloraine)	2	Allison Avenue	Glen Iris
4	House	55	Bath Road	Glen Iris
5	Burnlea	22	Bourne Road	Glen Iris
6	House	44	Denman Avenue	Glen Iris
7	Hirsch House and Office (former)	118	Glen Iris Road	Glen Iris

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LP	Place	No.	Street	Locality
8	Glen Iris Primary School No. 1148	170	Glen Iris Road	Glen Iris
9	St. Oswald's Anglican Church Complex	100-108	High Street	Glen Iris
10	Camberwell South Primary School No. 4170	4	Peate Avenue	Glen Iris
11	House	39	Peate Avenue	Glen Iris
12	The Fold	26	Summerhill Road	Glen Iris
13	Melbourne Chinese Christian Church (former-Summerhill Road Methodist Church complex (former))	29	Summerhill Road	Glen Iris
14	Langley Burrell	148	Summerhill Road	Glen Iris
15	Woorayl	3	Valley Parade	Glen Iris
16	House	50	Valley Parade	Glen Iris

A.3 Council-managed place of potential significance

The following Council-owned or managed places are considered to be of potential heritage significance and should be added to Council's database of places of potential heritage significance.

LP	Place	No.	Street	Comments
1	Alfred Road Kindergarten	48A	Alfred Road	A Modernist design by architect Douglas Alexandra of 1957 as the Burwood Pre-School Centre with a distinctive crimped roof.
2	Glen Iris Scout Hall	101	Glen Iris Road	Scout troop founded in 1916, while the timber building appears to date from the 1930s with a later extension.
3	Cypress trees	2A-2B	High Street	Mature cypress windbreak on the west side of the Glen Iris Citizens Club carpark
4	Glen Iris East Maternal and Child Health Centre	1-3	Trent Street	A c1930 brick bungalow which may have been purpose-built as a health centre. The front verandah has been infilled.
5	WWI memorial	282B	Warrigal Road	Granite obelisk WWI memorial located in Burwood Reserve.

A.4 Not of local significance – no action

No further action is recommended for the following place, which does not meet the threshold of local significance.

LP	Place	No.	Street	Locality
1	St. Cecelia's Catholic School, Church and Presbytery	37	Hillside Parade	Glen Iris

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LP	Place	No.	Street	Locality
2	Belvoir	13	Peace Street	Glen Iris
<u>3</u>	<u>House</u>	<u>50</u>	<u>Valley Parade</u>	<u>Glen Iris</u>

APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay recommended for the following places does not correspond to the cadastral boundaries, generally being smaller portions of land containing the heritage place within a protective curtilage.

The recommended extents are illustrated on the aerial photos below, with the cadastral boundaries shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

Glen Iris Primary School No. 1148, 170 Glen Iris Road, Glen Iris

The proposed extent of the Heritage Overlay is a 5 metre curtilage to rear of the historic school building and a 10 metre curtilage to north of the building, and to the eastern and southern title boundaries.



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Camberwell South Primary School No. 4170, 4 Peate Avenue,
Glen Iris

The proposed extent of the Heritage Overlay is a 10 metre curtilage to the north and south of the historic school building, a 5 metre curtilage to the rear (west) of the building, and to the eastern property boundary.



APPENDIX C – DRAFT HO SCHEDULE

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>Glen Iris Heights and Cherry's Hill Estates Precinct</i> Glen Iris Road (part), Kerferd Road (part), and Muswell Hill (part), and Glen Iris Road (part), Glen Iris</p> <p>Statement of Significance: Glen Iris Heights and Cherry's Hill Estates Precinct Statement of Significance</p>	No	No	No	No	No	No	No
	<p><i>Mont Iris Estate and Environs Precinct</i> Allison Avenue (part), Bridges Street (part), Dent Street (part), Fuller Avenue (part), High Street (part), Hilltop Avenue, Mont Iris Avenue, Munro Avenue (part), Seaton Street (part), Sherwood Street, 152 Summerhill Road, Tower Hill Road (part), and Vale Street, Glen Iris and Ashburton</p> <p>Statement of Significance: Mont Iris Estate and Environs Precinct Statement of Significance</p>	No	No	No	No	No	No	No
	<p><i>Summerhill Estate Precinct</i> Adrian Street, Audrey Crescent (part), Brandon Street, Celia Street, Florizel Street, Hortense Street, Montana Street,</p>	No	No	No	No	No	No	No

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PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Prosper Parade (part), and Summerhill Road (part), Glen Iris Statement of Significance: Summerhill Estate Precinct Statement of Significance							
	<i>Violet Farm Estate Precinct</i> Burke Road (part), Faircroft Avenue (part), Grosvenor Road (part), Harris Avenue (part), Macdonald Street (part), Parkin Street (part), and Rix Street, Glen Iris Statement of Significance: Violet Farm Estate Precinct Statement of Significance	No	No	No	No	No	No	No
	<i>Carinya (formerly Warrack Lodge)</i> 14 Alfred Road, Glen Iris Statement of Significance: Carinya (formerly Warrack Lodge), 14 Alfred Road, Glen Iris Statement of Significance	Yes	No	No	No	No	No	No
	Quamby (formerly Woongarra) 29 Alfred Road, Glen Iris Statement of Significance: Quamby (formerly Woongarra), 44-29 Alfred Road, Glen Iris Statement of Significance	No	No	No	No	No	No	No
	<i>Romney Lodge (formerly Delloraine)</i> 2 Allison Road, Glen Iris Statement of Significance:	Yes	No	No	Yes – front fence	No	No	No

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PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Romney Lodge (formerly Delloraine) 2 Allison Road, Glen Iris Statement of Significance							
	<i>House</i> 55 Bath Road, Glen Iris Statement of Significance: <u>House</u> , 55 Bath Road, Glen Iris Statement of Significance	No	No	No	Yes – front fence	No	No	No
	<i>Burnlea</i> 22 Bourne Road, Glen Iris Statement of Significance: Burnlea, 22 Bourne Road, Glen Iris Statement of Significance	No	No	No	No	No	No	No
	<i>House</i> 44 Denman Avenue, Glen Iris Statement of Significance: <u>House</u> , 44 Denman Avenue, Glen Iris Statement of Significance	No	No	No	No	No	No	No
	<i>Hirsch House and Office (former)</i> 118 Glen Iris Road, Glen Iris Statement of Significance: Hirsch House and Office (former), 118 Glen Iris Road, Glen Iris Statement of Significance	No	No	No	No	No	No	No
	<i>Glen Iris Primary School No. 1148</i> 170 Glen Iris Road, Glen Iris Statement of Significance:	No	No	No	No	No	No	No

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PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Glen Iris Primary School No. 1148, 170 Glen Iris Road, Glen Iris Statement of Significance							
	<i>St. Oswald's Anglican Church Complex</i> 100-108 High Street, Glen Iris Statement of Significance: St. Oswald's Anglican Church Complex, 100-108 High Street, Glen Iris Statement of Significance	No	Yes - main church building only (stained glass, font and organ).	No	No	No	No	No
	<i>Camberwell South Primary School No. 4170</i> 4 Peate Avenue, Glen Iris Statement of Significance: Camberwell South- Primary School No. 4170, 4 Peate Avenue, Glen Iris Statement of Significance	No	No	No	No	No	No	No
	<i>House</i> 39 Peate Avenue, Glen Iris Statement of Significance: <u>House</u> , 39 Peate Avenue, Glen Iris Statement of Significance	No	No	No	Yes – front fence	No	No	No
	<i>The Fold</i> 26 Summerhill Road, Glen Iris Statement of Significance: The Fold, 26 Summerhill Road, Glen Iris Statement of Significance	No	No	No	No	No	No	No

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PS Map Ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Melbourne Chinese Christian Church (former Summerhill Road Methodist Church complex (former)) 29 Summerhill Road, Glen Iris Statement of Significance: Melbourne Chinese Christian Church (former Summerhill Road Methodist Church complex (former)) , 269 Summerhill Road, Glen Iris Statement of Significance	No	No	No	Yes – low stone retaining wall	No	No	No
	<i>Langley Burrell</i> 148 Summerhill Road, Glen Iris Statement of Significance: Langley Burrell, 148 Summerhill Road, Glen Iris Statement of Significance	No	No	No	Yes – front boundary fence, original garage.	No	No	No
	<i>Woorayl</i> 3 Valley Parade, Glen Iris Statement of Significance: Woorayl, 3 Valley Parade, Glen Iris Statement of Significance	No	No	No	No	No	No	No
	House 50 Valley Parade, Glen Iris Statement of Significance: 50 Valley Parade, Glen Iris Statement of Significance	No	No	No	No	No	No	No

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APPENDIX D – PLACE AND PRECINCT CITATIONS

Glen Iris Heights and Cherry's Hill Estates Precinct

Prepared by: Context

Address:

1-31 & 2-32 Kerferd Road; 1-7 & 2-10 Muswell Hill; 145-209 & 148-2/162 Glen Iris Road, Glen Iris

Name: Glen Iris Heights and Cherry's Hill Estates Precinct	Survey Date: July 2018
Place Type: Residential	Architect: Butler & Ussher and others
Grading: Significant	Builder: Oswald Victor Plaisted, Norman Johnston,
Extent of Overlay: See precinct map	Construction Date: 1890-92 & c1920-53

Precinct map:



GLEN IRIS

Historical Context

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259.) George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840. The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see Figure 1), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (*Argus* (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

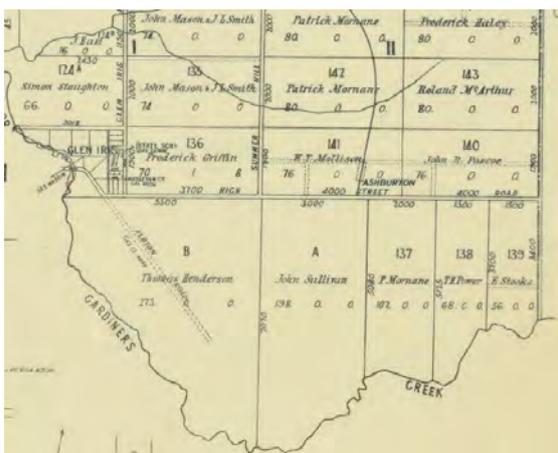


Figure 1. Showing Thomas Henderson's 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

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Glen Iris also includes the small locality of Gardiner, the original name for Malvern, which is located south of Gardiners Creek, east of Malvern. John Gardiner was one of the first overlanders of cattle from the Murrumbidgee River to Port Phillip in 1837. He took up rich pastoral country on both sides of Gardiners Creek and built his home on the Hawthorn side of the creek overlooking the Yarra River. Kooyongkoot Creek, which divided Hawthorn from Malvern, was subsequently renamed Gardiners Creek. Although the name, Gardiners Creek, was in use by 1840, Kooyongkoot Creek was also used through until the early 1900s (see below) (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; Victorian Places 2015).

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

Development of the area occurred from the early 1860s when some larger acreages were subdivided into smaller allotments and two bridges were constructed across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2). In the 1860s, a small brickworks operated in the Glen Iris area, near the corner of present-day Warrigal Road and High Street Road, using clay obtained from a pit at Gardiners Creek (Built Heritage 2012:87).

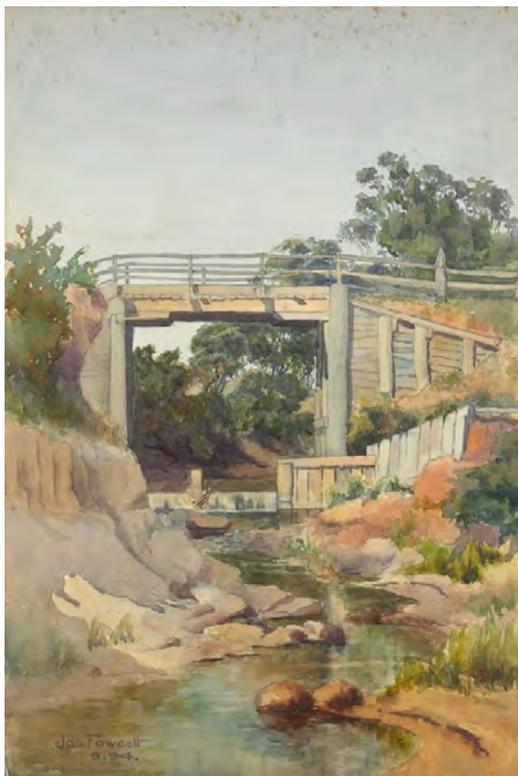


Figure 2. Glen Iris Road bridge over the Kooyongkoot (Gardiners) Creek, 1894. (Source: Fawcett 1894, SLV)

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by

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architects Crouch and Wilson and built in 1865; and a school site, put aside in 1871 and on which Glen Iris State School No 1148, designed by architect Nathaniel Billing, opened in 1873 (although a school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator, James Munro (see Figure 3) (McWilliam 1992:np).

By this time, the area of Glen Iris had developed its own sense of identity, evidenced by an attempt to secede from the Shire of Boroondara. Encouraged by the secessions of Hawthorn and Kew, a public meeting held at the town reserve proposed that the southern portion of the Shire of Boroondara (i.e. south of Back Creek) become part of the adjacent Gardiner Road District (later to become the City of Malvern). The scheme, however, failed due to opposition from the Shire of Boroondara (Built Heritage 2012:151).

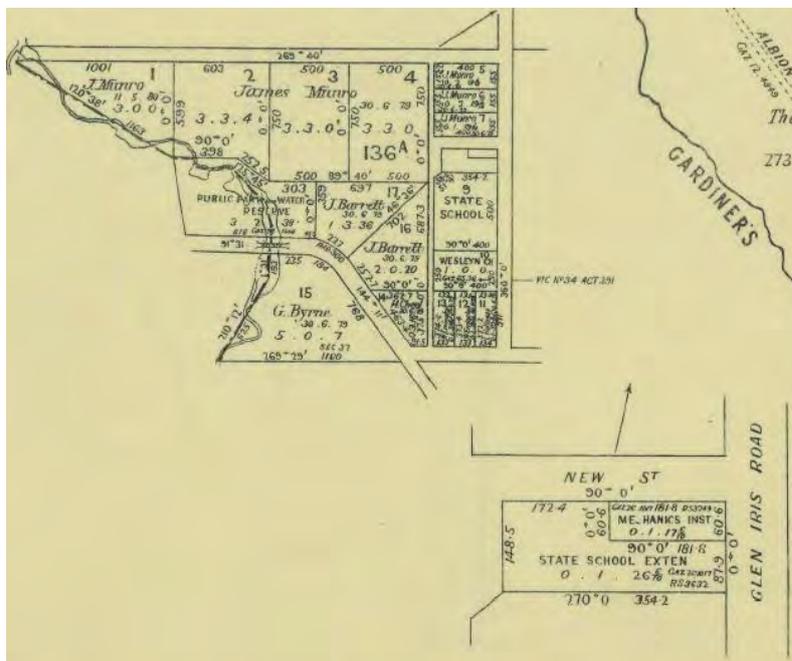


Figure 3. Showing the Glen Iris Township. The township was first known as the Glen Iris village, and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

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During the land boom of the late 1880s, some residential estates were subdivided in the Glen Iris area and schools established. Although not in the City of Boroondara, these schools included Sacré Coeur Catholic School in Burke Road, East Malvern, in 1888, and Korowa Anglican Girls' School in Ranfurly Crescent, East Malvern, in 1890. Residential development slowed with the economic depression of the early 1890s.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Two local reserves were gazetted in the 1890s: a new site for a mechanics institute in 1892, which, like its earlier counterpart, was never built; and a reserve in 1898 straddling Gardiner's Creek, north of the High Street bridge, as a Public Park and Water Reserve (Built Heritage 2012:49).

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post-town of approximately 200 people on the Kooyongkoot Creek. Anglican and Wesleyan churches were in operation at the time, as was a state school and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattleree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening c1923 ~~(see Figure 4)~~ (Built Heritage 2012:98, 104).

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Figure 4. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services. Schools subsequently opened and new church buildings were constructed. Camberwell South Primary School was established in 1925, and two Catholic primary schools, St. Cecilia's and St. Roch's (the latter not in the study area), opened in 1931 and 1923 respectively. All three schools continue to operate today. The Methodist church was rebuilt in Glen Iris Road in 1932, and in 1936, the City of Camberwell opened its seventh centre infant welfare centre in a new building in High Street, Glen Iris (Built Heritage 2012:197). During the 1930s economic depression Gardiners Creek was straightened in sections by men on sustenance (welfare payments) (City of Boroondara 2018).

History

The precinct of interest is located on Allotment 124A, Section 1, Parish of Boroondara, purchased by Simon Staughton in 1853 (Parish Plan Boroondara 1931).

The subject precinct comprises one of the earliest areas subdivided and settled in Glen Iris, containing parts of the Glen Iris Heights (Malvern) and Glen Iris Township subdivisions.

Township of Glen Iris

As noted above, parts of Allotment 124A, located on Gardiners Creek, were reserved for a water reserve in 1861, a mechanics' institute in 1861, a Wesleyan Church in 1865, and a school in 1871 (see Figure 5). The allotment was subsequently subdivided in 1879 and the Township of Glen Iris was reserved on the newly surveyed Allotment 136A. In June 1879, 17 lots with frontages to Kerferd Road, Glen Iris Road, and High Street, Township of Glen Iris, were put up for auction (see Figure 3). The majority of the allotments were purchased by politician and land speculator, James Munro (Age 30 June 1879:4). Munro had moved from the Prahran-South Yarra district to Gardiner in around 1870, where he joined the District Road Board and witnessed its transition to the Malvern Shire, becoming president in 1872-73. He was appointed magistrate in December 1873. In 1874 he became liberal member for North Melbourne and resigned from the Malvern Shire Council. Munro became Premier of Victoria in 1890 (Mitchell 1974).

Adjacent to the subject precinct, the original Township of Glen Iris reserve contains the 1865 Wesleyan Church, designed by architects Crouch and Wilson and the State School founded in 1871.

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Figure 5. Glen Iris State School in the 1920s. (Source: 'Glen Iris Heights Estate [between 1925 and 1929?], SLV)

Glen Iris Heights Estate, Malvern 1888 and 1912

Glen Iris Heights, Malvern, was subdivided on Allotment 124A, Section 1, Parish of Boroondara. Allotment 124A was put up for sale in 1887 (see Figure 6), and, on behalf of owners Australian Alliance Investment Company Pty Ltd (AAIC), the first sales of land on the Glen Iris Heights Estate took place on 3 and 17 November 1888 (see Figures 7 and 8).

Advertisements for the Glen Iris Heights Estate offered 100 business, mansion and villa sites with the 'grandest elevation in the whole district' only six miles from Melbourne with two railway stations on either side of the estate, making the spot 'one of the most advantageous for speculators' because the population of the 'now overcrowded suburbs' was looking out for 'a vent for their surplus numbers' (*Age* 2 November 1888:2). The 100 sites for sale were located between Kerferd Road and Britten Road (see Figures 7 and 8).

While newspaper reports and auction flyers indicated some sales in the estate, the title indicates that these early sales only amounted to five lots in the middle of the north side of Kerferd Road (Caulfield and Elsterwick Leader, 9 November 1888:5; *Age*, 11 July 1890:4; CT V.2351 F.130). The Reverend James William Tuckfield of the Methodist Church gained title to four of these, Lots 41 and 42 on Kerferd Road (now Nos.19-21) and Lots 13 and 14 on Bourne Road (now No.19), in 1891. He was living in a house he had built on Kerferd Road in the same year. The net annual value was £75. It was later occupied by Professor Martin Irving of the University of Melbourne, then Mr Sutton of the well-known Suttons House of Music, and later Reverend Osborne (McWilliam 1992: unpaginated).

Thomas and Frederick Powell gained title to part of Lots 38 & 39 (now 27 Kerferd Road) in 1892. A Mr Powell (first name not recorded) is shown as owning and occupying a house on this land in 1891-92. The net annual value of this house was £58. Dr Thomas Cherry was occupying this house in 1896 (CT V.2326 F.035; RB 1891-92; McWilliam, p.18).

The AAIC built a small number of houses peppered throughout the estate in the early 1890s, perhaps in an attempt to attract others to buy and build. Butler and Ussher architects invited tenders for the erection of three two-storey brick residences in Glen Iris in May 1890 (*Age*, 12 May 1890:7). These

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\$10 DEPOSIT
BALANCE 36 MONTHS @ 6 PER CENT.

GLEN IRIS HEIGHTS MALVERN
THE PRINCESS OF THE SUBURBS.

SATURDAY, 3rd NOVEMBER, AT THREE O'CLOCK, ON THE GROUND.

100 BUSINESS, MANSION & VILLA SITES 100

BRITTEN ROAD																													
77	79	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54						
76	78	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53						
BOURNE ROAD																													
22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
KERFERD ROAD																													

F. L. FLINT, AUCTIONEERS IN CONJUNCTION.
MUNRO & BAILLIEU

Figure 7. Showing land for sale in the Glen Iris Heights estate, Malvern, 3 November 1888. (Source: 'Glen Iris Heights, Malvern' 1888?, SLV)

GLEN IRIS HEIGHTS MALVERN
The Princess of the Suburbs.

SATURDAY, 17th NOVEMBER, AT THREE O'CLOCK, ON THE GROUND.

\$10 DEPOSIT
Balance: 3, 6, 9, 12, 18, 24 Months, at 6 per cent.

50 BUSINESS, MANSION, & VILLA SITES 50

BRITTEN ROAD																							
77	78	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54
76	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	51
BOURNE ROAD																							
KERFERD ROAD (EQUIPMENT ROAD)																							

FIRST PORTION OF SECTION K, SOLD NOV 3RD.

CARNEY & KELLY AUCTIONEERS
12 Swanston St. IN CONJUNCTION WITH **Johnson & Wishart**
The COMMERCIAL FINANCE & PROPERTY COY. LTD.

Figure 8. Showing land for sale in the Glen Iris Heights estate, Malvern, 17 November 1888. (Source: 'Glen Iris Heights' 1888?, SLV)

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Shelbourne Estate 1891 and Cherry's Hill Estate 1920

James Munro subdivided Portions 1-7 fronting High Street and Kerferd Road in the Township of Glen Iris (see Figure 3) into 40 allotments and advertised them for sale in 1891 as the Shelbourne Estate (*Argus* 27 November 1891:2). Most of the land was purchased by Dr. Thomas Cherry, Professor of Agriculture at the University of Melbourne. Cherry subsequently developed Cherry's Hill Estate on the land where 85 allotments were put up for sale in January 1920 (*Argus* 27 January 1920:9). This latter development created the streets Brixton Rise and Muswell Hill.

Builder Norman Johnston constructed houses in Cherry's Hill Estate at 1 Muswell Hill (which he also owned) in 1937, and at 167 Glen Iris Road in 1935 (BP). Johnston was a designer, builder and financier (see Figure 9). His joinery works are thought to have been located on the north side of Moira Street between the railway line and Gardiners Creek near Darling Station, which were in operation by 1927. All joinery was made there for the building of houses by Johnston in Glen Iris in Muswell Hill, Glen Iris Road, Brixton Rise, Fairview Grove, Tollington Avenue, Kerferd Road, Bourne Road, Dorrington Avenue and Valley View Road (*Stonnington History News* 2005:4; 'Norman Johnston Joinery Works' nd). In 1926, Johnston, who in that year was living in Kerferd Road with an office at 772 Burke Road, was advertising houses for sale for £1250 to £1450 in a high position in the Camberwell district. They were described as 'beautiful modern brick homes, well appointed' with 'dadoes, double glass doors, lead-lights and white enamel kitchens and bathrooms' (*Age* 24 April 1926:11).

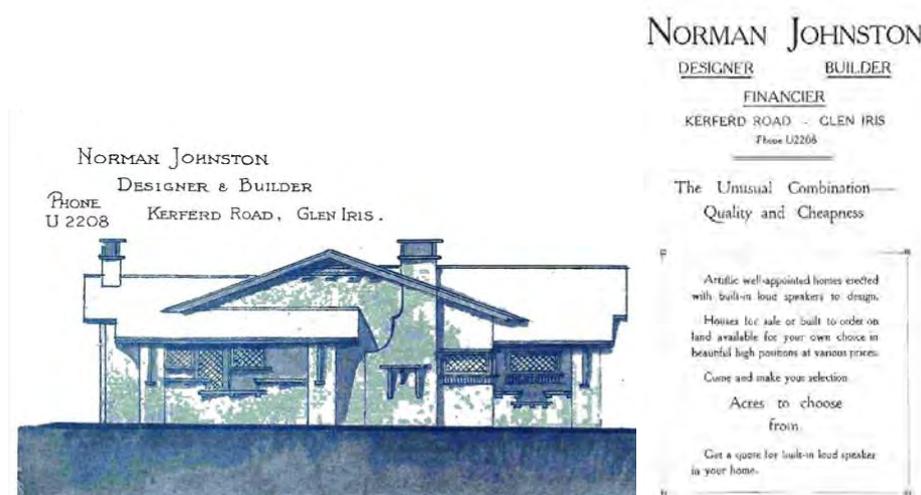


Figure 9. Builder and designer Norman Johnston's advertisement for houses, 1924. (Source: Wireless Institute of Australia 1924:24-25).

Glen Iris Park Estate 1919 and Glen Iris Heights Estate, Glen Iris, 1912 and 1916

The portion of the subject precinct between Glen Iris Road and Walerna Road was part of the Glen Iris Park Estate, where 172 'splendid villa sites' were advertised for sale in 1919 (*Age* 6 September 1919:10).

The portion of the subject precinct between Glen Iris Road and Barina Road was part of the second Glen Iris Heights Estate, Glen Iris, where some 300 blocks were subdivided on the former market garden owned by the Stocks family (see Figure 10). Allotments on the Glen Iris Heights Estate were advertised in 1912 and 1916 (McWilliam 1992: unpaginated).

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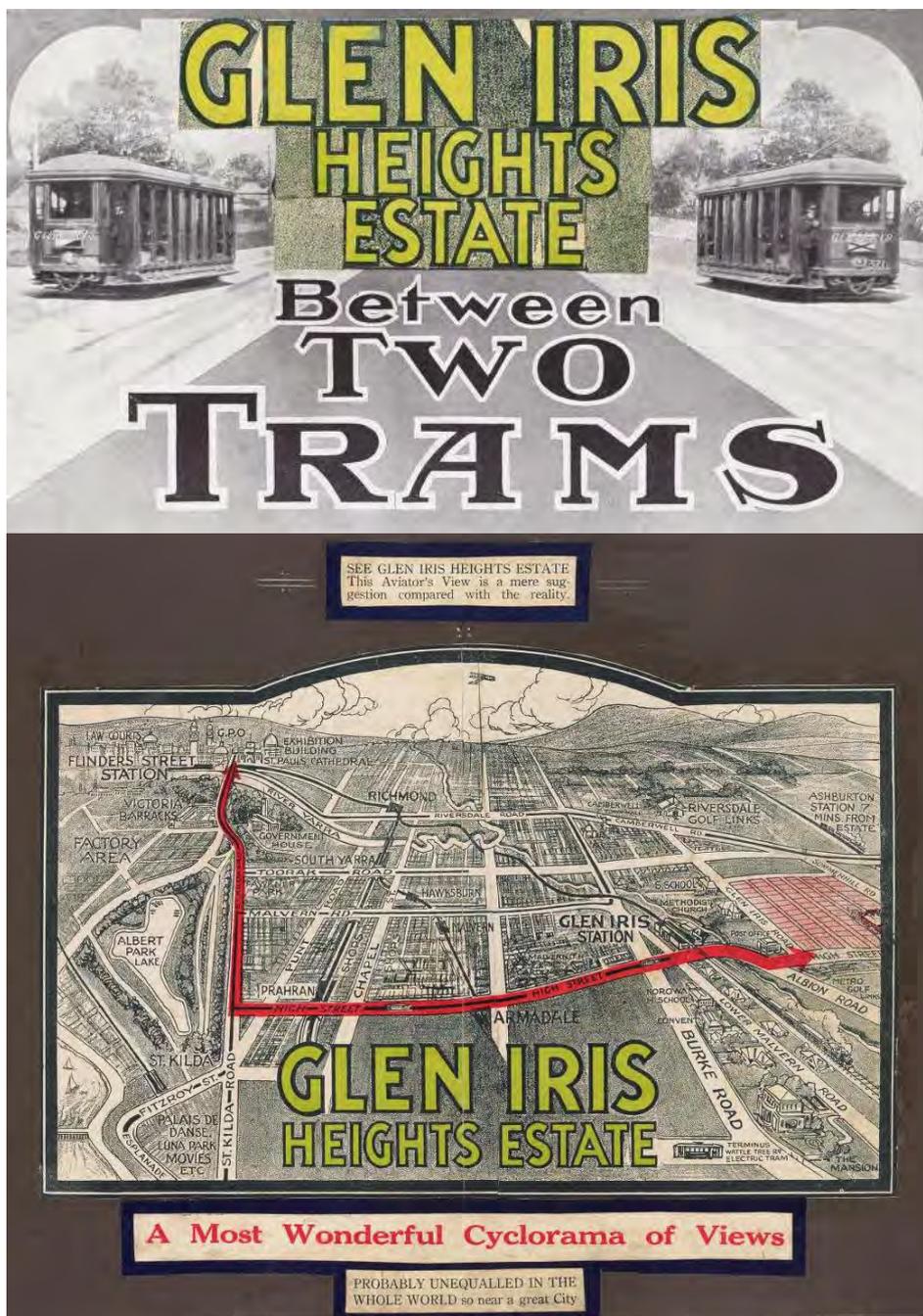


Figure 10. Album of clippings and photographs relating to the Glen Iris Heights Estate. [between 1925 and 1929?] (Source: SLV).

Description & Integrity

The Glen Iris Heights and Cherry's Hill Estates Precinct is situated along the eastern end of Kerferd Road and extends north-south along Glen Iris Road to either side of the Kerferd Road and Glen Iris Road junction. The precinct slopes down to the south-west towards Gardiners Creek, along Muswell Hill, creating elevated views of the creek and its adjacent parklands.

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Roads in the precinct are asphalt and footpaths are of concrete. Kerferd Road and the west side of Glen Iris Road retain bluestone kerb, which characterised Victorian and Edwardian development, while the remaining streets all have concrete kerbs as was typical of the interwar period. Street tree plantings occupy the wide grassy nature strips prevalent in the precinct and are generally a mixture of semi-mature eucalypts and mature deciduous trees. Glen Iris Road however is lined with mature trees, which provide a lush canopy to the road in the warmer months.



Figure 11. Glen Iris Road streetscape, with remnant bluestone kerb. (Source: Context 2018)



Figure 12. View north along Muswell Hill. (Source: Context 2018).

As one of the earliest areas subdivided and settled in Glen Iris, comprising parts of the Glen Iris Heights and Glen Iris Township subdivisions, the precinct contains three Victorian houses (13-15, 19

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& 27 Kerferd Rd), along with high-quality housing from its principal period of development, the interwar era.

Victorian era

The house at 13–15 Kerferd Road, known as ‘The Heights’, is individually significant and is a prominent two-storey Victorian Queen Anne villa, asymmetrical in form, with a steeply pitched gabled roof to the projecting bay of the front elevation. The walls of the dwelling are polychrome brickwork, with render to the gable end (note that the original render may have been covered by modern sheeting). The verandah to the front elevation is also double-storey, with timber columns and frieze to both levels. The upper verandah has a timber balustrade and fretwork. On the same lot, the subject house is today surrounded by later single-storey units from the 1980s, as well as carports, covered walkways and other later structures (such as brick fences, letterboxes and bin corrals), all of which are non-contributory. The site is currently used as residential aged care accommodation.



Figure 13. Individually Significant dwelling, 13-15 Kerferd Road, Glen Iris (Source: Context, 2018).

The Victorian house at 27 Kerferd Road has a similar materiality, with red brick walls and cream brick banding. While its hipped roof form, verandah and other details are all typical of the Italianate style, it also has a gable front bay which indicates an early Queen Anne influence. While intact, it is a far more modest example of Victorian housing, and more typical in its details than the architect-designed 13-15 Kerferd Road.

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Figure 14. The Victorian house at 27 Kerferd Road. (Source: Context, 2018).

The third Victorian house, at 19 Kerferd Road, is Italianate in style and is distinguished by details such as a large projecting canted bay with bell-cast roof, scalloped trim to the eaves, and a pedimented verandah entrance. There is extensive stained glass around the six-panelled front door. The walls are finished in modern render, and they may have been originally of bichrome face brick like the chimney.



Figure 14. The Italianate house at 19 Kerferd Road. (Source: Context 2018)

Interwar era

As noted above, the principal period of development in the area was during the interwar era. As a result, about half of the houses in the precinct are Californian Bungalows (e.g. 149 and 191 Glen Iris Road, 11 and 32 Kerferd Road), many of them are clad in weatherboards with brick porch piers and

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balustrades, while some also are entirely masonry (face brick or roughcast rendered). Some of these houses have a hipped roof, often combined with a projecting gable, while most have a transverse or cross-gabled roof (8 Muswell Hill), all clad in terracotta tiles. While a few houses have casement windows (162 Glen Iris Road) which survived from the Edwardian period, most have double-hung sash windows in a projecting box frame.

Porch supports range from the very simple single or paired posts on a brick plinth, tapered or square piers, or cast-concrete dwarf or full-length columns. Other decorative details include exposed rafter tails below eaves, and a range of gable treatments, including timber shingles, roughcast render, and simple faux half-timbering created with cement sheet and cover straps.

One of the finest examples of the California Bungalows in the precinct in 11 Kerferd Road. The house is large in size and of redbrick construction, with two gables to the front elevation. The roof is terracotta tiles which contribute to the verandah roof with exposed timber rafter tails below eaves. The supports to the verandah are redbrick piers with a pair of squat, timber posts to each, with matching balustrade to stairs ~~and brick fence~~. It retains high quality details such as tall red brick chimneys, shingles to the head of the bay window and the projecting gable ends and leaded glass to upper window sashes on the front elevation.

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Figure 15. 11 Kerferd Road, Glen Iris. (Source: [Jellis Craig, 2005 Context 2019](#)).

A small number of houses in the precinct were designed in the interwar Old English revival architectural style. These houses (135, 203, 209 Glen Iris Road and 21 Kerferd Road) are all of clinker brick with each house clearly exhibiting typical exterior characteristics of the style, including asymmetrical massing, street-facing gables, exposed brick accents imitating aged lime washed walls (195 Glen Iris Road), textured clinker bricks, corbelled brickwork, arched openings, leadlight glazing and tall chimneys.

A fine example of the Old English revival style is 203 Glen Iris Road, constructed in 1937 and displaying textured clinker brick walls with imitation lime wash to the front gable and arch to the front porch, and corbelled brickwork to gable ends. It is an intact example of its type and retains original exterior detailing, front fence and garage, with clinker brick and detailing to match the main house.

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Figure 16. Example of Old English revival style residential building within the precinct (203 Glen Iris Road). (Source: Context 2018)

This style remained very popular up to the ban on non-essential construction in 1942 and just after World War II as well. There was a gradual shift from clinker brick cladding to lighter colours. This is seen in the use of cream brick dressings to gables and openings at 209 Glen Iris Road (1939), and the entire walls clad in dark cream bricks at 167 Glen Iris Road (1936). This interwar style was still built even into the early 1950s, with an example at 179 Glen Iris Road (1952) that continues the vergeless gable so characteristic of the style, and walls of cream brick with brown brick dressings.



Figure 17. The Old English style house at 179 Glen Iris Road of 1952. (Source: Context, 2018)

Similarly, there are a small number of houses within the precinct, particularly on Glen Iris Road, where the owners and designers embraced the new ideas of the paired back and streamlined aesthetic of the interwar Moderne and Art Deco styles. The houses share the characteristic features

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of these styles, including the streamlined silhouettes, geometric curves (181, 199 and 207 Glen Iris Road), low pitched roofs, porthole windows, prominent broad-based chimneys and strong emphasis on horizontal lines and stepped skyscraper effects (205 Glen Iris Road). The houses in the precinct show a combination of render and contrasting clinker brick detailing to the main elevations. Where original garages and fences remain, the detailing of the main house has been carried over, as seen with the Old English houses in the precinct.



Figure 18. 207 Glen Iris Road, showing refined stylistic detailing of the interwar Moderne architecture. (Source: Realestate.com).

The interwar Art Deco house at 177 Glen Iris Road (HO385) is a fine example of this style. Named 'Kingston' and commonly known as the Roy Newton House, the property is an individually significant place. The double-storey, glazed brick house is located on a corner lot and generously set back on the front and side behind gardens. It has a projecting central wing which steps out in two layers. The ground floor layer is enclosed with metal framed windows that curve to each end and is topped with a flat roof that forms the balcony to the upper level. The roof is clad in terracotta tiles and hosts two chimneys with symmetrical Art Deco design patterning in the brick.



Figure 19. The Art Deco house at 177 Glen Iris Road (HO385). (Source: Context 2018)

Front Fences and Garages

Some of the interwar properties in the precinct retain their early or original brick front fences, gate piers and/or gates. There is a great variety to their designs, as was typical of the interwar period, however there is also consistency provided by the following features that are characteristic of the interwar front fences. They are generally low; entries for pedestrians and vehicles were sometimes separate, particularly at corner sites, with separate gates provided for each entry; they are mostly constructed of brick although stonework veneer was also popular.

A selection of the properties in the precinct retain early or original garages. Garages became more commonplace in late interwar and early postwar residential development, reflecting the rise in car ownership at this time. Mostly garages are located at the very rear of the property at the end of a long, straight driveway or, less often, they are connected to the side or rear of the house. Typically, the garages have a parapet front and feature details to match the house. A majority of the houses in the precinct that retain early or original garages are located on Glen Iris Road.

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Figure 20. Original interwar brick front fence, to 203 Glen Iris Road. (Source: Context 2018)



Figure 21. Original rendered and brick front fence with mild-steel gates to 151 Glen Iris Road. (Source: Context 2018)

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Figure 22. Original rendered masonry fence with mild-steel pedestrian gate at 29 Kerferd Road. (Source: Context 2018).



Figure 23. Original or early garages located at the rear of houses 195 and 197 Glen Iris Road. (Source: Context 2018).

Integrity

Some of the original houses in the precinct have been demolished and replaced by new houses. Others have been extended or altered and carports have been added to some front gardens (for example at 6 Muswell Hill and 149 Glen Iris Road). The predominant type of alteration to early houses that affects their contribution to the precinct is the construction of new or extension of existing rooms to the upper level. In the case of visible upper-storey extensions, houses where the extension is clearly legible as a later intervention, the original roof form is legible, and generally where the extension is set back about one room's depth or more, the houses are still considered to contribute sufficiently to an understanding of the original residential development of the estate. In cases where the extension is built very close to the front façade, the house has been graded non-contributory and noted as "altered" in the Schedule of Gradings.

One California Bungalow, at 3 Kerferd Road, had its original front windows replaced in 2019 with inaccurate "heritage" windows. The house is still otherwise intact. A photo of the house with its original windows is shown below to assist with restoration in the future.

GLEN IRIS



Figure 24. 3 Kerferd Road prior to replacement of front windows. The original windows were banks of two and three casements with small panes at the top and simple leadlights below. (Source: Context 2018)

In spite of these changes, the overall integrity of the precinct remains high, mostly because a large number of individual properties within the precinct present to the streetscape as highly intact, retaining original architectural detailing of generally high quality. A number of them also retain original and early front fences, gates and garages.

Comparative Analysis

There are a number of interwar residential precincts in the Boroondara Heritage Overlay that are comparable to the Glen Iris Heights and Cherry's Hill Estates Precinct:

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

HO144 Burke Road Precinct, Hawthorn East - A stretch of residential development just south of Camberwell Junction, combining small numbers of Victorian and Federation houses with a series of interwar residences and flat blocks. The area has retained a consistent residential scale.

HO164 Leslie Street Precinct, Hawthorn - The Urquhart Estate component of the precinct (Urquhart Street, Swinburne Avenue, and The Boulevard) was the last substantial land holding in Hawthorn to

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be subdivided for residential purposes (in 1919). The interwar Old English and Mediterranean is particularly well represented in Urquhart Street and Swinburne Avenue and homogeneous arrays of 1920s Bungalows are found in The Boulevard and Loyal Street.

HO225 Fairview Avenue Precinct, Burwood - A well preserved timber bungalow precinct, strongly representative of development in Camberwell during the interwar period. Though it also contains some brick houses, overall, the extensive use of timber is in strong contrast to the predominantly brick residential estates in the rest of the former Camberwell municipality.

HO227 Great Glen Iris Railway Junction Estate, Ashburton - The precinct contains diverse and generally intact housing from the 1920s-30s, with a highly intact interwar landscape with concrete roads and related mature street trees.

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

Glen Iris Heights and Cherry's Hill Estates Precinct contains mainly late 1920s and 1930s dwellings, with a few notable Victorian houses on Kerferd Road. In this combination of indications of nineteenth century origins and interwar dense development, the subject precinct is comparable to HO230 Toorak Estate and Environs, Glen Iris, and HO144 Burke Road Precinct, Hawthorn East. The only surviving Victorian houses mentioned in HO230 are 4 and 6 Turner Street, which are quite modest single-fronted timber cottages of medium intactness, far less interesting than 19 and 27 Kerferd Road. HO144, on the other hand, contains two Victorian residences that were originally located on large blocks of land. The Victorian house at 19 Kerferd Road is comparable in size and intactness to the single-storey house at 647 Burke Road (contributory in HO144), but is more interesting in its detail. The Victorian house at 13-15 Kerferd Road has a narrower façade than the significant two-storey Victorian house at 649 Burke Road, with an arcaded return verandah, but it is no less accomplished architecturally and appears to be more intact.

The Victorian house at 13-15 Kerferd Road is more appropriately compared to other Significant houses in the Boroondara Heritage Overlay. It was one of three houses in Glen Iris designed by prominent architects Butler & Ussher for the property developers of the Glen Iris Heights Estate subdivision. The two others are 30 Howard Street (HO387) and 22 Bourne Road (recommended for a site-specific HO by this study). The three houses share their substantial two-storey size, red face brick with cream brick dressings, and timber verandah fretwork, and are all early examples of the Queen Anne style in Victoria. It also compares very well to Significant houses in other suburbs such as 41 Kinkora Road, Hawthorn (HO77) and 34 Rowland Street, Kew (HO338), which are two-storey red brick Queen Anne houses, though with detail that is more typical than the classicising pediments used at 13-15 Kerferd Road.

The interwar houses in Glen Iris Heights and Cherry's Hill Estates Precinct, compare well to the 1920s houses in the HO230 and HO144 precinct, though the dwellings are smaller in size than the average in HO144.

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The houses in the subject precinct of late interwar styles, such as Old English and Moderne, are of a high quality and compare well to those in existing precincts of a similar era, such as HO1 Golf Links Estate, Camberwell, and HO164 Leslie Street Precinct, Hawthorn.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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 Glen Iris Heights and Cherry's Hill Estates precinct is of historical significance as a tangible illustration of the two periods in which suburban residential development in Glen Iris began and when it truly flourished: the Victorian and interwar eras. The Glen Iris Township was surveyed in 1879 (Cherry's Hill Estate was subdivided from part of it in 1920). Until the 1880s, there was little residential development beyond the occasional villa. During the land boom of the 1880s a number of residential estates were subdivided, encouraged in part by the opening of the Burnley to Oakleigh rail line. While house construction began at this time, the economic downturn of the 1890s meant that only a limited number of houses, most of them modest, were built. The three Victorian houses at 13-15, 19 and 27 Kerferd Road and the bluestone kerbs along this street and the adjoining part of Glen Iris Road illustrate this period. The subsequent infill development in the interwar era illustrates the rapid transformation of Glen Iris at this time into a densely populated suburb.

The Victorian Queen Anne residence at 13-15 Kerferd Road is historically significant as one of three houses built to market the original Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. It is one of three 'show' houses, along with 22 Bourne Road and 30 Howard Street, all designed by architects Butler and Ussher and used in an attempt to attract others to buy and build on the estate.

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 Glen Iris Heights and Cherry's Hill Estates precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s, and masonry Old English and Moderne/Art Deco houses of the 1930s and 1940s. These two later styles continued to be built just after the war in nearly identical forms and materials. Some houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The low fences that survive at some properties and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development.

The Victorian Queen Anne house at 13-15 Kerferd Road is architecturally significant as one of three houses in Glen Iris representing the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. Both architects were also renowned for their work in other practices. Ussher formed a practice from 1899-1908 with Henry

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Kemp (1859-1946), known as Ussher and Kemp. Walter Butler became well known as an exponent of the Arts and Crafts movement in Australia. This and their other two designs, at 22 Bourne Road and 30 Howard Street, share characteristics of tall two-storey proportions, the use of polychrome face brick, asymmetrical form with projecting bay or box windows, hipped and gabled roofs of slate and timber verandah fretwork. The size and grandeur of the houses is uncommon for the suburb, having been designed to showcase the potential of the Glen Iris area. The early use of the Queen Anne style indicates how up to date they were stylistically.

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

The Roy Newton House, 177 Glen Iris Road (HO385), is of historical and aesthetic significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Its design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner.

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 Glen Iris Heights and Cherry's Hill Estates Precinct is significant, comprising 1-31 & 2-32 Kerferd Road; 1-7 & 2-10 Muswell Hill; and 145-209 & 148-162 Glen Iris Road, Glen Iris.

The precinct comprises parts of a number of subdivisions grouped around the Township of Glen Iris. The earliest of them is the original Glen Iris Heights Estate, created in 1888, with Cherry's Hill Estate of 1920 to the south and the Glen Iris Park Estate (1919) and the second Glen Iris Heights Estate (1912 & 1916) along the east side of Glen Iris Road. A small number of Victorian houses survive on Kerferd Road, surrounded by interwar suburban development of the 1920s up to the imposition of bans on non-essential construction in 1942, with a few early post-war examples in the same interwar styles.

The bluestone kerbs to Kerferd Road and Glen Iris Road (on the west side, to the north of Kerferd Road) are contributory. Original fences and garages to the interwar houses are also contributory.

The following place is already included in the heritage overlay and is individually significant: 177 Glen Iris Road (HO385). No change is proposed to this place.

The Victorian house at 13-15 Kerferd Road is individually significant, while later buildings and structures on the same site are considered non-contributory.

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The following properties are non-contributory: 2/152, 158, 2/162, 2/165, 2/169, 175 & 189 Glen Iris Road; 12, 14, 16, 23, 25 & 28 Kerferd Road; and 1 & 4 Muswell Hill. The remaining properties are contributory.

How is it significant?

The Glen Iris Heights and Cherry's Hill Estates precinct is of local historical and architectural significance to the City of Boroondara, and 177 Glen Iris Road is also of aesthetic significance.

Why is it significant?

The Glen Iris Heights and Cherry's Hill Estates precinct is of historical significance as a tangible illustration of the two periods in which suburban residential development in Glen Iris began and when it truly flourished: the Victorian and interwar eras. The Glen Iris Township was surveyed in 1879 (Cherry's Hill Estate was subdivided from part of it in 1920). Until the 1880s, there was little residential development beyond the occasional villa. During the land boom of the 1880s a number of residential estates were subdivided, encouraged in part by the opening of the Burnley to Oakleigh rail line. While house construction began at this time, the economic downturn of the 1890s meant that only a limited number of houses, most of them modest, were built. The three Victorian houses at 13-15, 19 and 27 Kerferd Road and the bluestone kerbs along this street and the adjoining part of Glen Iris Road illustrate this period. The subsequent infill development in the interwar era illustrates the rapid transformation of Glen Iris at this time into a densely populated suburb. (Criterion A)

The Glen Iris Heights and Cherry's Hill Estates precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s, and masonry Old English and Moderne/Art Deco houses of the 1930s and 1940s. These two later styles continued to be built just after the war in nearly identical forms and materials. Some houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The low fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

The Victorian Queen Anne residence at 13-15 Kerferd Road is historically significant as one of three houses built to market the original Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. It is one of three 'show' houses, along with 22 Bourne Road and 30 Howard Street, used in an attempt to attract others to buy and build on the estate. It is architecturally significant as one of three houses in Glen Iris representing the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. All three houses share characteristics of tall two-storey proportions, the use of polychrome face brick, asymmetrical form with projecting bay or box windows, hipped and gabled roofs of slate and timber verandah fretwork. The size and grandeur of the houses is uncommon for the suburb, having been designed to showcase the potential of Glen Iris area. The early use of the Queen Anne style indicates how up to date they were stylistically. (Criteria A & D)

The Roy Newton House, 177 Glen Iris Road, is of historical and aesthetically significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Its design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner. (Criterion E)

Grading and Recommendations

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

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Precinct Gradings Schedule

Name	Number	Street	Grading	Built Date
	145	Glen Iris Road	Contributory	1924
	147	Glen Iris Road	Contributory	c1920-25
	148	Glen Iris Road	Contributory	1937
Velola	149	Glen Iris Road	Contributory	1925
	150	Glen Iris Road	Contributory	c1926-29
	151	Glen Iris Road	Contributory	1934
	1/152	Glen Iris Road	Contributory	c1920-25
	2/152	Glen Iris Road	Non-Contributory	1992
Kooringa	153	Glen Iris Road	Contributory	1925
	154	Glen Iris Road	Contributory	1926
Bevenol	155	Glen Iris Road	Contributory	1925
	156	Glen Iris Road	Contributory	1925
	157	Glen Iris Road	Contributory	1927
	158	Glen Iris Road	Non-contributory	1982
	159	Glen Iris Road	Contributory	1924
	160	Glen Iris Road	Contributory	1925
Illoura	161	Glen Iris Road	Contributory	1925
	1/162	Glen Iris Road	Contributory	1925
	2/162 (aka 162B)	Glen Iris Road	Non-contributory	1996
	163	Glen Iris Road	Contributory	1927
	1/165	Glen Iris Road	Contributory	1927
	2/165	Glen Iris Road	Non-Contributory	2003
	167	Glen Iris Road	Contributory	1936
	1/169	Glen Iris Road	Contributory	1935
	2/169	Glen Iris Road	Non-Contributory	1992
	171	Glen Iris Road	Contributory	1928
	173	Glen Iris Road	Contributory	1925
Stanleigh	175	Glen Iris Road	Non-contributory	1920s, altered
Roy Newton house, aka Kingston	177	Glen Iris Road	Individually significant, existing Heritage Overlay (HO385). No change proposed.	1935
	179	Glen Iris Road	Contributory	1952
	181	Glen Iris Road	Contributory	1936
	183	Glen Iris Road	Contributory	1929
	185	Glen Iris Road	Contributory	c1926-29
	187	Glen Iris Road	Contributory	c1920-25
	189	Glen Iris Road	Non-contributory	Vacant
Belvoir	191	Glen Iris Road	Contributory	c1920-25

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Name	Number	Street	Grading	Built Date
Becourt	193	Glen Iris Road	Contributory	1920
	195	Glen Iris Road	Contributory	1937
	197	Glen Iris Road	Contributory	1938
	199	Glen Iris Road	Contributory	1940
	201	Glen Iris Road	Contributory	1937
	203	Glen Iris Road	Contributory	1937
	205	Glen Iris Road	Contributory	1938
	207	Glen Iris Road	Contributory	1937
	209	Glen Iris Road	Contributory	1939
	1	Kerferd Road	Contributory	1924
	2	Kerferd Road	Contributory	1926
	3	Kerferd Road	Contributory	1924
	4	Kerferd Road	Contributory	1925
	5	Kerferd Road	Contributory	1920
	6	Kerferd Road	Contributory	1924
	7	Kerferd Road	Contributory	1924
	8	Kerferd Road	Contributory	1927
	9	Kerferd Road	Contributory	1945
	10	Kerferd Road	Contributory	1920s
	11	Kerferd Road	Contributory	1920s
	12	Kerferd Road	Non-contributory	2014
The Heights	13-15 (including Units 1- 20/13-15)	Kerferd Road	Significant Victorian house; Non-contributory - unit blocks	Significant house - 1890-91; Non-contributory unit blocks -1981
	14	Kerferd Road	Non-contributory	2004
	16	Kerferd Road	Non-contributory	2011
	18	Kerferd Road	Contributory	1920
	19	Kerferd Road	Contributory	1891
	20	Kerferd Road	Contributory	1924
	21	Kerferd Road	Contributory	1937
	23	Kerferd Road	Non-contributory	2016
	24	Kerferd Road	Contributory	1920s
	25	Kerferd Road	Non-contributory	1920, altered
	26	Kerferd Road	Contributory	1926
	27	Kerferd Road	Contributory	1892
	28	Kerferd Road	Non-contributory	1989
	29	Kerferd Road	Contributory	1934
	30	Kerferd Road	Contributory	1924
	31	Kerferd Road	Contributory	1924
	32	Kerferd Road	Contributory	1920s
	1	Muswell Hill	Non-contributory	2004

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Name	Number	Street	Grading	Built Date
	2	Muswell Hill	Contributory	1927
	3	Muswell Hill	Contributory	1926
	4	Muswell Hill	Non-contributory	2007
	5	Muswell Hill	Contributory	1926
	6	Muswell Hill	Contributory	1926
	7	Muswell Hill	Contributory	1929
	8	Muswell Hill	Contributory	1926
	10	Muswell Hill	Contributory	1927

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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</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

Context

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Mont Iris Estate and Environs Precinct

Prepared by: Context

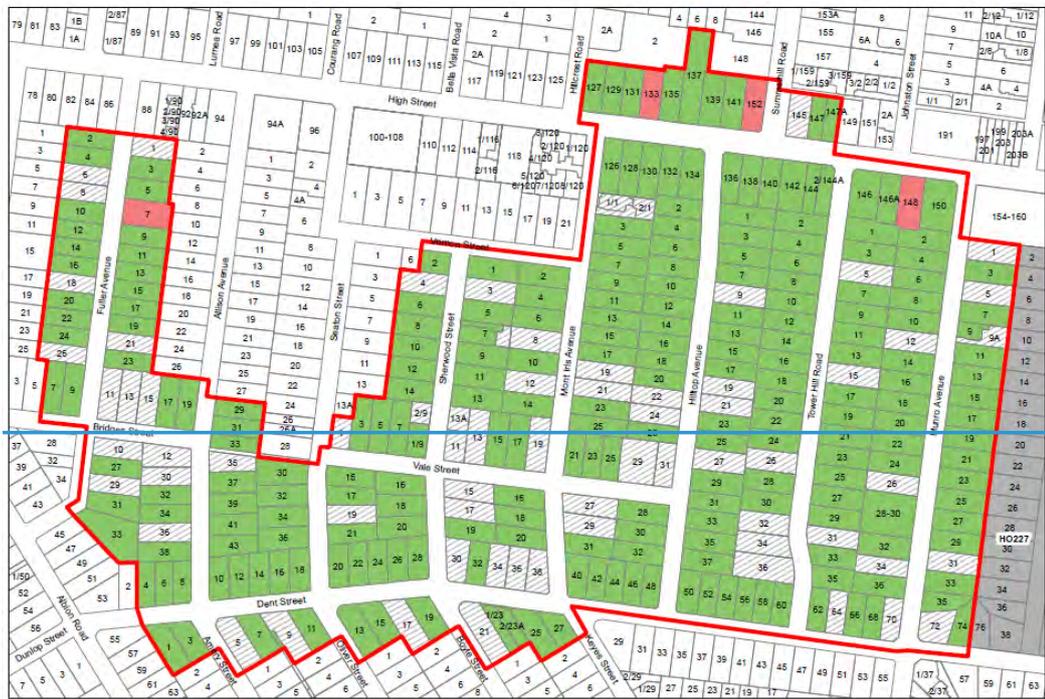
Address:

29-43 & 30-38 Allison Avenue; 7-19 & 10-12 Bridges Street; ~~1-27 & 46~~-74 Dent Street; 1-33 & 2-26 Fuller Avenue; 127-147A & 126-150 High Street; 1-37 & 2-32 Hilltop Avenue; 1/1-31 & 2-20 Mont Iris Avenue; 1-35 & 2-36 Munro Avenue; 15-21 & 30-36 Seaton Street; 1-19 & 2-20 Sherwood Street; 152 Summerhill Road; 1-35 & 2-36 Tower Hill Road; 1-31 Vale Street, Glen Iris and Ashburton

Name: Mont Iris Estate and Environs Precinct	Survey Date: July 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Weavell & Keast & others
Extent of Overlay: See precinct map	Construction Date: c1908-1951

Precinct map:

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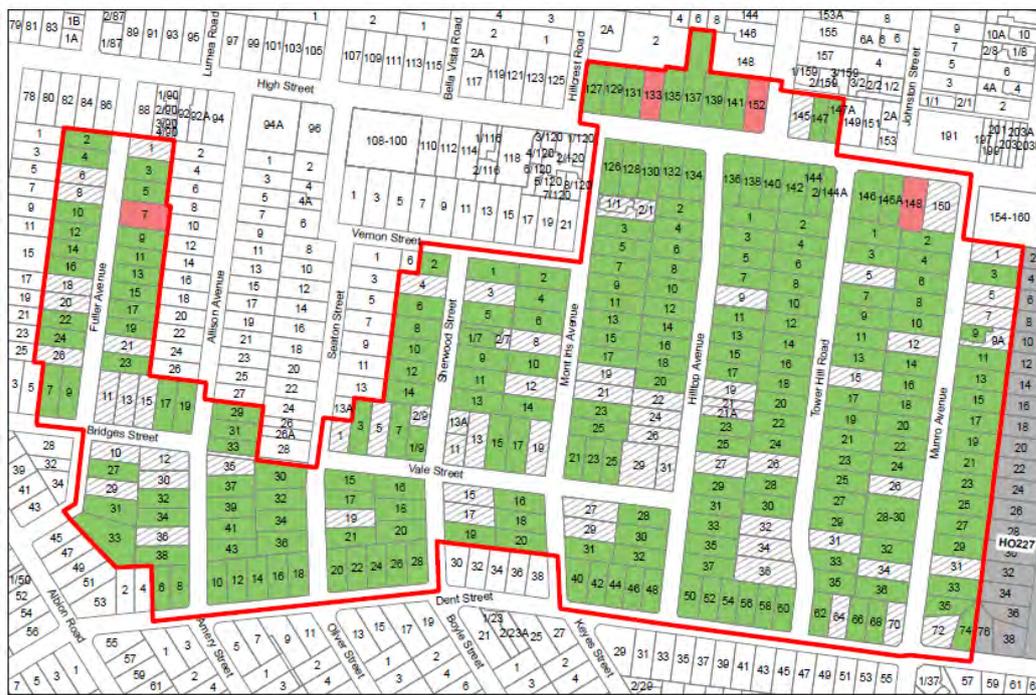


GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

GLEN IRIS



GRADING

- SIGNIFICANT
 - CONTRIBUTORY
 - NON-CONTRIBUTORY
 - EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

Historical Context

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

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Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening in around_1923-(see Figure 1) (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services. Schools subsequently opened and new church buildings were constructed. Camberwell South Primary School was established in 1925, and two Catholic primary schools, St Cecilia's and St Roch's (the latter not in the study area), opened in 1931 and 1923 respectively. All three schools continue to operate today. The Methodist church was rebuilt in Glen Iris Road in 1932, and in 1936, the City of Camberwell opened its seventh infant welfare centre in a new building in High Street, Glen Iris (Built Heritage 2012:197). During the 1930s economic depression Gardiners Creek was straightened in sections by men on sustenance (welfare payments) (City of Boroondara 2018).

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By 1945, while central Glen Iris was densely settled (Built Heritage 2012:132), some post-World War Two residential development still took place in the area, with the Glen Iris Upper Post Office opening in 1947 and operating until 1994.

History

The precinct of interest is located on Allotment B (later Allotment 137B), Section 1, Parish of Boroondara, 273 acres purchased by Thomas Henderson in 1850 and named by him 'Glen Iris' (Parish Plan Boroondara 1931).

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 to form today's precinct, which comprises an irregular area of streets lined with timber and brick 1920s bungalows and mostly brick 1930s houses (especially to the east) on tree-lined streets. [This part of the suburb is known as Upper Glen Iris.](#)

Mont Iris Estate 1916 and 1928

The portion of the subject precinct situated in Sherwood Street, Mont Iris Avenue and the north side of Vale Street forms part of the Mont Iris Estate.

A sale of household furniture and effects of the Mont Iris residence, located in High Street, Glen Iris (see Figure 25), was advertised in 1890 as the owner was 'giving up housekeeping' (*Argus* 2 August 1890:2). The following year, the Mont Iris property, consisting of a ten-room brick villa on 23 acres, was advertised for sale (*Argus* 20 May 1891:3). Later, in 1891, it was reported that the owner of Mont Iris, James W Shevill, had committed suicide due to financial troubles caused by the prevailing economic depression (*Argus* 10 December 1891:6). By 1899, W Sherwood Vernon and his family were living at the property (*Australasian* 13 May 1899:46).

In 1916, Vernon put to auction 84 allotments on the Mont Iris Estate, Glen Iris. Located on the crest of a hill and described as 'alluring', the allotments were 'splendidly situated, being within 8 minutes of the High street electric tram, and Glen Iris railway station', with some featuring 'fruit bearing orchards'. The allotments had 'charming panoramic views of the beautiful Glen Iris valley' and were located to 'overlook the new municipal lake' of 57 acres (*Malvern Standard* 29 January 1916:3; *Argus* 29 January 1916:2). In March 1928, another 22 'superb allotments' on the Mont Iris Estate were put up for auction (*Argus* 25 February 1928:3).

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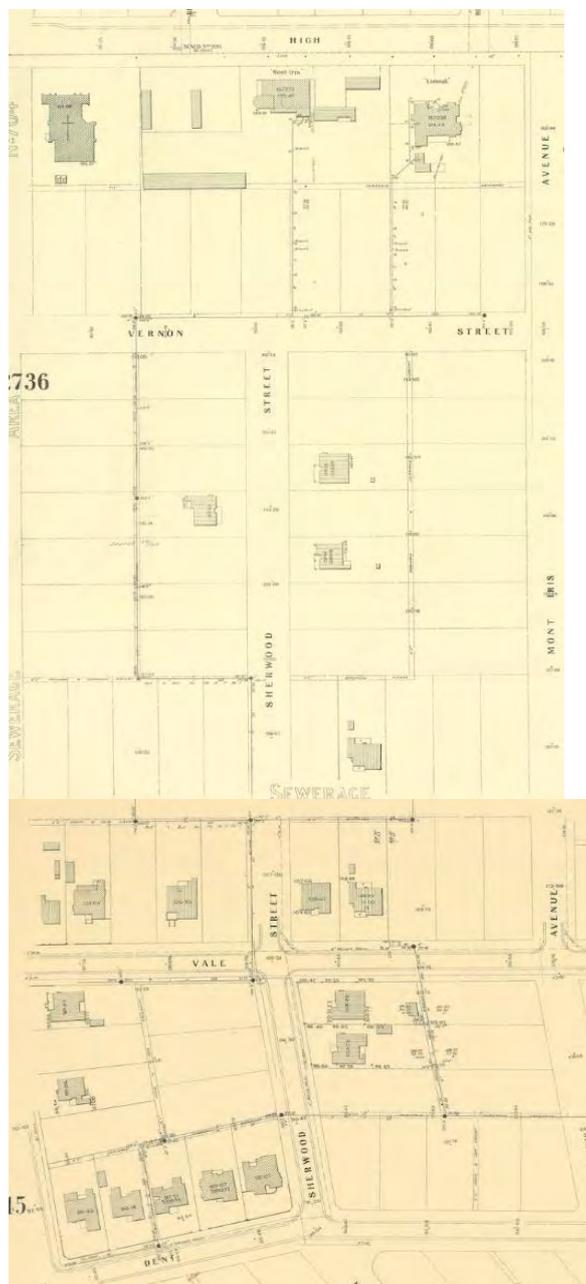


Figure 2. Showing houses in the Mont Iris Estate in 1929 (top) and 1937 (bottom). (Source: MMBW Detail Plans no 2737, 1929 [top] and no 2744, 1937 [bottom])

Bonnie View Hill Estate 1915

A portion of the subject precinct situated on Fuller Avenue, Allison Avenue, and Bridges Street, is located on the Bonnie View Hill Estate.

In 1915 building blocks on the Bonnie View Estate, Glen Iris, with ‘grand panoramic views’ and connected to gas, electricity and water were advertised for sale (see Figure 36). Because of the ‘special war demand for real estate security’, reported the *Herald* in August 1915, in just three weeks

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25 of the 112 blocks in the estate, including the existing house, had been sold, mostly for cash (*Herald* 19 August 1915:8; *Age* 6 November 1915:5).

One of the first houses built in the estate was 'Bonnie View', a new double-fronted Tasmanian hardwood bungalow with five rooms and tiled roof in Fuller Avenue, and advertised for sale in 1919 (*Argus* 6 December 1919:4). One of the most substantial houses on the street, sited on a larger block as well, is the unusual brick bungalow at 7 Fuller Avenue, constructed in 1924-25 for H.E. Marriott (S&Mc). The garage, appended to the north side of the house was rebuilt to the same appearance but widened slightly, and a hidden rear extension added in 1990 (BP). Houses constructed in the Bonnie View Estate by 1927 can be seen in Figure 47.

Figure 3. Bonnie View Estate, Glen Iris, 1915. (Source: 'Bonnie View Estate, High Street & Albion Road, Glen Iris' 1920?, SLV)

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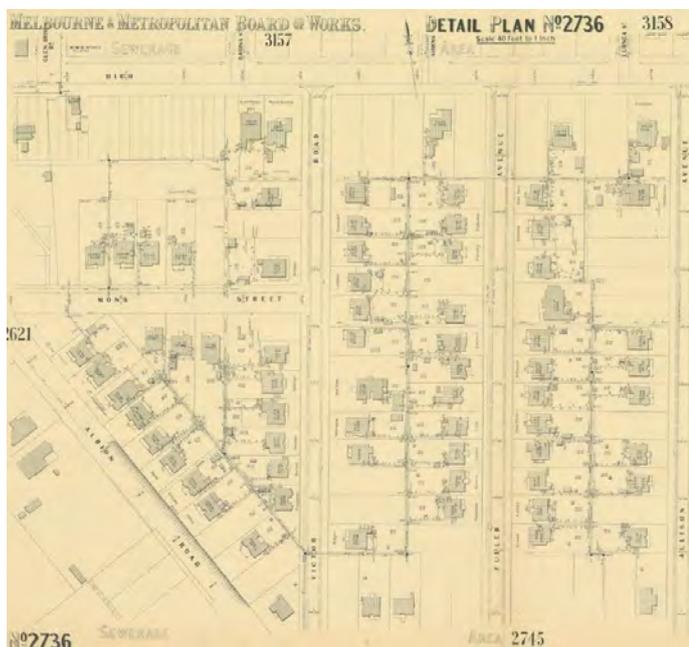


Figure 4. Showing the houses constructed in the Bonnie View Estate by 1927. (Source: MMBW Detail Plan no 2736, 1927)

Tower Hill house c1908 and Estate 1926 and 1934

The Tower Hill Estate, comprising a portion of the subject precinct in Tower Hill Road and High Street, was subdivided from the Tower Hill estate, centred upon a large villa located at what is now 148 High Street.

This nine-roomed house was first occupied in September 1908, and was named 'Tower Hill' after its tower, built to take advantage of the views from its elevated setting (*Age* 22 September 1908: 1). It was first owned by Charles Dugmore Timms and his wife Ella May Harris, following their wedding in June 1908 (*Punch*, 25 June 1908: 28). A daughter was born to them at the house the following year (*Argus*, 13 February 1909). Ella Harris was the daughter of prominent Victorian politician Albert Harris, while Charles Timms was ~~was~~ well known in early twentieth century Australia as a contractor and civil engineer, due to his role in large railway and civic projects. With his brother Joseph, who later owned the notable vineyards Chateau Yering and St Hubert's Estates in the Yarra Valley, Timms had worked on the construction of railways between Oodnadatta and Alice Springs, as well as tramways in Melbourne and Adelaide (Noble 2012).

The Timms did not remain long at Tower Hill, and in 1910, Mr and Mrs W A Stoney and family moved to Tower Hill from their home in Riversdale Road, Hawthorn (*Punch* 19 May 1910:25). By 1911, Stoney was listed in the rate books as both owner and occupier (RB 1911). Stoney owned the land, comprising 13 acres and 2 perches, which stretched southwards from High Street almost to Dent Street, until he subdivided the site in the interwar period (CT: V5808 F514).

In 1926 Stoney began to subdivide the estate, advertising 59 'glorious blocks' in the Tower Hill Estate, located where 'Malvern and Camberwell meet' and 'right in the line of the tremendous development of both cities'. An auction was held in October 1926 (*Argus* 9 October 1926:25), with the Tower Hill residence, located on Lot 4 of the subdivision, included in the sale (see Figure 56).

The east side of Munro Avenue was part of the Great Glen Iris Railway Junction Estate (1880s and 1923), and the subdivision of lots along it was revised in 1926, at the same time the west side was subdivided (HO227 precinct citation, 1991). In the 1928 to 1935 street directories, there were seven

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houses listed, all on the east side of the street (nos. 5-17). No new houses were built until 1935, when the Depression had lifted.

AUCTION, SATURDAY, 30th OCTOBER, 1926, at 3 p.m.

Wonderfully high and healthy position, with beautiful slopes

59 GLORIOUS HOME SITES

On one of which, Lot 4, stands the Villa

(See photographs and description on back page)

The recent progress of Glen Iris and Ashburton has been phenomenal. The Shops and Villas shown below have been built since the 1st of January, 1926. The future rapid progress is assured, and an ever increasing rise in values of these beautiful lots can be safely predicted. This lovely district provides for the natural expansion of two great Cities, Malvern and Camberwell.

Read the statistics:-

MALVERN	
Year	Population
1921	21,854
1925	38,296
1926	39,348

CAMBERWELL	
Year	Population
1923	32,246
1924	33,146
1925	33,898
1926	34,291

Wonderful Terms for such High-class Land
£20 per lot Deposit
£3 Monthly
 Balance in 3 years.
 Interest 8 per cent, payable Quarterly.
 Right to use off at any time.
 Building time unlimited in price.

The Estate having been provisionally a brick area, five factories on a high-class residential area is assured.

Group of Villas erected on the adjoining Estate since 1st January

Ashburton Shopping Centre

LOCALITY PLAN

Figure 5. Showing allotments for sale in the Tower Hill Estate, 1926. (Source: '56 glorious home sites' 1926, SLV)

Melbourne Metropolitan Board of Works plans show that in 1929 in the Tower Hill Estate no houses had been built on the east side of Munro Avenue and Tower Hill Road had not yet been laid (MMBW Detail Plans no 2737, 1929 and no 2744, 1937).

No doubt because of the economic depression of the time, in 1934 it was reported that H P Knight and Co, who were selling the Tower Hill Estate at Ashburton, had been instructed to sell the land at prices equivalent to what land was bringing in East Malvern 20 years ago in order to wind up the estate (*Herald* 7 November 1934:30). A release of 50 allotments on the Tower Hill Estate took place in the same year (see Figure 69).

According to a Tower Hill Estate advertising poster in 1934, one of the advantages of purchasing land on the estate was the 'rapid utilisation for building purposes of the few available blocks between Glen Iris and Melbourne'; one builder in particular was operating in Highgate Grove and Dent Street, and was contemplating erecting 10 to 12 villas in Dent Street and the southern end of Munro Avenue (see Figure 69).

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Figure 6. Showing the Tower Hill Estate, 1934. Note Tower Hill house in the lower right-hand corner. (Source: Tower Hill Estate 1934, SLV)

Once development picked up again, Storey was able to sell Tower House in 1936 (CT: V5808 F514). Its new owner was 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 (CT: V6041 F081). 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), the land on the corner of High Street and Munro Avenue was sold in 1940 (150 High Street; [house demolished in 2019](#)) (CT: V5946 F069). This left Tower Hill house with its present-day land area.

Glen Estate 1920

A long block of land, stretching south from High Street and comprising 7 acres, was owned by market gardener Samuel Jenkins from 1877, and then passed to his son, Samuel Junior in 1886 (CT: V989 F791). The younger Samuel Jenkins retained the land until 1922, after which it was subdivided as According to Gwon McWilliam, the Glen Estate, subdivided to form Hilltop Avenue between Vale Street and High Street, was opened for sale in 1920 (CT: V4513 F483; McWilliam 1992:np).

Samuel Jenkins Junior is listed as residing in this location from at least 1892 and in this area from 1880 (no street is given in the Sands & McDougall's directory listings). According to local residents, an early house survives at the rear of the timber California Bungalow at 132 High Street. It is likely that the front section was built when this block of land transferred from Jenkins to a Richard Enniss in 1922 (CT: V4513 F483). The remaining houses in this part of the precinct were all built from 1922 onward.

~~No further information about the estate could be found.~~ Houses constructed in the Glen Estate by 1929 and 1937 can be seen in Figure 7, below.

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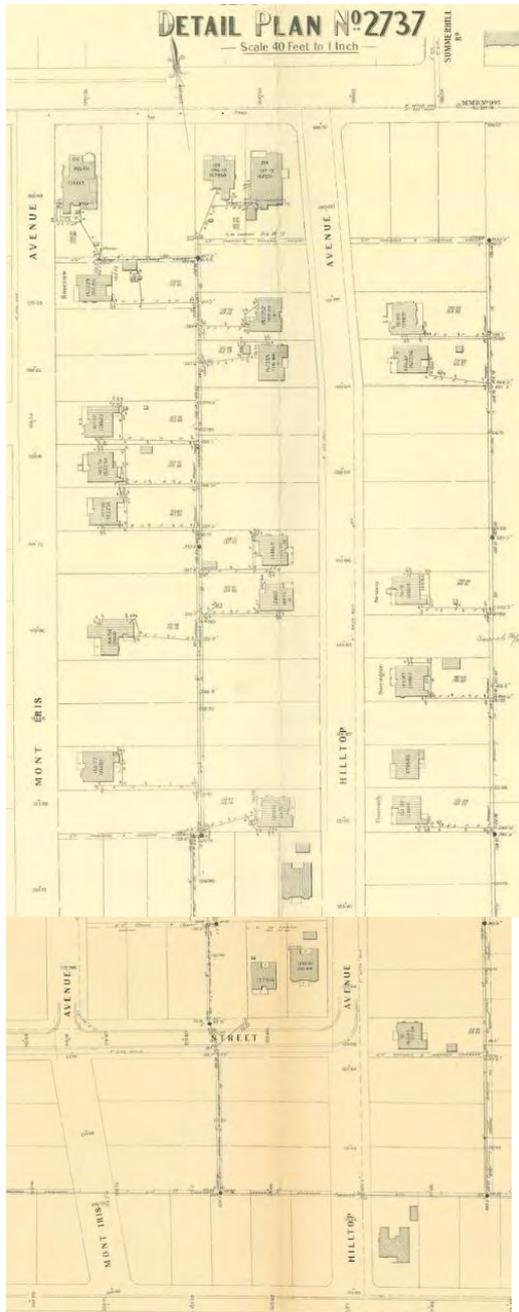


Figure 7. Showing houses in the Glen Estate in 1929, top, and 1937, bottom. (Source: MMBW Detail Plans No. 2737, 1929 [top] and No. 2744, 1937 [bottom])

Glen Iris Heights Estate, Glen Iris 1912 and 1916

The houses in the subject precinct at 127-143 High Street (including 143 High Street which is now known as 152 Summerhill Road) were built on the Glen Iris Heights Estate, Glen Iris, some 300 blocks subdivided on the former market garden owned by the Stocks family (see Figure 8). Allotments on the Glen Iris Heights Estate were advertised in 1912 and 1916 (McWilliam 1992:np).

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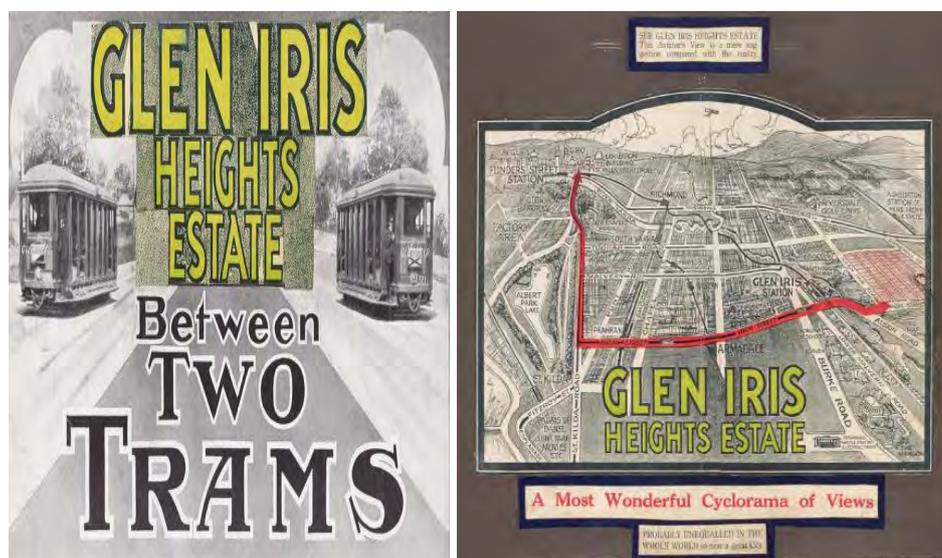


Figure 8. Glen Iris Heights Estate, c1912-16. (Source: 'Glen Iris Heights Estate' [between 1925 and 1929?], SLV)

The first house built in this part of the precinct was the attic bungalow 'Ellesmere' at 152 Summerhill Road, which at the time ~~would have been~~ was known as 143 High Street. It was noted as 'being built' in the 1916 street directory, indicating that construction had commenced in 1915. Its first occupant, and likely owner, was Percy Owen. Owen was the real estate auctioneer responsible for marketing the Glen Iris Heights Estate, and many others in the Boroondara and Malvern area. Nearly all of the remaining houses on this block were constructed in the 1930s, with no. 133 built in 1937-38 for Hector M Keast by builders Weavell & Keast (S&Mc). The exception is no. 131, which was built in the late 1940s.

Albion Park

The part of the subject precinct between Vale Street-Bridges Street and Dent Street to Albion Road at the west is situated in the Albion Park Estate, subdivided and sold from 1923. The estate was advertised as 'cheap land', five minutes from the Darling Railway Station, with 120 trains daily (*Herald* 13 December 1923:2). Likely due to the economic depression of the time, in 1935 allotments in the Albion Park Estate were advertised with 'plans obtainable from liquidator' (*Herald* 12 June 1935:32).

Houses constructed in part of the Albion Park Estate by 1937 can be seen in Figure 942. They include a two-storey house at 33 Fuller Avenue designed in 1936 by architects Forsyth and Dyson 'in the English manner' (see Figure 21). Its materials and original colour palette were described as follows: 'For external walls clinker bricks have been used with horizontal joints raked out. A pleasant contrast is obtained with the use of ivory white woodwork and black wrought iron work. The roof is finished with brown blended terra cotta tiles' (*The Herald*, 14 Apr 1937:20)

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Figure 9. Showing houses in part of the Albion Park Estate in 1937. (Source: MMBW Detail Plans no. 2744, 1937)

Development of the precinct was almost complete by the time non-essential construction was banned in 1942, due to the war, apart from a few scattered blocks ~~and much of the south side of Dent Street~~. Once construction restarted after the war, nearly all empty blocks were filled by the start of the 1950s.



Figure 10. Aerial view of the precinct in 1945 Names of boundary streets have been added. (Source: Historical Aerial Photography, Landata)

Description & Integrity

The Mont Iris Estate and Environs Precinct is located between Albion Road and Munro Avenue in Glen Iris, with the northern border formed by the properties located on the southern side of High Street. The terrain of the precinct slopes down from High Street, with an irregular series of streets running with the slope, approximately north-south, between High Street and Dent Street.

The precinct is characterised by interwar residential development along tree lined streets. The street tree canopy of Fuller Avenue, between High and Bridges streets, is of particular note. The crowns of these mature English Oaks and Pin Oaks have grown together to form an arched "tunnel". About 20 percent of the surviving houses were built in the 1920s, over 70 percent in the 1930s (up to 1942),

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and a handful of houses in the same style and materials as late interwar examples in the five years following the war. Some areas of bluestone kerb remain on Bridges Street, the remaining streets all have concrete kerbs as was typical of the interwar period. The houses are set back behind modest front gardens, many of which retain their original or early front fences. The houses are a mix of large and smaller single-storey dwellings with a few double storey houses. Stylistically, the houses and their garden settings represent a mix of tastes, from conventional to those that challenged convention.

While the large majority of houses in the precinct were built during and immediately after the interwar period, there are two earlier houses of note within its boundaries. The first is 'Tower House' of c1908 at 148 High Street. It is a large Edwardian Queen Anne villa with rendered brick walls and a terracotta tiled roof. Typical of that style, it has a Z-shaped plan, created by projecting gabled bays to the sides of its front and west side elevations which bracket a return verandah. The projecting gables are finished with half-timbering (created by contrasting smooth and roughcast render), and the verandah is supported by turned timber posts with generous timber fretwork and a tessellated tile floor. In its massing, it retains the low-line hipped roof and a verandah roof that springs from below the roof eaves from the Victorian Italianate style. The chimneys as well are Italianate in their rendered and corniced form. This combination of styles was quite common in the first years of the twentieth century, and represented the conservative stream of building at the time. More unusually, the house has a central lookout tower that is very much in keeping with the Italianate style. The tower is square in plan and topped by a classical balustrade. The house is highly intact, with no alterations visible from the public domain apart from the loss of the cast urns atop the tower parapet.



Figure 11. Tower House today (left) and in 1934. (Sources: Context, 2018; State Library of Victoria)

The second is the fine and substantial 1916 attic-storey bungalow 'Ellesmere' at [152 Summerhill Road \(formerly 143 High Street\)](#). The cross-gabled form addresses its corner site. Walls are finished in render with face brick accents and plinth. Fenestration of the High Street façade is asymmetrical and decorative, with a large bow window and a box window beneath a shingled hood. Windows have leadlights to the upper sashes. The dragon roof finial is a later addition, as are windows to the west side gable which were added in 1992 when a new bathroom and bedroom were created in the roof space (BP).

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Figure 12. 'Ellesmere', 152 Summerhill Road (formerly 143 High Street). (Source: Realestate.com.au, 2015)

Apart from those two, the earliest houses in the precinct are Californian Bungalows, built in the 1920s into the 1930s. Most of them are clad in weatherboards with brick porch piers and balustrades, while a few are entirely masonry (face brick or roughcast rendered). They are generally double fronted, with dominant porches to the front elevation, often supported by large masonry piers or coupled timber posts on brick piers. The roofs are broad, medium pitched with rafters, purlins and verandah beams often exposed. Later examples have a hipped roof, often combined with a projecting gable, while most have a transverse or cross-gabled roof, all clad in terracotta tiles. The gable ends are detailed with a variety of finishes including roughcast render, imitation half timbering or shingles. Some of the examples appear to be State Savings Bank designs, for example, 13 and 15 Mont Iris Avenue, and ~~20 and~~ 22 Fuller Avenue.

Most houses have double-hung sash windows in a projecting box frame. Many have a decorative upper sash, either divided into multiple square or diamond-shaped panes, while a few have diamond-pane or floral leadlights. Porch supports range from the very simple single or paired posts on a brick plinth, tapered or square piers, or cast-concrete dwarf or full-length columns. Highly intact and finely detailed bungalows are located at [26 Hilltop-16 Fuller](#) Avenue and 14 Mont Iris Avenue.

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Figure 13. Example of typical Californian Bungalow in the precinct (26 Hilltop Avenue). (Source: Context 2018)



Figure 134. Intact timber California Bungalow at 14 Mont Iris Avenue. (Source: Context 2018)

An unusual example of a Bungalow in the precinct is the Significant house at 7 Fuller Avenue. The triple-fronted bungalow is asymmetrical in form with two projecting gables to the front elevation—one to the centre and one to the southern end of the front elevation. The transecting gabled roof is clad with terracotta tiles extending onto the porch roof. The porch roof, with exposed rafter beams is supported by wide, roughcast masonry piers connecting to the rendered masonry and contrasting

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clinker brick balustrade to the verandah. To half of the central projecting bay is a faceted bay window within the gable end, with timber shingles extending to the bargeboards. It has timber framed casement windows with diamond pattern leadlights. Elsewhere on the main elevation are timber sash windows. The bungalow demonstrates a mixture of details from the Arts and Craft period, with a more sculptural quality than is common for California Bungalows.



Figure 154. Bungalow at 7 Fuller Avenue with unusual architectural detailing. (Source: Context 2018)

The predominant style of houses in the precinct is the Old English Revival from the 1930s through to the 1940s. Residences within the precinct display a variety of characteristic features of this style. Common details displayed include asymmetrical massing and form, red or clinker brick construction with half timbering or brick nogging, moderately pitched roofs clad with glazed terracotta tiles or shingle, faux limewash finish (brick flashes against a rendered ground), textured clinker bricks, corbelled eaves, arched openings, leadlight glazing, tall chimneys, and catslide roofs. Fine and largely intact examples of the style are at ~~25 Dent Street~~, 39 Allison Avenue, and 131 137, 139 and 142 High Street.

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Figure 165. A picturesque example of the Old English style at 139 High Street incorporating rendered walls with tapestry brick accents and jerkin-head gables, of 1935. (Source: Context 2018)



Figure 16. A picturesque example of the Old English style at 25 Dent Street incorporating clinker brick, faux half timbering, corbelled eaves and Tudor arches, of 1937. (Source: Context, 2018)

The later examples of Old English houses moved from rendered walls to clinker brick walls, as seen at 7, 10 and 19 Dent Street; 130, 137 and 142 High Street; and 4 and 16 Munro Avenue. This form continued to be used in the early post-war period with identical massing and details, as exemplified by 131 High Street, built in 1949.

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Figure 167. A late interwar example of a clinker brick Old English house of 1940, 142 High Street. (Source: Context, 2018)



Figure 1817. An early post-war example of a clinker brick Old English house of 1949, 131 High Street. (Source: Context, 2018)

Many houses in the precinct also display combinations of the Old English Revival architecture with Tudor Revival and Art Deco stylistic features. These houses are all masonry with tiled hipped roofs. Walls are finished in textured render with exposed brick decorative accents. Many of them retain geometric leadlight windows of clear glass to window sashes and doors. Like the California Bungalows, windows are timber double-hung sashes, sometimes in a Chicago window configuration (with a central fixed picture window). A good example of this is 58 Dent Street, which has clinker and tapestry brick accents around openings and chimney top, Chicago window configuration, with timber sash windows retaining geometric leadlighting to the upper sash and the depressed Tudor arches of the porch. The house also retains its early and/or original brick garage and matching clinker brick front fence, a common element of streetscapes within the precinct.



Figure 1896. 58 Dent Street, displaying combinations of architectural styles from the interwar period. (Source: Context 2018)

Another striking house in the precinct is the two-storey house at 133 High Street. This is also an example of the merging of architectural styles from the interwar period. It has the traditional low pitched, hipped terracotta roof and rendered masonry construction, however features such as the steel-framed casement corner windows and streamlined curve to the balcony show influence of the Moderne style. It appears to be a builder's own house, which would explain its high quality, built by Weavell & Keast for Hector M Keast (BP 8053/1937). Weavell & Keast were responsible for high quality building projects including the 1930-31 Equity Trustees Building at 472 Bourke Street, Melbourne. By the 1950s the firm was known as H.M. Keast & Sons (*Age*, 20 Jul 1955:29).

There are also fine examples of single-storey Moderne houses in the precinct, such as 23 Tower Hill Road. More modest houses are often of weatherboard with a simple hipped roof, but a stylish masonry porch, seen at 46 Dent Street, 8 Hilltop Avenue, and 15 Seaton Street, lending a touch of the Moderne or Old English style.



Figure 192017. Unusual two-storey Moderne house at 133 High Street. (Source: Context 2018)

Other houses of the late interwar period are simply massed hipped-roofed bungalow, sometimes with restrained Georgian Revival detail. One of the key details of a simplified Georgian Revival was a vergeless projecting front gable with a broken pediment. This detail is seen at late interwar houses such as 50 Dent Street, 33 Fuller Avenue, 22 Munro Avenue, 12 and 16 Sherwood Street, and 7 Tower Hill Road. This same type of simple Georgian Revival house was also built just after the war, at 140 High Street and 30 Tower Hill Road, with the fullest expression of the style in the precinct at 146 High Street. (Exemplifying the continuity of house design just before and after WWII, there is a very similar house to 146 High Street at 1 Audrey Crescent, in the proposed Summerhill Estate Precinct, which was built in 1940.)

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Figure 20118. A late interwar example of a Georgian Revival house of 1936, 33 Fuller Avenue. (Source: Context, 2018)



Figure 21219. Early post-war example of a Georgian Revival house of 1946, 146 High Street. (Source: Context, 2018)

In the late 1930s and the first years of the war, before a ban on non-essential construction went into place in 1942, many houses were simple hipped or gable roofed bungalows with Moderne influence demonstrated by simple elements such as a curved concrete hood over the front door (e.g., 40 Dent Street, 31 Fuller Avenue, 30 Hilltop Avenue, 10 Mont Iris Avenue), corner windows of timber or steel (e.g., 40 Dent Street, 31 Mont Iris Avenue), and slab-like or stepped chimneys providing the major visual interest to the front façade (e.g., 1 Hilltop Avenue, 20 Mont Iris Avenue, 25 & 36 Munro Avenue, 16 Tower Hill Road). While clinker brick remained the most common cladding material, cream bricks began to appear as well (e.g., 62 Dent Street, 20 Munro Avenue). These same architectural forms and elements were continued after the war until the early 1950s.



Figure 2230. Late interwar clinker brick house with steel windows and curved porch hood of 1939, 40 Dent Street. (Source: Context, 2018)



Figure 2341. Early post-war clinker brick house with steel windows and curved porch hood of 1946, 13 Sherwood Street. (Source: Context, 2018)

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Figure 2452. Late interwar clinker brick house with simple two-storey form of 1938, 6 Tower Hill Road. (Source: Context, 2018)



Figure 2563. Early post-war cream brick house with simple two-storey form of 1951, 2 Sherwood Street. (Source: Context, 2018)



Figure 2674. Late interwar cream brick house with corner windows and slab chimney, 62 Dent Street. (Source: Context, 2018)



Figure 278. Early post-war brick house with simplified Old English gables and slab chimney, 140 High Street. (Source: Context, 2018)



Figure 25. Early post war clinker brick house with corner windows and slab chimney. (Source: Context, 2018)

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Integrity

Some of the original houses in the precinct have been demolished and replaced by new houses or remain as vacant blocks. Some allotments have been amalgamated with townhouse complexes constructed on previously single dwelling allotments.

Other houses have been extended or altered, and carports have been added to some front gardens (for example at 32 Allison Avenue, 130 High Street, and 10 Sherwood Street), but the original form these places is still considered to be legible, so they are graded Contributory to the precinct.

Some houses have been extended upwards. In the case of visible upper-storey extensions, houses where the extension is clearly legible as a later intervention, the original roof form is legible, and generally where the extension is set back about one room's depth or more, the houses are still considered to contribute sufficiently to an understanding of the interwar or early post-war residential development of the estate. In some cases a smaller "dormer" extension situated slightly closer to the front has been considered acceptable, as a lesser intrusion. In cases where the extension is built very close to the front façade, the house has been graded non-contributory and noted as "altered" in the Schedule of Gradings.

In spite of these changes, the overall integrity of the precinct remains high, mostly because a large number of individual properties within the precinct present to the streetscape as highly intact, retaining original architectural detailing of generally high quality, and original and early front fences, gates, garages, plantings and other garden elements.

Front fences, garages, and front gardens

Many of the properties in the precinct retain their early or original brick front fences, gate piers, and gates. There is a wide variety to their designs, as was typical of the interwar period, although consistency is observed in the following features: front fences are generally low; entries for pedestrians and vehicles are separate for corner sites, with separate gates provided for each entry; they are mostly constructed of brick although some timber and crimped wire fences are evident, fences often feature details or materials that match the house and sometimes balustrading on the porch or details elsewhere on the house.



Figure 286. Brick and metal panel fence at 13 Sherwood Street (Source: Context 2018).



Figure 279. Typical low brick fence for the precinct at 11 Sherwood Street (Source: Context 2018).

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Figure 28. Masonry gate piers with low timber picket fence, unusual in the precinct, at 3 Dent Street (Source: Context 2018).



Figure 29. Clinker brick fence, with solid piers to the driveway entrance and gates removed at 7 Dent Street (Source: Context 2018).



Figure 30~~28~~**30.** Common clinker brick fence design common in the precinct, particularly on Dent Street, seen here at No. 258 with original gate (Source: Context 2018).



Figure 31~~28~~**31.** Volcanic rubble fence with mild-steel insert at 33 Fuller Avenue (Source: Context 2018).

Owners of the 1938 house at 18 Tower Hill Road report that the original owner, a Mrs McIntyre, told them that the gardens had been designed by Edna Walling. While this could not be confirmed from secondary or primary sources (the collection at the State Library of Victoria), the front and rear

gardens do retain some plantings typical of Ms Walling's designs and of the interwar period. These are: in the front garden, the garden beds on both sides of the driveway, bulbs in the lawn, espaliered fruit tree and rhododendrons along driveway boundary, a camelia (under front window), groundcover Soleirolia soleirolii (Baby Tears) and Forget-me-nots in the garden bed near the front porch; in the rear garden, a pomegranate tree, crabapple tree, camellia, rock edging, retaining wall, Silver Birch trees, and bulbs in the centre garden bed. The front garden also includes recent plantings, including an Atlas Cedar and Jacaranda.

Many of the properties in the precinct retain early or original garages. Garages became more commonplace in late interwar and early postwar residential development, reflecting the rise in car

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ownership at this time, and it distinguishes the later suburban development of the Mont Iris Estate and Environs Precinct from those developed in the Victorian and Edwardian/Federation eras.

Mostly garages are located at the very rear of the property at the end of a long, straight driveway or, less often, they are connected to the side or rear of the house. Typically, the garages have a parapet front and feature details to match the house.

Comparative Analysis

There are a number of primarily interwar residential precincts in the Boroondara Heritage Overlay that are comparable to the Mont Iris Estate and Environs Precinct:

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

HO164 Leslie Street Precinct, Hawthorn - The Urquhart Estate component of the precinct (Urquhart Street, Swinburne Avenue, and The Boulevard) was the last substantial land holding in Hawthorn to be subdivided for residential purposes (in 1919). The interwar Old English and Mediterranean is particularly well represented in Urquhart Street and Swinburne Avenue and homogeneous arrays of 1920s Bungalows are found in The Boulevard and Lyall Street.

HO225 Fairview Avenue Precinct, Burwood - A well preserved timber bungalow precinct, strongly representative of development in Camberwell during the interwar period. Though it also contains some brick houses, overall, the extensive use of timber is in strong contrast to the predominantly brick residential estates in the rest of the former Camberwell municipality.

HO227 Great Glen Iris Railway Junction Estate, Ashburton - The precinct contains diverse and generally intact housing from the 1920s-30s, with a highly intact interwar landscape with concrete roads and related mature street trees.

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

HO192 Reid Estate, Balwyn – Subdivided in the 1920s with concrete roads, the predominant built form is large detached houses of the 1930s with Moderne, Old English revival and some Georgian

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Revival houses. Maleela Street and Bowley Avenue include Contributory houses of the 1940s, and there are also some from the 1920s.

HO231 Riverside Estate and Environs, Balwyn North - The large, detached houses built in various interwar architectural styles (particularly those constructed during the 1930s building boom in Camberwell) demonstrate a high quality of architectural design. Late 930s and early 1940s houses predominate with some from the 1950s. Architecturally, this spread across the WWII period has not interrupted the stylistic preference for Moderne and Old English.

The Mont Iris Estate and Environs Precinct contains predominantly 1930s residential development of a similar time period to the Golf Links Estate and Holyrood and Environs precincts in Camberwell, though the stylistic distribution differs somewhat, with a stronger representation of the Old English style in the subject precinct. In the spread of houses from the 1920s to the early post-war period, it is similar to the two Balwyn precincts – Reid Estate and Riverside Estate – which also exemplify the later development of Boroondara’s outer suburbs. The Mont Iris Estate houses are somewhat smaller than those in Balwyn, in keeping with the differing socio-economic status of the suburbs.

Houses in the Mont Iris Estate and Environs Precinct compare well to those in the other precincts, apart from the Holyrood Estate and the two Balwyn precincts which contains more substantial houses.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

Tower House, at 148 High Street, is significant for its demonstration of the earliest stage of development in Ashburton and the eastern part of Glen Iris. In the late 1800s and early 1900s, after the coming of the railway, this area was home to a small number of detached houses on large blocks of land, supporting either market gardens or the estates of wealthy Melbournians. Tower Hill 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.

The precinct is of historical significance as a tangible illustration of Glen Iris’ principal period of development: the interwar era. While the suburb had been served by rail since the 1890s, only limited residential development took place until after World War I by which time it was well served by tram lines. Transitioning from an area of market gardens and villas on large estates such as Tower Hill, the precinct was subdivided for suburban development starting in 1912 on the north side of High Street, and to the south in 1915 and 1916 with the Mont Iris and Bonnie View Hill estates, and continued through the 1920s and 1930s with the Glen, Albion Park and Tower Hill estates. The spread of houses throughout the precinct further demonstrates the development patterns in Glen Iris, with the earliest houses (of the 1920s) found in the eastern and northern areas near the Ashburton railway station and High Street, while houses built between 1930 and the 1942 ban on non-essential construction dominate throughout the rest of the precinct, with some final infill development in the same interwar styles just after WWII.

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).

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N/A

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

Tower Hill house of c1908 is of architectural significance as a substantial and highly intact example of the conservative early 1900s houses that illustrate the transition between the standard Victorian Italianate style and the new Queen Anne. The Italianate elements include its massing with a low-line M-hipped roof, rendered and corniced chimneys, smooth rendered walls, and a separate roof form to the verandah. The Queen Anne aspects are the gables to the projecting bays filled with half-timbering (unusually created with smooth and roughcast render here), turned-timber verandah posts with decorative timber fretwork, and terracotta roof tiles.

The precinct is of architectural significance for its representation of domestic styles popular during the interwar and early post-war eras, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s until 1942. The precinct is particularly rich in examples of the Old English style, the majority built of rendered or face brick but some of timber with a masonry porch adding a more prestigious touch. There are also many Moderne and Art Deco houses in the precinct, both brick and timber plus a masonry porch, as well as examples of the Georgian Revival. Some late interwar houses were simple hipped or gabled bungalows with decorative elements limited to curved porch hoods, corner windows, and slab or stepped chimneys. Cream brick began to appear among the more common clinker brick. Early post-war houses continue the same architectural forms and decorative elements of Old English, Moderne and Georgian Revival houses, as well as the simple bungalows.

A large number of houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate common characteristics of interwar suburban development. Views within the precinct are enhanced by the views created by the sloping north-south streets.

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

Four individually significant houses in the precinct are of aesthetic significance for their accomplished designs. These include the earliest house in the precinct, Tower Hill, whose Edwardian Queen Anne massing and decorative details are paired with an idiosyncratic Italianate lookout tower, giving the house a landmark quality that goes beyond its substantial size and early date. Another early example is Ellesmere at 152 Summerhill Road (formerly 143 High Street) of 1916. It is substantial cross-gabled attic-storey bungalow which retains a high level of decoration, both in its render and face brick cladding, and in its varied window forms and leadlighting. The triple-fronted brick California Bungalow of 1924-25 at 7 Fuller Avenue is also 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. 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, which combines the standard hipped roof form with stylish details such as steel corner windows and a double-curved balcony over the entrance.

The mature English Oak and Pin Oak street trees forming a tunnel-like avenue along Fuller Avenue is a distinctive trait of this street in the precinct, and enhances its aesthetic significance.

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

N/A

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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

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Statement of Significance

What is Significant?

The Mont Iris Estate and Environs Precinct is significant, encompassing 29-43 & 30-38 Allison Avenue; 7-19 & 10-12 Bridges Street; ~~1-27 & 46~~-74 Dent Street; 1-33 & 2-26 Fuller Avenue; 127-147 & 126-150 High Street; 1-37 & 2-32 Hilltop Avenue; 1-31 & 2-20 Mont Iris Avenue; 1-35 & 2-36 Munro Avenue; 15-21 & 30-36 Seaton Street; 1-19 & 2-20 Sherwood Street; 152 Summerhill Road; 1-35 & 2-36 Tower Hill Road; 1-31 Vale Street, Glen Iris and Ashburton.

The precinct comprises a number of interwar-era subdivisions stretching south from High Street and west from the Ashburton shopping strip. Some areas of bluestone kerb remain on Bridges Street, the remaining streets all have concrete kerbs as was typical of the interwar period. The houses are set back behind modest front gardens, many of which retain their original or early front fences. The houses are a mix of large and smaller single-storey dwellings with a few double storey houses. Many of the properties are enhanced by the retention of original front fences, mostly masonry, and a smaller number retain original detached or detached garages. These elements are contributory.

The precinct contains a number of individually significant houses, namely 7 Fuller Avenue of 1924-25, 133 High Street of 1937-38, 148 High Street of c1908, and 152 Summerhill Road of 1916.

The following properties are non-contributory: 30, 35 & 36 Allison Avenue; 10, 11, 12, 13 & 15 Bridges Street; ~~5, 9, 17, 21, 30, 34, 36, 38~~, 64, 70 & 72 Dent Street; 1, 6, 8, 18, 20, 21, 26 & 29 Fuller Avenue; 145 & 150 High Street; 9, 19, 21, 21A, 22, 24, 26 & 27 Hilltop Avenue; 1/1, 2/1, 8, 12, 19, 21, 27 & 29 Mont Iris Avenue; 1, 5, 7, 9A, 12, 26, 31 & 34 Munro Avenue; 19 Seaton Street; 3, 4, 13A, 15 & 17 Sherwood Street; 5, 15, 26, 31, 32, 34 & 36 Tower Hill Road; and 1, 5, 2/9, 11, 13, 19, 29 & 31 Vale Street.

The remaining properties are contributory.

How is it significant?

The Mont Iris Estate and Environs Precinct is of local historical and architectural (representative) significance to the City of Boroondara. The individually significant houses are also of aesthetic significance.

Why is it significant?

The precinct is of historical significance as a tangible illustration of Glen Iris' principal period of development: the interwar era. While the suburb had been served by rail since the 1890s, only limited residential development took place until after World War I by which time it was well served by tram lines. Transitioning from an area of market gardens and villas on large estates such as Tower Hill, the precinct was subdivided for suburban development starting in 1912 on the north side of High Street, and to the south in 1915 and 1916 with the Mont Iris and Bonnie View Hill estates, and continued through the 1920s and 1930s with the Glen, Albion Park and Tower Hill estates. The spread of houses throughout the precinct further demonstrates the development patterns in Glen Iris, with the earliest houses (of the 1920s) found in the eastern and northern areas near the Ashburton railway station and High Street, while houses built between 1930 and the 1942 ban on non-essential construction dominate throughout the rest of the precinct, with some final infill development in the same interwar styles just after WWII. (Criterion A)

Tower 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. In the late 1800s and early 1900s, after the coming of the railway, this area was home to a small number of detached houses on large blocks of land, supporting either market gardens or the estates of wealthy Melbournians. Tower Hill 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. It is of architectural significance as a substantial and highly intact example of the conservative early 1900s houses that illustrate the transition between the standard Victorian Italianate style and the new Queen Anne. The Italianate elements include its massing with a low-line

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M-hipped roof, rendered and corniced chimneys, sooth rendered walls, and a separate roof form to the verandah. The Queen Anne aspects are the gables to the projecting bays filled with half-timbering (unusually created with smooth and roughcast render here), turned-timber verandah posts with decorative timber fretwork, and terracotta roof tiles. While this transitional house type was popular in the first years of the twentieth century, Tower House is unusual for its Italianate lookout tower, which gives the house a landmark quality. (Criteria A, D & E)

The precinct is of architectural significance for its representation of domestic styles popular during the interwar and early post-war eras, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s until 1942. The precinct is particularly rich in examples of the Old English style, the majority built of rendered or face brick but some of timber with a masonry porch adding a more prestigious touch. There are also many Moderne and Art Deco houses in the precinct, both brick and timber plus a masonry porch, as well as examples of the Georgian Revival. Some late interwar houses were simple hipped or gabled bungalows with decorative elements limited to curved porch hoods, corner windows, and slab or stepped chimneys. Cream brick began to appear among the more common clinker brick. Early post-war houses continue the same architectural forms and decorative elements of Old English, Moderne and Georgian Revival houses, as well as the simple bungalows. A large number of houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate common characteristics of interwar suburban development. Views within the precinct are enhanced by the views created by the sloping north-south streets. (Criterion D)

Three individually significant houses in the precinct are of aesthetic significance for their accomplished designs. These include the earliest house in the precinct, Ellesmere at [143 High Street](#) [152 Summerhill Road](#) of 1915-16. It is substantial cross-gabled attic-storey bungalow which retains a high level of decoration, both in its render and face brick cladding, and in its varied window forms and leadlighting. The triple-fronted brick California Bungalow of 1924-25 at 7 Fuller Avenue is also 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. 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, which combines the standard hipped roof form with stylish details such as steel corner windows and a double-curved balcony over the entrance. [The mature English Oak and Pin Oak street trees forming a tunnel-like avenue along Fuller Avenue are a distinctive trait of this street, and enhances its aesthetic significance.](#) (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

Name	Number	Street	Grading	Built Date
	29	Allison Avenue	Contributory	1925
	30	Allison Avenue	Non-contributory	2018
	31	Allison Avenue	Contributory	1926
	32	Allison Avenue	Contributory	1927
	33	Allison Avenue	Contributory	1928
	34	Allison Avenue	Contributory	1935
	35	Allison Avenue	Non-contributory	1999
	36	Allison Avenue	Non-contributory	1936, altered
	37	Allison Avenue	Contributory	1926
	38	Allison Avenue	Contributory	1938

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Name	Number	Street	Grading	Built Date
	39	Allison Avenue	Contributory	1934
	41	Allison Avenue	Contributory	1935
	43	Allison Avenue	Contributory	1936
	7	Bridges Street	Contributory	1928
	9	Bridges Street	Contributory	1928
	10	Bridges Street	Non-contributory	Contemporary
	11	Bridges Street	Non-contributory	1938, altered
	12	Bridges Street	Non-contributory	Contemporary
	13	Bridges Street	Non-contributory	2017
	15	Bridges Street	Non-contributory	2005
	17	Bridges Street	Contributory	1928
	19	Bridges Street	Contributory	1920s (by 1927)
	4	Dent Street	Contributory	1937
	3	Dent Street	Contributory	1936
	4	Dent Street	Contributory	1937
	5	Dent Street	Non-contributory	2012, reproduction
	6	Dent Street	Contributory	1937
	7	Dent Street	Contributory	1934
	8	Dent Street	Contributory	1936
	9	Dent Street	Non-contributory	2012
	10	Dent Street	Contributory	1937
	11	Dent Street	Contributory	1938
	12	Dent Street	Contributory	1938
	13	Dent Street	Contributory	1937
	14	Dent Street	Contributory	1937
	15	Dent Street	Contributory	1937
	16	Dent Street	Contributory	1934
	17	Dent Street	Non-contributory	2018
	18	Dent Street	Contributory	1939
	19	Dent Street	Contributory	1938
	20	Dent Street	Contributory	1936
	21	Dent Street	Non-contributory	1948, altered
	22	Dent Street	Contributory	1936
	1/23	Dent Street	Contributory	1938 (duplex with 2/23A)
	2/23A	Dent Street	Contributory	1938 (duplex with 1/23)
	24	Dent Street	Contributory	1936
	25	Dent Street	Contributory	1937
	26	Dent Street	Contributory	1936
	27	Dent Street	Contributory	1951

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Name	Number	Street	Grading	Built Date
	28	Dent Street	Contributory	1936
	30	Dent Street	Non-contributory	1996
	32	Dent Street	Contributory	1946
	34	Dent Street	Non-contributory	1950, altered
	36	Dent Street	Non-contributory	1950, altered
	38	Dent Street	Non-contributory	2016
	40	Dent Street	Contributory	1939
	42	Dent Street	Contributory	1939
	44	Dent Street	Contributory	1939
	46	Dent Street	Contributory	1938
	48	Dent Street	Contributory	1937
	50	Dent Street	Contributory	1937
	52	Dent Street	Contributory	1937
	54	Dent Street	Contributory	1940
	56	Dent Street	Contributory	1938
	58	Dent Street	Contributory	1938
	60	Dent Street	Contributory	1938
	62	Dent Street	Contributory	1941
	64	Dent Street	Non-contributory	2010
	66	Dent Street	Contributory	1936
	68	Dent Street	Contributory	1937
	70	Dent Street	Non-contributory	1936, altered
	72	Dent Street	Non-contributory	1938, altered
	74	Dent Street	Contributory	1937
	1	Fuller Avenue	Non-contributory	2007
	2	Fuller Avenue	Contributory	1925
Kilbirnie	3	Fuller Avenue	Contributory	1923
Palermo	4	Fuller Avenue	Contributory	1925
	5	Fuller Avenue	Contributory	1926
	6	Fuller Avenue	Non-contributory	Vacant
	7	Fuller Avenue	Significant	1924-25
	8	Fuller Avenue	Non-contributory	2009
	9	Fuller Avenue	Contributory	1924
	10	Fuller Avenue	Contributory	1922
Hillcrest	11	Fuller Avenue	Contributory	1923
Caramut	12	Fuller Avenue	Contributory	1920s (by 1927)
	13	Fuller Avenue	Contributory	1925
	14	Fuller Avenue	Contributory	1924
Glen Alvie	15	Fuller Avenue	Contributory	1927
	16	Fuller Avenue	Contributory	1924

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Name	Number	Street	Grading	Built Date
	17	Fuller Avenue	Contributory	1925
	18	Fuller Avenue	Non-contributory	2008
	19	Fuller Avenue	Contributory	1924
Edstan	20	Fuller Avenue	Non-c Contributory	Vacant 1925
	21	Fuller Avenue	Non-contributory	1999
Alnorm	22	Fuller Avenue	Contributory	1924
Ernell	23	Fuller Avenue	Contributory	1924
Yallabee	24	Fuller Avenue	Contributory	1924
	26	Fuller Avenue	Non-contributory	2016
	27	Fuller Avenue	Contributory	1938
	29	Fuller Avenue	Non-contributory	2003
	31	Fuller Avenue	Contributory	1938
	33	Fuller Avenue	Contributory	1936
	126	High Street	Contributory	1927
	127	High Street	Contributory	1936
	128	High Street	Contributory	1935
	129	High Street	Contributory	1936
	130	High Street	Contributory	1940
	131	High Street	Contributory	1949
	132	High Street	Contributory	1920s
	133	High Street	Significant	1937-38
	134	High Street	Contributory	1925
	135	High Street	Contributory	1936
	136	High Street	Contributory	1937
	137	High Street	Contributory	1938
	138	High Street	Contributory	1929
	139	High Street	Contributory	1935
	140	High Street	Contributory	1951
	141	High Street	Contributory	1936
	142	High Street	Contributory	1940
	144	High Street	Contributory	1939 (duplex with 2/144A)
	2/144A	High Street	Contributory	1939 (duplex with 144)
	145	High Street	Non-contributory	1998
	146	High Street	Contributory	1940
	146A	High Street	Contributory	1946
	147	High Street	Contributory	1938
	147A	High Street	Contributory	1938
Tower Hill	148	High Street	Significant	c1908
	150	High Street	Non-c Contributory	1938 Vacant

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Name	Number	Street	Grading	Built Date
	1	Hilltop Avenue	Contributory	1940
	2	Hilltop Avenue	Contributory	1937
	3	Hilltop Avenue	Contributory	1927
	4	Hilltop Avenue	Contributory	1926
	5	Hilltop Avenue	Contributory	1925
	6	Hilltop Avenue	Contributory	1926
	7	Hilltop Avenue	Contributory	1937
	8	Hilltop Avenue	Contributory	1936
	9	Hilltop Avenue	Non-contributory	2000, reproduction
	10	Hilltop Avenue	Contributory	1936
	11	Hilltop Avenue	Contributory	1937
	12	Hilltop Avenue	Contributory	1929
	13	Hilltop Avenue	Contributory	1937
	14	Hilltop Avenue	Contributory	1927
Nirvana	15	Hilltop Avenue	Contributory	1928
	16	Hilltop Avenue	Contributory	1927
	17	Hilltop Avenue	Contributory	1939
	18	Hilltop Avenue	Contributory	1937
	19	Hilltop Avenue	Non-contributory	2009
	20	Hilltop Avenue	Contributory	1935
	21	Hilltop Avenue	Non-contributory	Vacant 2019
	21A	Hilltop Avenue	Non-contributory	2019
	22	Hilltop Avenue	Non-contributory	2003
	23	Hilltop Avenue	Contributory	1929
	24	Hilltop Avenue	Non-contributory	1937, altered
Thornaldy	25	Hilltop Avenue	Contributory	1925
	26	Hilltop Avenue	Non-contributory	1928, demolished
	27	Hilltop Avenue	Non-contributory	2017
	28	Hilltop Avenue	Contributory	1940
	29	Hilltop Avenue	Contributory	1940
	30	Hilltop Avenue	Contributory	1941
	31	Hilltop Avenue	Contributory	1929-30
	32	Hilltop Avenue	Contributory	1939
	33	Hilltop Avenue	Contributory	1941
	35	Hilltop Avenue	Contributory	1938
	37	Hilltop Avenue	Contributory	1938
	1/1	Mont Iris Avenue	Non-contributory	1990, reproduction
	2/1	Mont Iris Avenue	Non-contributory	1990, reproduction

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Name	Number	Street	Grading	Built Date
	2	Mont Iris Avenue	Contributory	1937
	3	Mont Iris Avenue	Contributory	1932
	4	Mont Iris Avenue	Contributory	c1930
	5	Mont Iris Avenue	Contributory	1930s
	6	Mont Iris Avenue	Contributory	1935
	7	Mont Iris Avenue	Contributory	1926
	8	Mont Iris Avenue	Non-Contributory	1935, altered
	9	Mont Iris Avenue	Contributory	1927
	10	Mont Iris Avenue	Contributory	1939
	11	Mont Iris Avenue	Contributory	1927
	12	Mont Iris Avenue	Non-contributory	1996
	13	Mont Iris Avenue	Contributory	1929
	14	Mont Iris Avenue	Contributory	1930
	15	Mont Iris Avenue	Contributory	1929
	16	Mont Iris Avenue	Contributory	1937
	17	Mont Iris Avenue	Contributory	1928
	18	Mont Iris Avenue	Contributory	1938
	19	Mont Iris Avenue	Non-contributory	Contemporary
	20	Mont Iris Avenue	Contributory	1941
	21	Mont Iris Avenue	Non-contributory	1999
	23	Mont Iris Avenue	Contributory	1928
	25	Mont Iris Avenue	Contributory	1938
	27	Mont Iris Avenue	Non-contributory	1994, reproduction
	29	Mont Iris Avenue	Non-contributory	2015
	31	Mont Iris Avenue	Contributory	1939
	1	Munro Avenue	Non-contributory	1937, altered
	2	Munro Avenue	Contributory	1937
	3	Munro Avenue	Contributory	1937
	4	Munro Avenue	Contributory	1939
	5	Munro Avenue	Non-contributory	1920s, altered
	6	Munro Avenue	Contributory	1937
	7	Munro Avenue	Non-contributory	1926, altered
	8	Munro Avenue	Contributory	1937
	9A	Munro Avenue	Non-contributory	2002
	9	Munro Avenue	Contributory	1926
	10	Munro Avenue	Contributory	1940
	11	Munro Avenue	Contributory	1926
	12	Munro Avenue	Non-contributory	1956
	13	Munro Avenue	Contributory	1935
	14	Munro Avenue	Contributory	1937

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Name	Number	Street	Grading	Built Date
	15	Munro Avenue	Contributory	1926
	16	Munro Avenue	Contributory	1935
	17	Munro Avenue	Contributory	1926
	18	Munro Avenue	Contributory	1937
	19	Munro Avenue	Contributory	1937
	20	Munro Avenue	Contributory	1938
	21	Munro Avenue	Contributory	1937
	22	Munro Avenue	Contributory	1938
	23	Munro Avenue	Contributory	1938
	24	Munro Avenue	Contributory	1937
	25	Munro Avenue	Contributory	1938
	26	Munro Avenue	Non-contributory	1962
	27	Munro Avenue	Contributory	1936
	28-30	Munro Avenue	Contributory	1936
	29	Munro Avenue	Contributory	1937
	31	Munro Avenue	Non-contributory	2007
	32	Munro Avenue	Contributory	1937
	33	Munro Avenue	Contributory	1937
	34	Munro Avenue	Non-contributory	Vacant
	35	Munro Avenue	Contributory	1937
	36	Munro Avenue	Contributory	1941
	15	Seaton Street	Contributory	1937
	17	Seaton Street	Contributory	1939
	19	Seaton Street	Non-contributory	2000
	21	Seaton Street	Contributory	1937
	30	Seaton Street	Contributory	1936
	32	Seaton Street	Contributory	1936
	34	Seaton Street	Contributory	1937
	36	Seaton Street	Contributory	1939
	1	Sherwood Street	Contributory	1938
	2	Sherwood Street	Contributory	1951
	3	Sherwood Street	Non-contributory	1930, altered
	4	Sherwood Street	Non-contributory	1940, altered
	5	Sherwood Street	Contributory	1927
	6	Sherwood Street	Contributory	1939
	1/7	Sherwood Street	Contributory	1933
	2/7	Sherwood Street	Non-Contributory	2018
	8	Sherwood Street	Contributory	1927
	9	Sherwood Street	Contributory	1927
	10	Sherwood Street	Contributory	1940

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Name	Number	Street	Grading	Built Date
	11	Sherwood Street	Contributory	1939
	12	Sherwood Street	Contributory	1939
	13A	Sherwood Street	Non-contributory	2005
	13	Sherwood Street	Contributory	1946
	14	Sherwood Street	Contributory	1937
	15	Sherwood Street	Non-contributory	2002
	16	Sherwood Street	Contributory	1941
	17	Sherwood Street	Non-contributory	2000, reproduction
	18	Sherwood Street	Contributory	1940
	19	Sherwood Street	Contributory	1937
	20	Sherwood Street	Contributory	1938
Ellesmere	152	Summerhill Road (former 143 High St)	Significant	1915-16
	1	Tower Hill Road	Contributory	1938
	2	Tower Hill Road	Contributory	1941
	3	Tower Hill Road	Contributory	1941
	4	Tower Hill Road	Contributory	1935
	5	Tower Hill Road	Non-contributory	1938, altered
	6	Tower Hill Road	Contributory	1938
	7	Tower Hill Road	Contributory	1938
	8	Tower Hill Road	Contributory	1939
	9	Tower Hill Road	Contributory	1939
	10	Tower Hill Road	Contributory	1941
	11	Tower Hill Road	Contributory	1941
	12	Tower Hill Road	Contributory	1938
	13	Tower Hill Road	Contributory	1937
	14	Tower Hill Road	Contributory	1939
	15	Tower Hill Road	Non-contributory	2015
	16	Tower Hill Road	Contributory	1941
	17	Tower Hill Road	Contributory	1937
	18	Tower Hill Road	Contributory	1938
	19	Tower Hill Road	Contributory	1938
	20	Tower Hill Road	Contributory	1938
	21	Tower Hill Road	Contributory	1941
	22	Tower Hill Road	Contributory	1939
	23	Tower Hill Road	Contributory	1939
	24	Tower Hill Road	Contributory	1938
	25	Tower Hill Road	Contributory	1938
	26	Tower Hill Road	Non-contributory	2018
	27	Tower Hill Road	Contributory	1939

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Name	Number	Street	Grading	Built Date
	28	Tower Hill Road	Contributory	1938
	29	Tower Hill Road	Contributory	1939
	30	Tower Hill Road	Contributory	1947
	31	Tower Hill Road	Non-contributory	2008, reproduction
	32	Tower Hill Road	Non-contributory	1946, altered
	33	Tower Hill Road	Contributory	1939
	34	Tower Hill Road	Non-contributory	1950, altered
	35	Tower Hill Road	Contributory	1949
	36	Tower Hill Road	Non-contributory	1955
	1	Vale Street	Non-contributory	2013
	3	Vale Street	Contributory	1935
	5	Vale Street	Non-contributory	1938 Vacant
	7	Vale Street	Contributory	1936
	1/9	Vale Street	Contributory	1941
	2/9	Vale Street	Non-contributory	1994
	11	Vale Street	Non-contributory	2005
	13	Vale Street	Non-contributory	1928-29, altered
	15	Vale Street	Contributory	1949
	17	Vale Street	Contributory	1939
	19	Vale Street	Non-contributory	2018
	21	Vale Street	Contributory	1938
	23	Vale Street	Contributory	1938
	25	Vale Street	Contributory	1938
	29	Vale Street	Non-contributory	2002
	31	Vale Street	Non-contributory	Contemporary

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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</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	No

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<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	
--	--

Identified By

Context

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Summerhill Estate Precinct

Prepared by: Context

Address:

1A-39 & 2-34 Adrian Street; 1-3 & ~~1830~~-44 Audrey Crescent; 1-67 & 2-64 Brandon Street; 1-69 & 2-70 Celia Street; 1-71 & 2-72 Florizel Street; 1-53 & 2-68 Hortense Street; 1-25 & 2-46 Montana Street; 2-4 Prosper Parade; 37-91 Summerhill Road, Glen Iris

Name: Summerhill Estate Precinct	Survey Date: July 2018
Place Type: Residential	Architect: Leslie Reed, J Carlisle Robinson and others
Grading: Significant	Builder: A K Bradbury, N Johnston, G W Dore, C S Cameron and others
Extent of Overlay: See precinct map	Construction Date: 1925-1960

Precinct map:

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Historical Context

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris

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railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening in approximately 1923 (see Figure 1) (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services. Schools subsequently opened and new church buildings were constructed. Camberwell South Primary School was established in 1925, and two Catholic primary schools, St. Cecilia's and St. Roch's (the latter not in the study area), opened in 1931 and 1923 respectively. All three schools continue to operate today. The Methodist church was rebuilt in Glen Iris Road in 1932, and in 1936, the City of Camberwell opened its seventh centre infant welfare centre in a new building in High Street, Glen Iris (Built Heritage 2012:197). During the 1930s economic depression Gardiners Creek was straightened in sections by men on sustenance (welfare payments) (City of Boroondara 2018).

History

The subject precinct corresponds with the majority of the Summerhill Road Estate, also referred to as Summerhill Estate. Subdivided in 1925, the majority of houses were built in the 1930s, mostly in the Old English and Moderne styles.

The precinct of interest is located on Crown Allotments 142 and 145 in the Parish of Boroondara, approximately 160 acres, purchased by Patrick Mornane in 1853 (Parish Plan Boroondara 1973). Most of the allotment was leased out for grazing until around 1915 (*Weekly Times* 8 May 1915:46).

In 1925, part of the allotment fronting Summerhill Road was subdivided as the Summerhill Road Estate; it was declared and surveyed by S Callanan. At that time, the area was part of the suburb of Burwood. The estate encompassed almost 600 house sites on land flanking Ferndale Creek (later labeled as a sewerage reserve) and the Outer Circle Line cutting (see Figure 3). Camberwell Council had acquired land nearby for the Summerhill Park in anticipation of the construction of new homes. In 1929 reticulated water was supplied to the streets of the estate, and in 1937, sewers were constructed (*Herald* 26 June 1929:25; *Herald* 17 February 1937:24). In 1937, the City of Camberwell advertised for tenders for the construction of roads in the eastern part of the estate, Adrian Street (Florizel Street to Prosper Parade); Ariel Avenue (Florizel Street to Montana Street); Audrey Crescent (Florizel Street to Montana Street); Hortense Street; Montana Street; and Prosper Parade (*Age* 27 November 1937:27).

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The sole selling agent for the Summerhill Road Estate in the 1920s was T M Burke Pty Ltd. Burke was active in the subdivision of the eastern suburbs during the 1920s and was responsible for several subdivisions in Camberwell (McConville and Butler 1991:unpaginated), including the Holyrood Estate (*Argus* 28 Apr 1924:15). He was active throughout the Melbourne metropolitan area, working with surveyor Saxil Tuxen on the Merrilands Estate in Reservoir, creating the Malvern Meadows Estate in 1924 and donating the adjacent creek land as a recreational reserve, now the Municipal Golf Course (Nichols 2012; Stephanopoulos 2006:43). He was also responsible for part of the Noosa resort area in Queensland during the 1920s, and commissioned the construction of his Melbourne headquarters in 1930. It is a seven-storey Commercial Gothic building clad in faience terracotta and designed by architects Schreiber & Jorgensen, at 342 Collins Street (Butler 2011: 108-9).

The following is an account of his long and active life from the *Australian Dictionary of Biography* (Hannan 1979):

Thomas Michael Burke (1870-1949), businessman and philanthropist, was born on 30 June 1870 at Norval near Ararat, Victoria, second son of William Marcus Burke, Dublin-born miner, and his wife Mary Ann, née Florence, of Aberdeen, Scotland. After attending Norval State School and Ararat High School, Burke became a railway clerk at Spencer Street, Melbourne, in 1887. ...

Burke was an active member of the Australian Natives' Association, becoming president of the Ararat branch in the last years of the Federal movement. He was elected vice-president of the Victorian A.N.A. in 1900-01, and chief president in 1902-03, when he led delegations to Western Australia and Tasmania to found branches there.

In March 1902 Burke became secretary of the Civil Service Co-operative Society of Victoria, and was a leader of railwaymen in their confrontation with the (Sir) William Irvine government over its wages and anti-union policies. Burke quit the railways just before the application of coercive legislation against strikers and their spokesmen, and in May 1903 he established the Civil Service Co-operative Store, Flinders Street, Melbourne, becoming manager.

Following large trading losses in mid-1914 the Co-operative Store was sold in 1915. Burke then turned to the real estate business. He bought land in the depressed market of the war years, subdivided it and sold it on nominal deposit and easy terms in the immediate post-war period. His scale of operations made him one of Australia's best-known real estate agents. His advertising spread the 'new gospel' of '8d. a day' to secure a stake in an 'expanding Australia'. By 1924 Burke had diversified into finance and investment, and had set up offices in country centres as well as in Sydney, Newcastle, Brisbane and Adelaide. In August 1924 T. M. Burke Pty Ltd was incorporated as a holding company with family shareholding.

The Depression caused the temporary collapse of the land market. By the mid-1930s, however, Burke had reverted to more conventional sales and the company both survived and prospered. Branches were set up in Auckland, Singapore and London. In May 1936 he handed over day to day management to his sons while remaining chairman of directors.

Burke was a member of all major Victorian racing-clubs, an owner from the 1920s of successful racehorses (including Quintus, who won the Newmarket and Standish handicaps), and president of the Breeders, Owners, and Trainers' Association of Victoria for several years. His philanthropic activities included financial support to the Melbourne University Conservatorium Symphony Orchestra and a gift of land on the summit of Mount Dandenong for a public park [Burke's Lookout Reserve]. ...

Burke was an ardent Catholic benefactor and lay leader. In 1920 he bought Studley Hall, Kew, and gave it to the Jesuits as a preparatory school for Xavier College; it became known as Burke Hall. ...

In 1942 Burke was appointed C.M.G. His last years were spent quietly at his home at Armadale, where he died of cancer on 16 February 1949 ...

Allotments on the Summerhill Road Estate continued to be sold through the 1930s, with Dr Samuel Peacock, medical practitioner of Studley Park Road, Kew, acquiring a number of the allotments by 1932 (*Argus* 24 June 1932:7). In 1935, a building syndicate advertised for vacant land on the estate (*Argus* 25 June 1935:2).

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Lots in the Summerhill Road Estate were developed from 1926. In that year, three new clinker brick villas in Brandon Street and three in Celia Street were advertised for sale (*Age* 27 November 1926:10). Houses were built at 15 Adrian Street; 24, 25 and 27 Brandon Street; 22 Celia Street; and 5 Hortense Street in the late 1920s. Most allotments in Adrian, Brandon, Celia, and Florizel streets were not built on until the mid-to-late 1930s (McConville and Butler 1991:unpaginated). All lots were subject to a covenant that specified a single dwelling per block and roofs of tile or slate.

In 1936, an advertisement for 'magnificent building blocks' in the Summerhill Road Estate informed readers that approximately 100 homes had been built on the estate in the past year (*Argus* 27 August 1936:4). Houses constructed in the estate incorporated the latest modern designs and features. In 1935, for instance, builder A K Bradbury, who operated his construction business from the corner of Toorak and Oberwyl roads, advertised a new five-room brick home with sleep out in the Summerhill Road Estate for £1150. The residence was described as having 'every modern convenience', including texture walls; a tiled, sunken bath; machine polished floors; tapestry fireplaces; and concrete paths (*Argus* 20 February 1935:3).

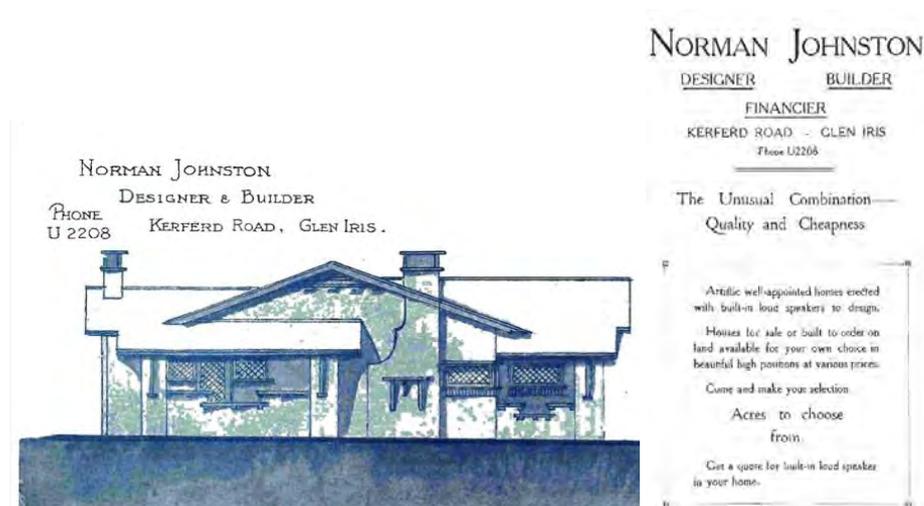


Figure 2. Builder and designer Norman Johnston's advertisement for houses, 1924. (Source: Wireless Institute of Australia 1924:24-25)

Some of the houses in the subject precinct were constructed by Norman Johnston, designer, builder and financier. Alfred Norman Johnston was a builder by trade and worked from a joinery works, thought to have been located on the north side of Moira Street between the railway line and Gardiners Creek near Darling Station, which were in operation by 1927. Joinery was made in the works for the building of houses by Johnston in the Glen Iris area (*Stonnington History News* 2005:4; 'Norman Johnston Joinery Works' nd). In 1926, Johnston, who in that year was living in Kerferd Road with an office at 772 Burke Road, was advertising houses for sale for £1250 to £1450 in a high position in the Camberwell district. They were described as 'beautiful modern brick homes, well appointed' with 'dadoes, double glass doors, lead-lights and white enamel kitchens and bathrooms' (*Age* 24 April 1926:11). Johnston built the individually Significant residence at 32 Hortense Street (HO386) designed by architect Leslie Reed for owner-occupier C M Johnston in 1938 (Lovell Chen 2005:unpaginated).

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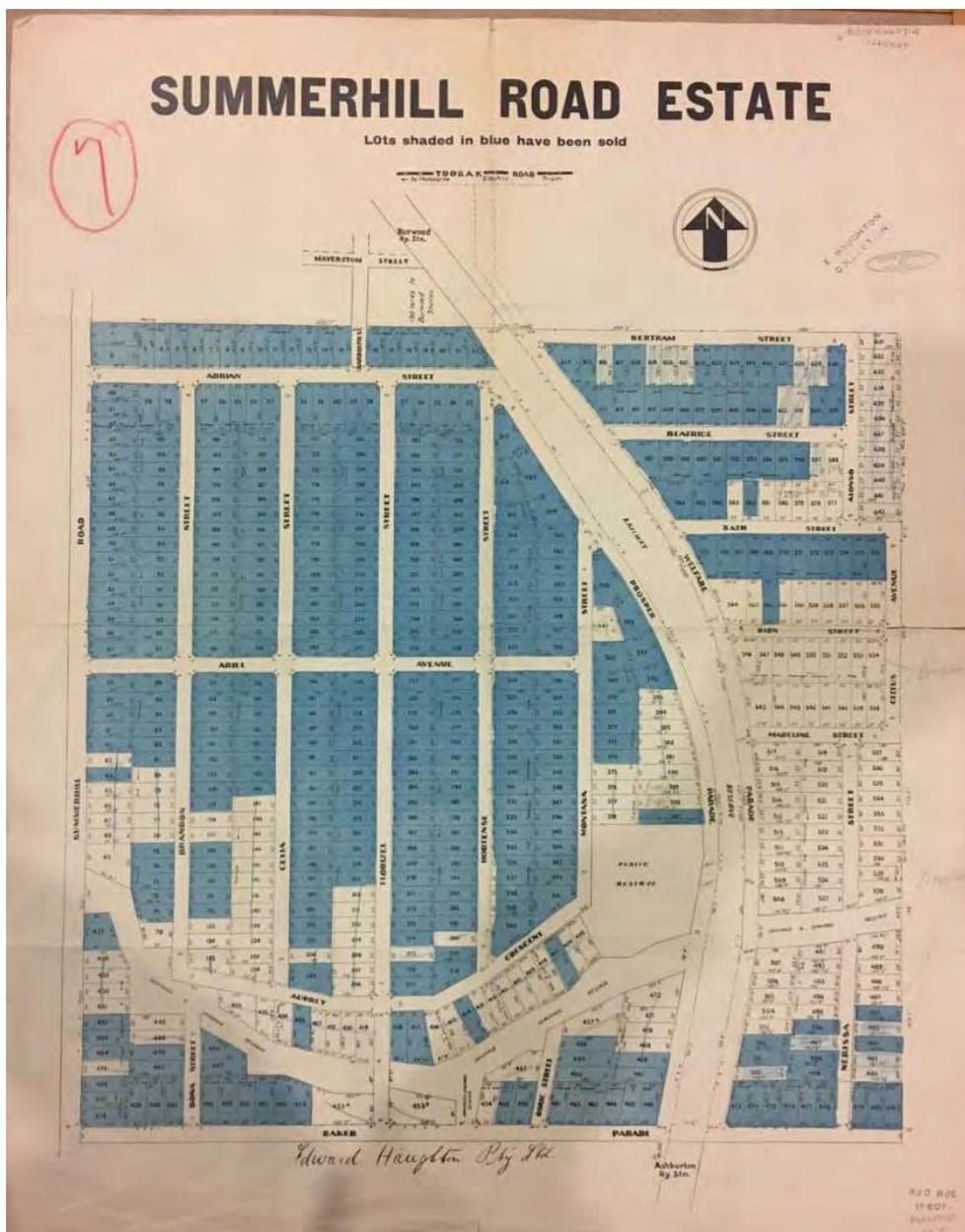


Figure 3. Showing Summerhill Road Estate, most likely in the late 1930s as a large number of lots (shown in blue) had been sold. (Source: ‘Summerhill Road Estate’ 193?, SLV)

Adrian Street

The Contributory houses on this street were built between 1932 and 1940, with one later example of 1950 at 20 Adrian Street. They are stucco and brick residences, generally of the Old English with Mediterranean villa styles. The Old English house at 4 Adrian Street was designed and constructed 1936 by architect J Carlisle Robinson (*Argus* 27 August 1936:4).



Figure 4. Showing the house built at the corner of Adrian Street and Brandon Street, 1936. (*Argus* 27 August 1936:4)

Audrey Crescent

The eastern half of this street was developed rapidly, in 1939 and 1940. Just after the war ended, in 1946-47, a houses similar to their-its pre-war forbearers were-was built at 20 and 38 Audrey Crescent. West of Florizel-Hortense Street there is much new development, substantially unrelated to the rest of the estate, and as such this area has not been included in the precinct.

Brandon Street

Brandon Street retains some of the few 1920s bungalows in the estate, at nos. 20, 25 and 27. The remaining houses were built between 1933 and 1941, apart from no. 62 which was constructed just after the war in 1948. The peak year of development was 1936 (14 houses), followed by 10 house in 1938.

Celia Street

This street retains the highest number of 1920s bungalows, at its north and south ends (nos. 4, 15, 20, 22, 59, 61 63 and 65). The large majority of houses, generally in the Moderne and Old English styles, were built between 1934 and 1940. This street has one of the larger groups of early post-war houses, mostly at its south end. They were built between 1946 and 1955, with a 1960 example at no. 69 which is similar in form and materials to the earlier houses.

Florizel Street

The earliest house on this street (no. 26) was built in 1934. Speed of construction jumped to eight houses the following year, and reached a peak of 11 houses in 1938, dipping to four in 1941. A handful of houses were built just after the war in 1946-49 (nos. 7, 24, 39, 58 and 69). They continue the dominant Moderne and Old English styles executed in face brick.

Hortense Street

This street has mainly 1930s houses and nearly all Contributory houses on the street were built between 1936, when the economic depression lifted, and 1941, just before the wartime ban on non-essential construction went into place. Hortense Street south has some later development, but it retains the general character of the rest of the street. These are houses built between 1946 and 1953 at 43, 45, 48, 50 and 56 Hortense Street.

Montana Street

Houses in Montana Street, listed in street directories from c1939 in what was then the suburb of Burwood, were built after the construction of the road in 1937. A total of six houses were built the

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following year, and another 15 in 1939. The War Service Homes Commission applied for a permit in 1938 for the residence at 22 Montana Street, which was built by D R Swan Pty Ltd (BP). In 1939, a 'magnificent and distinctive new triple front brick villa...the last word in modernity', comprising six 'spacious and delightful rooms, de luxe all-tiled bathroom, separate shower recess, tinted bath and pedestal basin', hot water service, 'sumptuously appointed kitchen' and steel windows with a brick garage was advertised for sale by builder C Cameron. Located at 5 Montana Street opposite Ariel Avenue in a 'select brick area' in a high position, the residence was priced at £1850 (*Argus* 1 July 1939:21; BP).

Activity tailed off in the early war years before the ban on non-essential construction, with just six new houses in 1940-42. Artist Douglas Harman was the first owner-occupier of the house at 1 Montana Street (HO393) after its construction in 1941, and lived there until at least the 1950s. The house was possibly designed by designer-builder Colin S Cameron (Lovell Chen 2005:unpaginated).

A 1950 advertisement for 22 Montana Street described the residence as a 'modern brick villa, English design, architect built' (*Age* 24 August 1950:9). Similarly, a 1951 sale notice for 8 Montana Street described a 'magnificent modern two-storey brick residence architect designed and constructed in 1939' (*Age* 22 September 1951:2).



GENTLEMAN'S MODERN 7-RM. BK. RESIDENCE
in a lovely garden setting.

Figure 5. Showing 8 Montana Street in 1951. (Source: *Argus* 8 December 1951:3)

Two more houses were constructed in the early 1950s, at nos. 23 and 26, in keeping with the forms and materials of the pre-war era (BP).

Summerhill Road

Summerhill Road, listed in street directories from the 1920s under the suburb of Glen Iris, was surveyed by 1853. Major residential development did not occur in Summerhill Road in the subject precinct, however, until land fronting the east side of the road was subdivided as part of the

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Summerhill Road Estate in 1925, with houses constructed from 1928 and 1929 at nos. 59 and 53 (BP). By 1935, houses at 53, 57 and 59 Summerhill Road were built, and by 1942, the majority of the houses in Summerhill Road in the subject precinct had been constructed (S&Mc 1935 and 1942). The years 1936 and 1939 were peaks in construction, with five building permits granted in each of those years.

A number of residences in the subject precinct in Summerhill Road were builder designed and owned. Builders as owners applied for permits for the construction of houses in Summerhill Road as follows: number 41, Abercromby and Beatty Pty Ltd in 1936; number 45, J A Lorimer in 1939; number 47, T E Rossiter in 1935; number 53, Skilbeck in 1929; numbers 55 (now demolished) and 57, Rossiter in 1934; number 59, G W Dore in 1928; number 63, A W Lucas in 1934; numbers 67, 69 and 71, W Eddy in 1936 (who also built numbers 73 and 75 in 1937); and number 83, A W Linton in 1939 (BP).

Description & Integrity

Figure 6. General view of Brandon Street, Glen Iris. (Source: Context 2018)

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Figure 7. A pair of semi-detached interwar houses in the Old English style (3 and 3A Hortense Street). (Source: Context 2018).

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Figure 8. Interwar **Art Deco** house at **35 Hortense Adrian Street**, Glen Iris with **front fence, original garage and garden**, tiled hip roof and rendered walls with decorative brick “flashes”, which exemplifies a popular domestic preference of the period. (Source: Context 2018)

The Summerhill Estate Precinct is located in east Glen Iris, immediately to the west of the Outer Circle Railway Line (now the Alamein Railway Line). The precinct encompasses the interwar

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subdivision by Thomas M Burke in the area of land between the eastern side of Summerhill Road (western boundary), the Alamein railway line cutting on the eastern boundary and all houses between Adrian Street and Audrey Crescent. The topography of the precinct slopes consistently to the south towards the Ferndale Trail, which dictates a curved southern boundary. The precinct also slopes slightly to the west, from the centre of the precinct, near Celia Street, down to the western boundary of Summerhill Road.

The majority of this area is characterised by long, straight streets running north-south (Summerhill Road, Brandon Street, Celia Street, Florizel Street, Hortense Street, Montana Street). These streets terminate in the north at Adrian Street and at Audrey Crescent to the south, both of which run east west. Ariel Street runs east west through the centre of the precinct, but no houses face it. Audrey Crescent is gently curved, following the approximate shape of the Ferndale Trail reserve which is located immediately south of the precinct.

The streetscapes of the different streets are largely similar, with mature street trees, Camphor Laurel being the dominant species in the area, planted along both sides of the streets within wide grassed nature strips. All roadways are generously sized and asphalted, with concrete footpaths. The wide streets and grassed nature strips add a spaciousness to the precinct, which is complemented by the wide front gardens of most houses in the precinct streetscape, separated from the public domain by low brick fences typical of the interwar period. Ariel Street is the exception to this, with side fences facing onto the street, giving the appearance as an access road or secondary street compared to the others in the precinct.

The houses in the precinct are a mix of large double-storey and smaller single-storey dwellings, typically in the Old English and Moderne architectural styles of the interwar period. While the precinct was subdivided in 1925 and there are a small number of 1920s bungalows, the majority of the houses were built in the 1930s, lending to a consistency in style, material and detailing. This consistency was ensured by the covenant specifying single dwellings and tiled roofs. Within the precinct there are also some areas of redevelopment which have occurred, particularly west of Florizel Street.

Bungalow styles

Thirteen houses built (or begun) in the 1920s survive in the precinct, located on Brandon Street (nos. 20, 25 and 27), Celia Street (nos. 4, 15, 20, 22, and 59, 61, 63, 65), and Summerhill Road (nos. 53 and 59). Though small in number, they illustrate the transition from the characteristic 1920s California Bungalow to the Interwar Mediterranean that was so popular in the early 1930s.

The red brick California Bungalow at 4 Celia Street demonstrates one of the principal types of this style, with its transverse gable roof and two minor gables for the front façade.

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Figure 9. A modest example of a classic transverse gable roofed California Bungalow at 4 Celia Street. (Source: Context 2018)

The second main type, with a gabled front, are seen at 27 Brandon Street and 63 Celia Street. This second example has the classic California Bungalow massing and strapped gables, but adopts an arcaded porch.



Figure 10. A gable-fronted brick California Bungalow at 27 Brandon Street. (Source: Context 2018)

The precinct also includes examples of Interwar Mediterranean style interwar housing. Number 65 Celia Street illustrates the transition in the late 1920s from California Bungalow forms to more classically inspired Mediterranean bungalow. It has terracotta tiles to the gable roof, and projecting bays to the front and side elevation. The stucco finish to the walls and an arched loggia to the front elevation are typical features of this architectural style.

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Figure 11. Late 1920s Mediterranean Bungalow at 65 Celia Street, Glen Iris. (Source: Context 2018)

One of the most substantial examples of the Interwar Mediterranean in the precinct is the large house at 59 Summerhill Road, which was constructed by builder GW Dore as his own home in 1928. It has an arcaded front porch beneath a projecting hip, and arcaded features to each side (a side porch and an arched gateway). The roof of the house and garage feature Cordova tiles, and it has a swagged front fence, rendered to match the house. Other examples of the style are generally more restrained, exhibiting a combination of both old English and Mediterranean characteristics. This is seen at properties such as 12 Celia Street and 3 and 21 Adrian Street.



Figure 12. The fine Mediterranean house at 59 Summerhill Road. (Source: Context 2018)

Old English style

The houses in the interwar Old English style include both double and single-storey examples. The precinct displays different combinations of features and typical exterior characteristics of the style,

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including asymmetrical massing, street-facing gables, textured clinker bricks, corbelled brickwork, arched openings, leadlight glazing, tall chimneys, and catslide roofs. Fine and largely intact examples of the style are at ~~35 Hortense Street~~, 18, 19, 25, 29 & 33 Florizel Street; 27 Adrian Street; and 31 Brandon Street.

One of the finest examples in the precinct is 4 Adrian Street, designed in 1936 by architect J Carlisle Robinson. Displayed behind generous garden setbacks on a corner site, the materials are contrasting clinker brick with half-timbered gables. It retains an original stone rubble fence with unusual mild-steel gates.



Figure 13. The Old English House at 4 Adrian Street. (Source: Context 2018)

The House at 32 Hortense Street is an Individually Significant place (HO386). Named 'Ilfracombe', the two-storey residence is an unusual design, with Old English and Tudor Revival detailing with very distinctive 'barley sugar' twist to the chimneys. It is located in a prominent location at the intersection of Hortense Street and Aerial Avenue, sitting back from both sides behind an early or original fence.

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Figure 14. Individually Significant house at 32 Hortense Street. (Source: Context 2018)

The Old English style remained popular until the ban on non-essential construction was put in place in 1942, and houses of precisely the same type continued to be built just after the war. Examples of the late 1930s were built both of clinker brick, as well as the more modern cream brick colours (13 Brandon Street, 17 & 34 Montana Street). While timber sash windows remained the predominant type, houses began to sport canted bay windows with a hipped metal roof (26 Adrian Street, 19 Celia Street, 8 & 27 Hortense Street, 21 Montana Street), often with decorative bell-caste eaves. Other houses demonstrated a Moderne influence, with corner windows, sometimes of steel (27 & 71 Florizel Street, 34 Montana Street). The slope of the vergeless gables began to be less steep (13 Brandon Street, 83 Summerhill Road), and sometimes integrated a broken pediment, suggesting a Georgian Revival influence (27 Florizel Street). Chimneys moved from slender square shafts to more slab-like rectangular forms, sometimes used as an important decorative feature on the front façade.

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Figure 15. Late interwar Old English house at 8 Hortense Street (1938). Note the canted bay window with bell-cast hipped roof, and low gable slope. (Source: Context 2018)



Figure 16. Late interwar Old English house at 34 Montana Street (1939). Note the use of cream bricks, slab-like chimney, and corner steel windows. (Source: Context 2018)



Figure 17. Early post-war Old English house at 62 Brandon Street (1948). Note the clinker brick, canted bay window with bell-cast eaves, low gable slope and corner window. (Source: Context 2018)



Figure 18. Early post-war Old English house at 7 Florizel Street (1947). Note the use of cream bricks and the slab-like chimney as major decorative feature to the front façade. (Source: Context 2018)

The Old English style continued unaltered into the early post-war period. They included the more typical type built in clinker brick (38 Celia Street of 1946, 39 Florizel Street of 1948, 58 Florizel Street of 1946, 50 Hortense Street of 1946, 85 Summerhill Road of 1947), examples with a canted bay window beneath a metal hipped roof (62 Brandon Street of 1948), and a striking two-storey cream brick example (7 Florizel Street of 1947).

Another revival style used in the late interwar period was the Georgian Revival. There is one example in the precinct: 'Elm Tree' at 1 Audrey Crescent. Built in 1940, this two-storey house is a late example of the style, and as such has simplified architectural detail and deep cream brick walls. The house is sited at an angle on the block.

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Figure 19. House at 1 Audrey Crescent in the Georgian Revival style. (Source: Context 2018)

Moderne style

The interwar Moderne houses in the precinct are generally single storey and demonstrate the low pitched roof, streamlined brick walls (often rendered) with flat concrete cantilevered porch or entry recess that typifies the architectural style. Also present within the precinct are the rounded corners, parapets with chevron or zig zag patterns, some featuring brick or other decorative elements with a horizontal emphasis. Fine and largely intact examples of this style are 36 Adrian Street, 6 Hortense Street, 34, 39 and 70 Celia Street, 1, 3 and 42 Montana Street, and 81 Summerhill Road.



Figure 20. Interwar Moderne style house at 81 Summerhill Road. (Source: Context 2018)

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Figure 21. 3 Montana Street, Glen Iris, a fine example of a single story interwar Moderne house with an unusual roof terrace. (Source: Context 2018).



Figure 22. Typical example of Interwar Moderne style house in the precinct at 6 Hortense Street. (Source: Context 2018)

An Individually Significant house related to this style is located at 1 Montana Street (HO393). This 1941 house, located on a prominent corner block at the edge of the precinct, is an intact example of the interwar Functionalist architectural style and sits within early garden landscaping, with a row of mature Norfolk pine trees forming a screen along the street frontages of the property.

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Figure 23. Individually Significant house at 1 Montana Street. (Source: Realestate.com 2016)

As demonstrated by 1 Montana Street, later examples of the Moderne style from around 1938 onward often had steel-framed windows, sometimes located at building corners (36 Audrey Crescent, 50 Brandon Street, 48 Florizel Street, 17, 34 & 37 Hortense Street, 91 Summerhill Road). There was a shift to large, slab-like chimneys, and walls moved from rendered or clinker brick walls to cream brick (32 Audrey Crescent, 50, 63 & 67 Brandon Street, 48 Florizel Street, 17, 34 & 42 Hortense Street, 32 & 42 Montana Street, 91 Summerhill Road). Cream brick was commonly complemented by brown glazed manganese brick dressings.

In addition, from 1935 onward, simplified versions of the Moderne house became common. In some cases, these retained a single curved element - such as a flat porch hood - on what was otherwise a simple hipped-roof bungalow.

In other cases, an external slab chimney on a front elevation was often the only decorative element. Houses of this type persisted in an identical form after World War II, until the early 1950s, using the same forms and cladding materials as the late interwar examples.

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Figure 24. Late interwar Moderne house of 1940 at 67 Brandon Street. Note the cream brick, steel windows, and stepped chimney. (Source: Context 2018)



Figure 25. Late interwar Moderne house of 1940 at 50 Brandon Street. Note the deep cream and manganese bricks, steel windows and slab chimney. (Source: Context 2018)



Figure 26. Early post-war house of 1950 at 62 Celia Street. Note the cream brick contrasted with clinker and the corner windows. (Source: Context 2018)



Figure 27. Early post-war house of 1951 at 48 Hortense Street. Note the cream brick with manganese brick dressings, corner windows and slab chimney. (Source: Context 2018)



Figure 28. Late interwar simplified Moderne house of 1939 at 37 Hortense Street. Note the corner and steel windows, slab chimney and curved porch hood. (Source: Context 2018)



Figure 29. An early post-war simplified Moderne house of 1946 at 54 Celia Street. Note the steel windows, slab chimney and curved porch hood. (Source: Context 2018)

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Figure 30. Late interwar hipped bungalow of 1939 at 50 Celia Street. Note the corner steel windows and slab chimney. (Source: Context 2018)



Figure 31. Early post-war hipped bungalow of 1946 at 38 Audrey Crescent. Note the corner steel windows and slab chimney. (Source: Context 2018)

Front Fences and Garages

A large number of the properties in the precinct retain their early or original brick front fences, gate piers, and gates. As was typical of the interwar period, front fences are generally low; and entries for pedestrians and vehicles are separate for corner sites, with separate gates provided for each entry. They are mostly constructed of clinker brick although some match the house in other coloured brick or render, and some retain mild-steel panels. A smaller number are built of stone. Examples of original or early fences are at ~~22, 24 and~~ 44 Audrey Crescent; 1, 2 and 9 Adrian Street; 21 Hortense Street; and 67 Brandon Street.



Figure 32. Original cream brick fence and mild-steel gate to 67 Brandon Street. (Source: Context 2018)

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Figure 33. Original brick fence and gate piers, with early metal gate to 21 Hortense Street. (Source: Context 2018)

Many of the properties in the precinct retain early or original garages. Garages became more commonplace in late interwar and early postwar residential development, reflecting the rise in car ownership at this time, and it distinguishes the later suburban development of the Summerhill Estate Precinct from other precincts developed in the Victorian and Edwardian/Federation periods.

Mostly garages are located at the very rear of the property at the end of a long, straight driveway or, for some later houses, they are connected to the side or rear of the house. Typically, the garages have a parapet front and feature details to match the house. Examples of early or original garages are at 25 Hortense Street, and 3, 14 and 22 Montana Street.

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Figure 34. Original garage, with curved parapet matching the house at 3 Montana Street. (Source: Context 2018)



Figure 35. Clinker brick garage located to the rear of 22 Montana Street. (Source: Context 2018)

Integrity

Some of the original houses in the precinct have been demolished and replaced by new houses or remain a vacant block. This is more evident along Audrey Crescent where a higher number of redeveloped blocks can be seen. It also occurs sporadically in other areas of the precinct.

Some changes have occurred throughout the precinct, including properties that have upper level or rear additions or have had other alterations. In one instance, at 17 Montana Street, the corner of the hipped roof has been extended to form an attached garage, but as the original front façade of the house is intact, it has been graded Contributory. The windows of the Moderne house at 47 Brandon Street have been replaced and a moulded hood added above them, but the house is otherwise intact. In the case of visible upper-storey extensions, houses where the extension is clearly legible as a later intervention, where the original roof form is legible, and generally where the extension is set back about one room's depth or more, the houses are still considered to contribute sufficiently to an understanding of the interwar or early post-war residential development of the estate. Extensions massed as "dormers" located on the front plane of the roof are generally considered less intrusive than full-width extensions. In cases where the extension is built very close to the front façade, or even as a continuous sheer wall with it, the house has been graded non-contributory and noted as "altered" in the Schedule of Gradings. This has resulted in a higher percentage of original houses that are graded non-contributory, but the total proportion of contributory and significant houses is still high.

Despite these changes, the integrity of the precinct is high. This is due in large part to the overall intactness of a high proportion of properties, in terms of street elevations and characteristic features of many houses being largely unchanged, and original and early gardens, front fences and garages retained.

Comparative Analysis

There are a number of interwar precincts in Boroondara that are comparable with the Summerhill Estate Precinct:

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO227 Great Glen Iris Railway Junction Estate, Ashburton - The precinct contains diverse and generally intact housing from the 1920s-30s, with a highly intact interwar landscape with concrete roads and related mature street trees.

HO528 Howard Street Precinct, Kew - Architecturally, the Howard Street precinct is significant as an intact precinct in which seven of the eight original property owners commissioned houses adopting the Old English style, with individual dwellings providing evidence of differing but still related architectural approaches.

The Summerhill Estate Precinct had a comparable period of development and architectural styles as the comparison precincts. Like the Golf Links Estate, it was a major interwar subdivision for its suburb, and contains a large area developed very rapidly. It does not have the picturesque irregular street plan of the Golf Links Estate, but treats a sloping site with long north-south streets in the conservative manner seen at the Great Glen Iris Railway Junction Estate in Ashburton. In regard to

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the architectural quality and intactness of the houses, it compares well to all the other precincts. While Howard Street Precinct is a concentration of particularly fine Old English dwellings, their equals are found scattered around the Summerhill Estate Precinct.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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 Summerhill Estate precinct is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. Subdivided in 1925, it was one of Boroondara's major interwar residential subdivisions. There was a small amount of infill development in the early post-war period, continuing the same styles and a similar palette of materials, creating a very cohesive area of development.

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 Summerhill Estate precinct contains many examples representing the principal domestic architectural styles of the late interwar and early post-war period. Apart from a small number of California Bungalows from the late 1920s, there are many examples of the Interwar Mediterranean style, the Old English style, and the Moderne/Art Deco style. These two later styles continued to be built just after the war in nearly identical forms and materials. Nearly all of them are built of masonry, some rendered or of stone, but the large majority built of face brick in colours ranging from red and clinker, to brown manganese and cream bricks. In keeping with the estate's covenant, house roofs were normally tiled.

A large number of houses are enhanced by the retention of an original front fence, most of them of brick (face brick or rendered), with a smaller number retaining detached or attached garages built to match the house. The front fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development.

1 Montana Street (HO393) of 1941 is architecturally significant as a fine and relatively intact example of the glazed brick, parapet-roofed and conspicuously modern houses which appeared in Boroondara after c. 1937.

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

32 Hortense Street (HO386) of 1938 is aesthetically significant as a distinctive example of the application of eclectic Tudor styling to a standard size two-storey 1930s Melbourne residence. Designed by experienced residential practitioner, architect Leslie Reed, it is a confident composition which is distinguished by a combination of Medieval and Tudor references and its varied and richly applied external materials. Though altered through the construction of rear additions, the principal

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street presentation of the building remains generally unaltered and the property retains its original fence and a sympathetic garden setting.

1 Montana Street (HO393) is aesthetically significant as an assured and successful composition, using its corner siting well and incorporating a series of interesting building forms and materials. It is distinctive for the extensive use of glazed manganese brick to all facades. It is also of some significance for its planning, specifically in its articulation of a bi-nuclear plan.

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).

Historically, the Summerhill Estate is closely linked with the nationally known estate agent, businessman and philanthropist, Thomas Burke, whose mark on the interwar suburbanisation of Boroondara and metropolitan Melbourne is exemplified by this subdivision. In Boroondara he is also remembered as a major benefactor of the Catholic Church and its institutions, gifting Burke Hall to the Jesuits as a preparatory school for Xavier College in 1920.

Statement of Significance

What is Significant?

Summerhill Estate Precinct is significant, comprising 1A-39 & 2-34 Adrian Street; 1-3 & ~~1830~~ 44 Audrey Crescent; 1-67 & 2-64 Brandon Street; 1-69 & 2-70 Celia Street; 1-71 & 2-72 Florizel Street; 1-53 & 2-68 Hortense Street; 1-25 & 2-46 Montana Street; 2-4 Prosper Parade; 37-91 Summerhill Road, Glen Iris.

The original front fences and original garages are contributory elements of the precinct.

No change is proposed to the following places which are already on the heritage overlay and are individually significant: 32 Hortense Street (HO386) and 1 Montana Street (HO393).

The following properties are non-contributory: 10, 11, 12, 13, 15, 17, 18, 22, 28, 31 & 35 Adrian Street; 3, ~~18, 20, 2/22, 26 & 28~~ Audrey Crescent; 6, 7, 8, 14, 18, 22, 24, 26, 34, 42, 59 & 64 Brandon Street; 2, 7, 9, ~~16~~, 18, ~~20~~, 26, 29, 46, 47, 49, 55, 57, 58, 59, 64, 67 & 69 Celia Street; 1, 3, 10, 31, 39, 41, 43, 52, 54, 59, 60, 65, 66, 70 & 72 Florizel Street; 1, 5, 13, 14, 18, 24, 29, ~~35~~, 39, ~~44, 54~~, 62 & 64 Hortense Street; 2, 7, 16, 18, 19, 25 & 44 Montana Street; 2 Prosper Parade; and 51, 55 & 77 Summerhill Road. The remaining properties are contributory.

How is it significant?

The Summerhill Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Summerhill Estate precinct is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. Subdivided in 1925, it was one of Boroondara's major interwar residential subdivisions. There was a small amount of infill

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development in the early post-war period, continuing the same styles and a similar palette of materials, creating a very cohesive area of development. [\(Criterion A\)](#)

It is closely linked with the nationally known estate agent, businessman and philanthropist, Thomas Burke, whose mark on the interwar suburbanisation of Boroondara and metropolitan Melbourne is exemplified by this subdivision. In Boroondara he is also remembered as a major benefactor of the Catholic Church and its institutions, gifting Burke Hall to the Jesuits as a preparatory school for Xavier College in 1920. (Criteria A & H)

The Summerhill Estate precinct contains many examples representing the principal domestic architectural styles of the late interwar and early post-war periods. Apart from a small number of California Bungalows from the late 1920s, there are many examples of the Interwar Mediterranean style, the Old English style and the Moderne/Art Deco style. These two later styles continued to be built just after the war in nearly identical forms and materials. Nearly all of them are built of masonry, some rendered or of stone, but the large majority built of face brick in colours ranging from red and clinker, to brown manganese and cream bricks. In keeping with the estate's covenant, house roofs were normally tiled. A large number of houses are enhanced by the retention of an original front fence, most of them of brick (face brick or rendered), with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

32 Hortense Street (HO386) of 1938 is aesthetically significant as a distinctive example of the application of eclectic Tudor styling to a standard size two-storey 1930s Melbourne residence. Designed by experienced residential practitioner, architect Leslie Reed, it is a confident composition which is distinguished by a combination of Medieval and Tudor references and its varied and richly applied external materials. Though altered through the construction of rear additions, the principal street presentation of the building remains generally unaltered and the property retains its original fence and a sympathetic garden setting. (Criterion E)

1 Montana Street (HO393) of 1941 is architecturally and aesthetically significant as is a fine and relatively intact example of the glazed brick, parapet-roofed and conspicuously modern houses which appeared in Boroondara after c. 1937. The house is an assured and successful composition, using its corner siting well and incorporating a series of interesting building forms and materials. It is distinctive for the extensive use of glazed manganese brick to all facades. It is also of some significance for its planning, specifically in its articulation of a bi-nuclear plan. (Criteria D & 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

Name	Number	Street	Grading	Date
	1A	Adrian Street	Contributory	1940
	1	Adrian Street	Contributory	1937
	2	Adrian Street	Contributory	1937
	3	Adrian Street	Contributory	1936
	4	Adrian Street	Contributory	1936
	5	Adrian Street	Contributory	1936
	6	Adrian Street	Contributory	1936
	7	Adrian Street	Contributory	1935
	8	Adrian Street	Contributory	1932
	9	Adrian Street	Contributory	1933
	10	Adrian Street	Non-contributory	2002
	11	Adrian Street	Non-contributory	1933, altered
	12	Adrian Street	Non-contributory	1998

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Name	Number	Street	Grading	Date
	13	Adrian Street	Non-contributory	2015
	14	Adrian Street	Contributory	1936 (duplex with 14A)
	14A	Adrian Street	Contributory	1936 (duplex with 14)
	15	Adrian Street	Non-contributory	2015
	16	Adrian Street	Contributory	1935
	17	Adrian Street	Non-contributory	1938, altered
	18	Adrian Street	Non-contributory	1934, altered
	19	Adrian Street	Contributory	1935
	20	Adrian Street	Contributory	1950
	21	Adrian Street	Contributory	1935
	22	Adrian Street	Non-contributory	2010
	23	Adrian Street	Contributory	1935
	24	Adrian Street	Contributory	1934
	25	Adrian Street	Contributory	1935
	26	Adrian Street	Contributory	1937
Wahroonga	27	Adrian Street	Contributory	1937
	28	Adrian Street	Non-contributory	1937, altered
	29	Adrian Street	Contributory	1936
	30	Adrian Street	Contributory	1938
	31	Adrian Street	Non-contributory	1936, altered
	32	Adrian Street	Contributory	1937
	33	Adrian Street	Contributory	1940
	34	Adrian Street	Contributory	1938
	35	Adrian Street	Non-contributory	1940, altered
	37	Adrian Street	Contributory	1938
	39	Adrian Street	Contributory	1938
Elm Tree	1	Audrey Crescent	Contributory	1940
	3	Audrey Crescent	Non-contributory	1951
-	18	Audrey Crescent	Non-contributory	2018
-	20	Audrey Crescent	Non-contributory	1947, altered
-	1/22	Audrey Crescent	Contributory	1939
	2/22	Audrey Crescent	Non-contributory	1989
-	24	Audrey Crescent	Contributory	1939
-	26	Audrey Crescent	Non-contributory	2013
-	28	Audrey Crescent	Non-contributory	1996
	30	Audrey Crescent	Contributory	1939
	32	Audrey Crescent	Contributory	1939
	34	Audrey Crescent	Contributory	1940
	36	Audrey Crescent	Contributory	1940
	38	Audrey Crescent	Contributory	1946
	40	Audrey Crescent	Contributory	1939
	42	Audrey Crescent	Contributory	1939
	44	Audrey Crescent	Contributory	1939
	1	Brandon Street	Contributory	1936
	2	Brandon Street	Contributory	1936
	3	Brandon Street	Contributory	1933
	4	Brandon Street	Contributory	1936
	5	Brandon Street	Contributory	1935
	6	Brandon Street	Non-contributory	1935, altered
	7	Brandon Street	Non-contributory	2017
	8	Brandon Street	Non-contributory	1935, altered
	9	Brandon Street	Contributory	1936

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Name	Number	Street	Grading	Date
	10	Brandon Street	Contributory	1934
	11	Brandon Street	Contributory	1936
	12	Brandon Street	Contributory	1933
	13	Brandon Street	Contributory	1938
	14	Brandon Street	Non-contributory	2013
	15	Brandon Street	Contributory	1935
	16	Brandon Street	Contributory	1937
	17	Brandon Street	Contributory	1935
	18	Brandon Street	Non-contributory	1926, altered
	19	Brandon Street	Contributory	1939
	20	Brandon Street	Contributory	1926
	21	Brandon Street	Contributory	1936
	22	Brandon Street	Non-contributory	1936, altered
	23	Brandon Street	Contributory	1934
	24	Brandon Street	Non-contributory	Reproduction, c. 1989
	25	Brandon Street	Contributory	1925
	26	Brandon Street	Non-contributory	2017
	27	Brandon Street	Contributory	1926
	28	Brandon Street	Contributory	1936
	29	Brandon Street	Contributory	1936
	30	Brandon Street	Contributory	1936
	31	Brandon Street	Contributory	1934
	32	Brandon Street	Contributory	1939
	33	Brandon Street	Contributory	1934
	34	Brandon Street	Non-contributory	1938, altered
	35	Brandon Street	Contributory	1936
	36	Brandon Street	Contributory	1939
	37	Brandon Street	Contributory	1936
	38	Brandon Street	Contributory	1938
	39	Brandon Street	Contributory	1936
	40	Brandon Street	Contributory	1940
	41	Brandon Street	Contributory	1936
	42	Brandon Street	Non-contributory	2011
	43	Brandon Street	Contributory	1937
	44	Brandon Street	Contributory	1939
	45	Brandon Street	Contributory	1934
	46	Brandon Street	Contributory	1940
	47	Brandon Street	Contributory	1938
	48	Brandon Street	Contributory	1939
	49	Brandon Street	Contributory	1939
	50	Brandon Street	Contributory	1940
	51	Brandon Street	Contributory	1940
	52	Brandon Street	Contributory	1940
	53	Brandon Street	Contributory	1937
	54	Brandon Street	Contributory	1939
	55	Brandon Street	Contributory	1937
	56	Brandon Street	Contributory	1938
	57	Brandon Street	Contributory	1938
	58	Brandon Street	Contributory	1938
	59	Brandon Street	Non-contributory	1938, altered
	60	Brandon Street	Contributory	1938
	61	Brandon Street	Contributory	1938
	62	Brandon Street	Contributory	1948

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Name	Number	Street	Grading	Date
	63	Brandon Street	Contributory	1940
	64	Brandon Street	Non-contributory	1964
	65	Brandon Street	Contributory	1941
	67	Brandon Street	Contributory	1940
	1	Celia Street	Contributory	1934
	2	Celia Street	Non-contributory	1948, altered
	3	Celia Street	Contributory	1935
	4	Celia Street	Contributory	1927
	5	Celia Street	Contributory	1935
	6	Celia Street	Contributory	1939
	7	Celia Street	Non-contributory	1934, altered
	8	Celia Street	Contributory	1935
	9	Celia Street	Non-contributory	1934, altered
	10	Celia Street	Contributory	1936
	11	Celia Street	Contributory	1934
	12	Celia Street	Contributory	1936
	13	Celia Street	Contributory	1935
	14	Celia Street	Contributory	1935
	15	Celia Street	Contributory	1929
	16	Celia Street	Non-c Contributory	1935 Vacant
	17	Celia Street	Contributory	1934
	18	Celia Street	Non-contributory	1936, altered
	19	Celia Street	Contributory	1932
	20	Celia Street	Non-c Contributory	1926 , altered
	21	Celia Street	Contributory	1934
	22	Celia Street	Contributory	1926
	23	Celia Street	Contributory	1935
	24	Celia Street	Contributory	1926
	25	Celia Street	Contributory	1935
	26	Celia Street	Non-contributory	2002
	27	Celia Street	Contributory	1936
	28	Celia Street	Contributory	1926
	29	Celia Street	Non-contributory	2016
	30	Celia Street	Contributory	1936
	1/31	Celia Street	Contributory	1943
	2/31	Celia Street	Non-contributory	1975
	32	Celia Street	Contributory	1938
	33	Celia Street	Contributory	1936
	34	Celia Street	Contributory	1939
	35	Celia Street	Contributory	1939
	36	Celia Street	Contributory	1940
	37	Celia Street	Contributory	1936
	38	Celia Street	Contributory	1946
	39	Celia Street	Contributory	1937
	40	Celia Street	Contributory	1936
	41	Celia Street	Contributory	1936
	42	Celia Street	Contributory	1939
	43	Celia Street	Contributory	1937
	44	Celia Street	Contributory	1936
	45	Celia Street	Contributory	1937
	46	Celia Street	Non-contributory	2014
	47	Celia Street	Non-contributory	2009
	48	Celia Street	Contributory	1939
	49	Celia Street	Non-contributory	2015

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Name	Number	Street	Grading	Date
	50	Celia Street	Contributory	1939
	51	Celia Street	Contributory	1937
	52	Celia Street	Contributory	1940
	53	Celia Street	Contributory	1938
	54	Celia Street	Contributory	1946
	55	Celia Street	Non-contributory	2004
	56	Celia Street	Contributory	1949
	57	Celia Street	Non-contributory	2006
	58	Celia Street	Non-contributory	Vacant
	59	Celia Street	Non-contributory	1929, altered
	60	Celia Street	Contributory	1955
	61	Celia Street	Contributory	1929
	62	Celia Street	Contributory	1950
	63	Celia Street	Contributory	1929
	64	Celia Street	Non-contributory	1950, altered
	65	Celia Street	Contributory	1929
	66	Celia Street	Contributory	1950
	67	Celia Street	Non-contributory	1946, altered
	68	Celia Street	Contributory	1941
	69	Celia Street	Non-contributory	1960
	70	Celia Street	Contributory	1940
	1	Florizel Street	Non-contributory	1935, altered
	2	Florizel Street	Contributory	1936
	3	Florizel Street	Non-contributory	1987
	4	Florizel Street	Contributory	1935
	5	Florizel Street	Contributory	1936
	6	Florizel Street	Contributory	1936
	7	Florizel Street	Contributory	1947
	8	Florizel Street	Contributory	1936
	9	Florizel Street	Contributory	1935
	10	Florizel Street	Non-contributory	Reproduction, 2018
	11	Florizel Street	Contributory	1935
	12	Florizel Street	Contributory	1935
	13	Florizel Street	Contributory	1937
	14	Florizel Street	Contributory	1937
Warrawee	15	Florizel Street	Contributory	1935
	16	Florizel Street	Contributory	1937
	17	Florizel Street	Contributory	1935
	18	Florizel Street	Contributory	1936
	19	Florizel Street	Contributory	1936
	20	Florizel Street	Contributory	1936
	21	Florizel Street	Contributory	1936
	22	Florizel Street	Contributory	1939
	23	Florizel Street	Contributory	1938
	24	Florizel Street	Contributory	1949
	25	Florizel Street	Contributory	1936
	26	Florizel Street	Contributory	1934
	27	Florizel Street	Contributory	1937
	28	Florizel Street	Contributory	1935
	29	Florizel Street	Contributory	1937
	30	Florizel Street	Contributory	1935
	31	Florizel Street	Non-contributory	1941, altered
	32	Florizel Street	Contributory	1938

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Name	Number	Street	Grading	Date
	33	Florizel Street	Contributory	1938
	34	Florizel Street	Contributory	1937
	35	Florizel Street	Contributory	1937
	36	Florizel Street	Contributory	1939
	37	Florizel Street	Contributory	1937
	38	Florizel Street	Contributory	1937
	39	Florizel Street	Non-contributory	1948, altered
	40	Florizel Street	Contributory	1939
	41	Florizel Street	Non-contributory	1938, altered
	42	Florizel Street	Contributory	1940
	43	Florizel Street	Non-contributory	2017
	44	Florizel Street	Contributory	1938
	45	Florizel Street	Contributory	1936
	46	Florizel Street	Contributory	1940
	47	Florizel Street	Contributory	1941
	48	Florizel Street	Contributory	1939
	49	Florizel Street	Contributory	1938
	50	Florizel Street	Contributory	1939
	51	Florizel Street	Contributory	1938
	52	Florizel Street	Non-contributory	1939, altered
	53	Florizel Street	Contributory	1938
	54	Florizel Street	Non-contributory	1940, altered
	55	Florizel Street	Contributory	1940
	56	Florizel Street	Contributory	1940
	57	Florizel Street	Contributory	1938
	58	Florizel Street	Contributory	1946
	59	Florizel Street	Non-contributory	1941, altered
	60	Florizel Street	Non-contributory	1939, altered
	61	Florizel Street	Contributory	1938
	62	Florizel Street	Contributory	1939
	63	Florizel Street	Contributory	1939
	64	Florizel Street	Contributory	1940
	65	Florizel Street	Non-contributory	1940, altered
	66	Florizel Street	Non-contributory	Reproduction, 2009
	67	Florizel Street	Contributory	1941
	68	Florizel Street	Contributory	1940
	69	Florizel Street	Contributory	1947
	70	Florizel Street	Non-contributory	2010
	71	Florizel Street	Contributory	1938
	72	Florizel Street	Non-contributory	Vacant
	1	Hortense Street	Non-contributory	2016
Marinor	2	Hortense Street	Contributory	1938
	3	Hortense Street	Contributory	1937
	3A	Hortense Street	Contributory	1937
	4	Hortense Street	Contributory	1937
	5	Hortense Street	Non-contributory	2016
	6	Hortense Street	Contributory	1938
	7	Hortense Street	Contributory	1937
	8	Hortense Street	Contributory	1938
	9	Hortense Street	Contributory	1938
	10	Hortense Street	Contributory	1937
	11	Hortense Street	Contributory	1937
	12	Hortense Street	Contributory	1938

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Name	Number	Street	Grading	Date
	13	Hortense Street	Non-contributory	2007
	14	Hortense Street	Non-contributory	2016
	15	Hortense Street	Contributory	1939
	16	Hortense Street	Contributory	1937
	17	Hortense Street	Contributory	1940
	18	Hortense Street	Non-contributory	2005
	19	Hortense Street	Contributory	1937
	20	Hortense Street	Contributory	1940
	21	Hortense Street	Contributory	1938
	22	Hortense Street	Contributory	1936
	23	Hortense Street	Contributory	1941
	24	Hortense Street	Non-contributory	1937, altered
	25	Hortense Street	Contributory	1940
	26	Hortense Street	Contributory	1937
	27	Hortense Street	Contributory	1937
	28	Hortense Street	Contributory	1937
	29	Hortense Street	Non-contributory	2016
	30	Hortense Street	Contributory	1941
	31	Hortense Street	Contributory	1941
Ilfracombe	32	Hortense Street	Individually significant, existing Heritage Overlay (HO386). No change proposed.	1938
	33	Hortense Street	Contributory	1938
	34	Hortense Street	Contributory	1940
	35	Hortense Street	Non-c Contributory	1938, altered
	36	Hortense Street	Contributory	1938
	37	Hortense Street	Contributory	1939
	38	Hortense Street	Contributory	1938
	39	Hortense Street	Non-contributory	2012
	40	Hortense Street	Contributory	1939
	41	Hortense Street	Contributory	1941
	42	Hortense Street	Contributory	1940
	43	Hortense Street	Contributory	1947
	44	Hortense Street	Non-c Contributory	Vacant 1939
	45	Hortense Street	Contributory	1948
	46	Hortense Street	Contributory	1938
	47	Hortense Street	Contributory	1938
	48	Hortense Street	Contributory	1951
	49	Hortense Street	Contributory	1939
	50	Hortense Street	Contributory	1946
	51	Hortense Street	Contributory	1940
	52	Hortense Street	Contributory	1940
	53	Hortense Street	Contributory	1930
	54	Hortense Street	Non-c Contributory	1940, altered
	56	Hortense Street	Contributory	1953
	58	Hortense Street	Contributory	1940
Denver	60	Hortense Street	Contributory	1940
	62	Hortense Street	Non-contributory	2018
	64	Hortense Street	Non-contributory	1940s, altered
Alkira	66	Hortense Street	Contributory	1940
	68	Hortense Street	Contributory	1940

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Name	Number	Street	Grading	Date
	1	Montana Street	Individually significant, existing Heritage Overlay (HO393). No change proposed.	1941
	2	Montana Street	Non-contributory	2012
Ardingly	3	Montana Street	Contributory	1940
	4	Montana Street	Contributory	1938
	5	Montana Street	Contributory	1939
	6	Montana Street	Contributory	1938
	7	Montana Street	Non-contributory	2016
	8	Montana Street	Contributory	1939
	9	Montana Street	Contributory	1939
	10	Montana Street	Contributory	1938
	11	Montana Street	Contributory	1939
	12	Montana Street	Contributory	1938
	13	Montana Street	Contributory	1939
	14	Montana Street	Contributory	1941
	15	Montana Street	Contributory	1939
	16	Montana Street	Non-contributory	2016
	17	Montana Street	Contributory	1939
	18	Montana Street	Non-contributory	2016
	19	Montana Street	Non-contributory	2017
	20	Montana Street	Contributory	1939
	21	Montana Street	Contributory	1940
	22	Montana Street	Contributory	1938
	23	Montana Street	Contributory	1954
	24	Montana Street	Contributory	1938
	25	Montana Street	Non-contributory	1940, altered
	26	Montana Street	Contributory	1953
	28	Montana Street	Contributory	1939
	30	Montana Street	Contributory	1939
	32	Montana Street	Contributory	1939
	34	Montana Street	Contributory	1939
	36	Montana Street	Contributory	1939
	38	Montana Street	Contributory	1941
	40	Montana Street	Contributory	1940
	42	Montana Street	Contributory	1939
	44	Montana Street	Non-contributory	2017
	46	Montana Street	Contributory	1939
	2	Prosper Parade	Non-contributory	1949
	4	Prosper Parade	Contributory	1939
	37	Summerhill Road	Contributory	1937
	41	Summerhill Road	Contributory	1936
	43	Summerhill Road	Contributory	1935
	45	Summerhill Road	Contributory	1936
	47	Summerhill Road	Contributory	1935
	49	Summerhill Road	Contributory	1935
	51	Summerhill Road	Non-contributory	2018
	53	Summerhill Road	Contributory	1929
	55	Summerhill Road	Non-contributory	2016
	57	Summerhill Road	Contributory	1934
	59	Summerhill Road	Contributory	1928

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Name	Number	Street	Grading	Date
	63	Summerhill Road	Contributory	1934
	65	Summerhill Road	Contributory	1941
	67	Summerhill Road	Contributory	1936
	69	Summerhill Road	Contributory	1936
	71	Summerhill Road	Contributory	1936
	73	Summerhill Road	Contributory	1937
	75	Summerhill Road	Contributory	1937
	77	Summerhill Road	Non-contributory	1938, altered
	79	Summerhill Road	Contributory	1939
	81	Summerhill Road	Contributory	1939
	83	Summerhill Road	Contributory	1939
	85	Summerhill Road	Contributory	1947
	87	Summerhill Road	Contributory	1939
	89	Summerhill Road	Contributory	1939
	91	Summerhill Road	Contributory	1940

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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</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

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GLEN IRIS

Violet Farm Estate Precinct

Prepared by: Context

Address:

377-423 Burke Road; 1-35 & 2-36 (excluding 1B, 2A and 2B) Faircroft Avenue; 11 & 14 Grosvenor Road; 2-16 & 1-15 Harris Avenue; 1-15 & 6-12 Macdonald Street; 2-30 & 1-21 Parkin Street; 1-47 & 2-30 Rix Street, Glen Iris

Name: Violet Farm Estate Precinct	Survey Date: July 2018
Place Type: Residential	Architect: Verner Fick, and others
Grading: Significant	Builder: J T Guy, Norman Johnston, and others
Extent of Overlay: See precinct map	Construction Date: 1925-1946

Precinct map:



Historical Context

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening c1923 ~~(see Figure 4)~~ (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services. Schools subsequently opened and new church buildings were constructed. Camberwell South Primary School was established in 1925, and two Catholic primary schools, St Cecilia's and St Roch's (the latter not in the study area), opened in 1931 and 1923 respectively. All three schools continue to operate today. The Methodist church was rebuilt in Glen Iris Road in 1932, and in 1936, the City of Camberwell opened its seventh centre infant welfare centre in a new building in High Street, Glen Iris (Built Heritage 2012:197). During the 1930s economic depression Gardiners Creek was straightened in sections by men on sustenance (welfare payments) (City of Boroondara 2018).

History

The subject precinct is made up of a two residential estates subdivided in 1925 and 1928.

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The precinct is located on Crown Allotment 108, Section 1A, in the Parish of Boroondara, approximately 87 acres, purchased by I Anderson in 1853 (Parish Plan Boroondara 1931).

By 1905, a violet farm had been established on part of the allotment at Gardiner on the Glen Iris railway line, where 50-60 people arrived on Saturdays in 'motors, drags, waggonettes and carts' to pick violets that grew in 'a great blue sheet' (*Leader* 26 August 1905:37). The violet farm, owned by A Rix, was sold to J Harrison in 1909, with Rix appearing to continue to manage the property until 1923 (*Herald* 19 August 1909:3; *Age* 29 November 1923:6).

Violet Farm Estate 1925

In September 1925, the *Herald* reported on a new residential subdivision planned for the violet farm: *An experiment in mass house-construction was lately carried out by Mr F. Guy who built 98 houses in Highfield road, South Camberwell. That this effort in group-building has proved successful is indicated by the fact that Mr Guy has now bought the old and widely known Violet Farm at Gardiner. On this attractive location Mr Guy intends to build 60 houses, the whole to be carried out as the one undertaking. The Violet Farm faces Burke road, which is traversed by the Camberwell-Malvern road electric car line. Gardiner railway station, on the Darling line, is within a stone's-throw of the property* (*Herald* 30 September 1925:14).

On 12 December 1925, 38 'choice villa sites' in Gardiner, to which sewerage, gas and electricity were connected, were auctioned on the newly established Violet Farm Estate in Burke Road (see Figure 2) (*Age* 18 November 1925:6). All lots sold, with Burke Road frontages realising £11 to £125 per foot; Amelia Street (renamed Faircroft Avenue c1931) £4 to £8; and Parkin Street £3 to £5 (*Age* 15 December 1925:13; *Argus* 31 January 1931:13). The properties within the estate were subject to a covenant that houses must be constructed of masonry (brick, stone or concrete) with a tile or slate roof, ensuring the construction of more expensive houses (CT V 5488 F 542). A view of the Violet Farm Estate in 1928 can be seen in Figure 4.

Figure 2. Violet Farm Estate, 1925. (Source: 'Violet Farm Estate' 192?, SLV)

By 1926, J T Guy, who advertised himself as 'the builder who builds good houses and sells them cheaply', had built and sold a number of homes on the Violet Farm Estate. A 'new five-roomed brick house, with fibro-plaster ceilings and every modern convenience...large back verandah [and] asphalt garden paths', stated Guy, could be purchased on 'easy rent terms' for £1400 (*Argus* 23 March 1926:3). The 30 brick villas that had been already commenced on the estate between Amelia Street

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(Faircroft Avenue) and Rix Street when the estate was auctioned in December 1925 (see Figure 2) are likely to have been constructed by Guy.

Builder Norman Johnston (see Figure 3) also built and sold homes on the Violet Farm Estate, where he had established an office by 1927 (*Argus* 12 March 1927:28). Alfred Norman Johnston was a builder by trade and worked from a joinery works, thought to have been located on the north side of Moira Street between the railway line and Gardiners Creek near Darling Station, which were in operation by 1927. All joinery was made in the works for the building of houses by Johnston in Glen Iris (*Stonnington History News* 2005:4; 'Norman Johnston Joinery Works' nd). Johnston advertised a number of houses for sale on the estate in 1926-27, including a five-room brick home and sleep out with 'large rooms, fibrous plaster ceilings...double glass doors [and] white enamelled kitchen and bathroom' in 1926 for £1525 with 'easy repayments' (*Age* 2 October 1926:11).

The advertisement is a vertical layout. On the left, there is a blue-tinted architectural drawing of a house with a gabled roof and a chimney. Above the drawing, the text reads: "NORMAN JOHNSTON DESIGNER & BUILDER PHONE U 2208 KERFERD ROAD, GLEN IRIS." On the right, the text reads: "NORMAN JOHNSTON DESIGNER BUILDER FINANCIER KERFERD ROAD - GLEN IRIS Phone U2208 The Unusual Combination— Quality and Cheapness. Artistic well-appointed homes erected with built-in loud speakers to design. Houses for sale or built to order on land available for your own choice in beautiful high positions at various prices. Come and make your selection. Acres to choose from. Get a quote for built-in loud speakers in your home."

Figure 3. Builder and designer Norman Johnston's advertisement for houses, 1924. (Source: Wireless Institute of Australia 1924:24-25).

The State Savings Bank of Victoria also financed at least one home on the estate, calling for tenders for the building of a timber house at the corner of Rix and Parkin streets in 1927 (*Age* 15 October 1927:1).



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Figure 4. Looking northeast at the corner of Sinclair and Macdonald streets, 1928. (Source: Tompkins 1928, Boroondara Library Service. In copyright.)

In 1937, two separate maisonettes in Rix Street (number unknown), each of six rooms, sold for £5600 (*Argus* 5 November 1937:12). They would have been part of the row of flats at 35-45 Rix Street. The 1938 certificate of title made provision for party walls, which indicates that the flats were built by 1938 (CT: V3216 F3000). By 1942, the flats were occupied as follows: number 35 by Reginald Newman; 37 by Benjamin Mann; 39 by Annie Durack; 41 by Arthur Webber; 43 by William Tilley; and 45 by Harry Thomas (S&Mc 1942). Alice Maud Grant purchased the property at 45 Rix Street in 1938, with master builder, Alfred William Richardson, becoming the proprietor in 1940 (CT: V3216 F3000).

Big Violet Farm estate 1928

In 1928, the Big Violet Farm estate in Burke Road, Gardiner, was put up for auction (see Figure 5). Comprising 45 'magnificent residential sites', the estate adjoined the Violet Farm Estate and incorporated Macdonald Street, Sinclair Avenue, Harris Avenue and the west side of Burke Road between Macdonald Street and Harris Avenue. The estate was declared a 'brick area', with lots auctioned on 10 March 1928 (*Age* 9 March 1928:2). Most allotments sold at that time, with the remaining 17 lots auctioned in March 1929 (*Age* 9 February 1929:2). A view of the Violet Farm Estate in 1928 from the corner of Sinclair and Macdonald streets can be seen in Figure 4. A 1945 aerial photo indicates that the roads in this subdivision were paved with asphalt, in contrast to the concrete roads of the 1925 subdivision.

After 61 Years!
THE BIG VIOLET FARM
 45 HOME SITES
BURKE ROAD GARDINER
 IN THE CITY OF HAWTHORN

LAND FOR SALE

TO BE SOLD BY AUCTION NEXT SAT. MARCH 10th AT 3 PM IN A SEATED MARQUEE ON THE GROUND

ARTHUR TUCKETT & SON
 AUCTIONEERS & ESTATE AGENTS
 38 QUEEN ST. MELB. PHONE CENT. 3000 11470

45 Glorious Home Sites

Travelling Facilities Unequaled Anywhere

Terms Easier Than Easy

VALUES HERE WILL INCREASE TREMENDOUSLY!
 THERE'S NOTHING BETTER IN MELBOURNE TODAY!

SEND FOR PLAN

Arthur Tuckett & Son,
 38 Queen Street.

Figure 5. Advertisement for Big Violet Farm estate, 1928. (Source: *Herald* 7 March 1928:15)

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Development in the Big Violet Farm estate gathered pace in the 1930s after the end of the economic depression of the time. In 1933, a new 'ultra-modern brick villa' of five rooms was advertised for sale at 1 Faircroft Avenue (*Age* 8 July 1933:2). In 1935, architect Verner Fick invited tenders for the erection and completion of a brick residence in Macdonald Street, Upper Hawthorn (*Argus* 6 July 1935:3). This may be the current residence at 8 Macdonald Street. In 1935, the City of Hawthorn called for tenders for the construction of Harris Avenue and Macdonald Street (*Age* 11 September 1935:2).

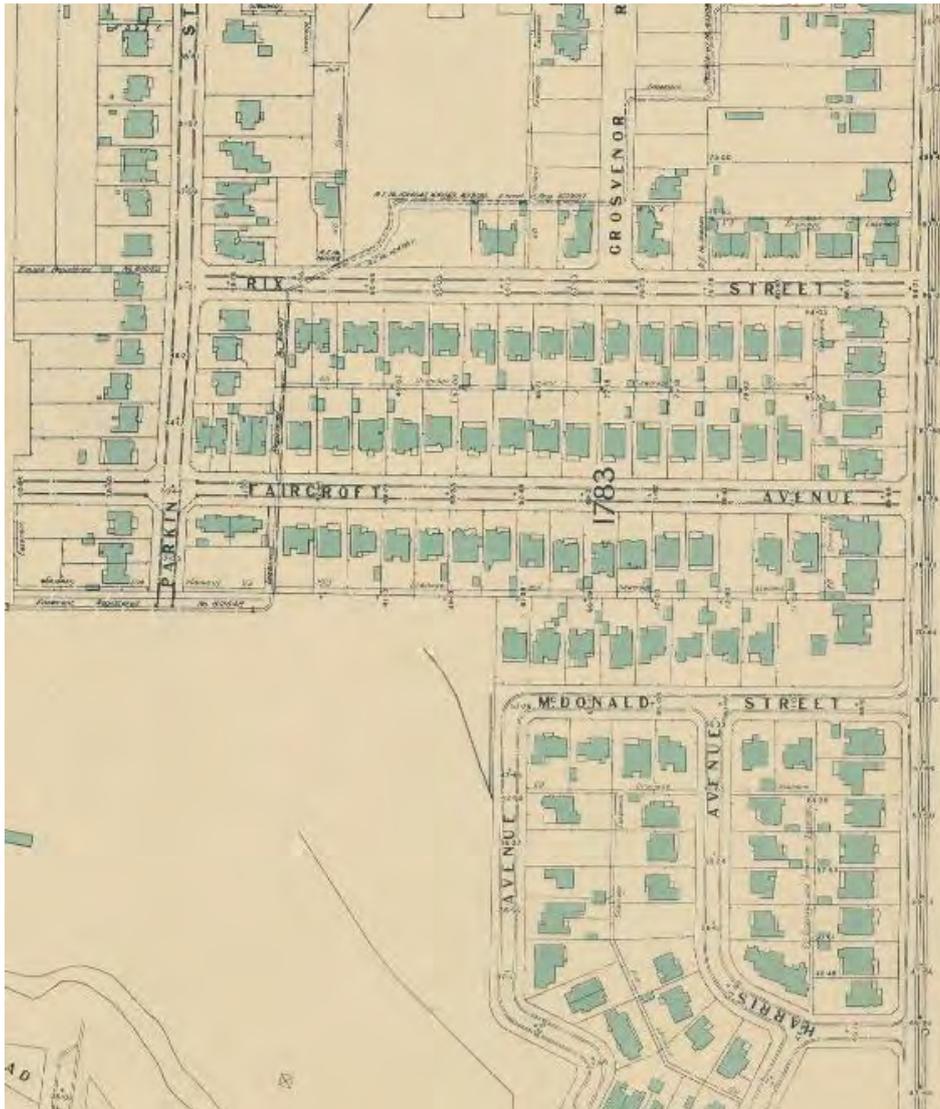


Figure 6. Development in the precinct by circa 1947. (Source: MMBW Plan No. 60, 1947)

The last allotment in the Big Violet Farm estate, situated in Sinclair Avenue (outside of the precinct), was put up for sale in 1949 (*Argus* 21 December 1949:11).

Description & Integrity

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The Violet Grove Estate Precinct is situated on the south side of Toorak Road, starting on the west side of Burke Road, and north of the Monash Freeway, which is aligned with the course of the Gardeners Creek running to the south of the precinct. The precinct generally slopes toward the south and south-west to Gardener's Creek, creating some elevated views towards the creek and its adjacent parklands. The precinct encompasses interwar residential development on the western side of Burke Road running from Rix Street to Harris Avenue.

Within the precinct the roads are a combination of early concrete-paving (to Faircroft Avenue and Rix Street) and asphalt, both with concrete footpaths. Wide grass nature strips are across the precinct and are planted with a variety of species of street trees.



Figure 7. Faircroft Avenue streetscape and concrete road. (Source: Context 2018).

The precinct contains residential buildings from the late 1920s up to the time the bans on non-essential construction were put in place in 1942 in response to the war. Amongst the properties is one house built in 1946 which is of the same design to several pre-1942 dwellings, as its design still represents interwar forms and it is entirely cohesive with the remaining houses in the precinct it has been graded Contributory. They are a combination of single and double storey stand-alone houses, semi-detached houses in pairs and blocks of flats from the late 1930s on Rix Street.

Large houses are predominately located along the elevated Burke Road section of the precinct, echoing the slightly earlier pattern of development on the opposite side of Burke Road. These are generally highly intact examples of late 1920s and early 1930s residences, the majority of which are in the interwar Mediterranean and/or Spanish Mission style. The row of houses at Nos. 395-417 form precinct HO154. (While this row will retain its separate HO number, it is of the same era and type of development as in the rest of the Violet Farm Precinct, so it considered to contribute to its significance.)

As subdivision and construction began in the mid-1920s, a large number of the houses in the precinct are California Bungalows, many of which are clad in weatherboards with brick piers and balustrades. They are clustered on the south side of Rix Street and the north side of Faircroft Avenue, as well as the west side of Parkin Street. Roof forms evident within the precinct on these bungalows are a

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mixture of hipped roofs with a projecting gable or a transverse gabled roof, all clad in terracotta tiles. Gable ends show a range of treatments, including timber shingles, roughcast render and a simple half-timbering (12 Rix Street). The windows to the bungalows are generally double sash windows with projecting box frames. Many have a decorative upper sash with leadlighting or divided into multiple panes (15 and 25 Faircroft Ave). Porch supports range from the very simple single or paired posts on a brick plinth (24 Parkin Street), tapered or square piers (26 Rix Street), or cast-concrete dwarf or full-length columns (4 Parkin Street).

The houses at 12 Rix Street and 15 Faircroft Avenue are fine and intact examples of the Californian Bungalow within the precinct. Both retain original detailing to the gable ends, while demonstrating the use of solid tapered supports to the porch (15 Faircroft Ave) and the simple timber colonette atop masonry piers (12 Rix Street). Both examples also retain original or early examples of front fencing used in the interwar era.



Figure 8. Example of a Californian Bungalow at 12 Rix Street. (Source: Context 2018).



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Figure 9. Intact example of Californian Bungalow at 15 Faircroft Ave. (Source: Context 2018)

There is also a group of once identical (or very similar) 1920s California Bungalows at 25, 28, 31, 33 & 35 Faircroft Avenue, 24 Parkin Street and 18, 20, 22, 24, 28 & 30 Rix Street. They are a variation on the typical bungalow form, and their form indicates that they were all built by a single builder. All are constructed of brick with an unusual gabled-hipped roof form and minor front gable. Front porches have a variety of supports, such as single or paired dwarf columns, brick arches, round brick columns, and rectangular piers of diminishing size. There is also variation in the treatment of the front gables, with faux half-timbering and shingles. In some cases, there have been alterations to original elements such as front porches or visible additions including carparking structures built forward of the house, but all are still clearly recognisable as interwar California Bungalows and the consistency of their unusual roof form is a distinctive quality of this precinct.



Figure 10. One of the identically massed 1920s California Bungalows, this one at 25 Faircroft Avenue. (Source: Context 2018)

Higher quality development has traditionally located along major north-south streets in Boroondara such as Burke Road, with a strong sense of public address along this major route. In the interwar period, the most common development pattern in the municipality was for bungalow type housing in a suburban garden setting. The group of houses at Nos. 395 to 417 (comprising HO154) were considered the best interwar example of the major boulevard development attitude in the City of Hawthorn when assessed in the 1990s. The group is remarkably intact, with fences, garden and houses all contributing. Their elevated siting enhances their presentation. This group is particularly noted for its Spanish Mission style houses, as well as some that take a more conservative form known as Mediterranean Revival (such as the Significant No. 395).

The Spanish Mission style of architecture is concentrated along Burke Road. They are generally double fronted bungalows with rendered brick walls and medium pitched roofs, some with front gables, covered with terracotta or cement tiles. The typical detailing of the architectural style includes the use of arcaded porches or loggias below an ornate baroque parapet, the use of triple arches, 'barley sugar' columns to porches, as well as to decorate mullions between sash windows. The Significant Spanish Mission house at 399 Burke Road has a variety of decorative gables, both Baroque and one with corbelled eaves, dovecote chimneys with tiled rooflets, and an original fence. Other examples of the style are 377, 413 and 417 Burke Road.

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Figure 11. The Spanish Mission house at 399 Burke Road (Significant in HO154). (Source: Context 2018)

A more restrained type of house incorporating arcades and classical details is the interwar Mediterranean Revival style. The Significant house at 395 Burke Road (in HO154) incorporates a loggia and a classical pediment to this large hipped-roof bungalow. It also retains its original front fence (rendered brick with mild-steel panels) to its very large front garden. Other examples are 379, 389 and 409 Burke Road; 7, 9, 11 and 12 Faircroft Avenue; 4 Harris Avenue; and 6 Macdonald Street.



Figure 12. Example of a Mediterranean Revival house at 7 Faircroft Avenue. (Source: Context 2018)

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Other late 1920s and 1930s bungalows do not fit neatly in a stylistic category, combining the classical features of the Mediterranean Revival with picturesque elements more typical of Arts & Crafts and California Bungalows. Some examples are 397 Burke Road (Significant), 385 and 415 Burke Road, 3, 5, 26 and 34 Faircroft Avenue.



Figure 13. Eclectic house of the late 1920s at 385 Burke Road. (Source: Context 2018)

Another common architectural style evident within the precinct is interwar Old English Revival. The interwar Old English revival style is seen in different expressions widely throughout the precinct. Typical exterior characteristics of the style present in the precinct include asymmetrical massing (15 Parkin Street), street-facing gables, imitation half-timbering (10 Macdonald Street), textured stucco walls, textured clinker bricks, corbelled brickwork, arched openings, leadlight glazing, and tall chimneys. Fine and largely intact examples of the style are at 9 and 16 Harris Avenue, the semi-detached pairs at 15 Parkin Street/1 Rix Street and 6 & 8 Rix Street, and a block of flats at 15 Rix Street.

The property at 8 Macdonald Street is Individually Significant as a particularly fine, picturesque example of the Old English Revival that retains its exterior finishes to a high degree. The two-storey clinker brick house occupies a corner block and is set back behind garden on both sides. It is asymmetrical in form, with a steeply pitched terracotta shingle clad hipped roof with a gable to the projecting bay. The windows to the upper level are dormer windows with 9 or 12 pane casement windows. The roofs of the dormers are shingle clad, with moulded timber eaves brackets. They are differentiated between hipped roof dormers to the high hipped roof and gabled dormers around the front gabled bay. The windows to the lower level are timber sash windows with diamond patterned leadlight to the upper sash. The porch has two Tudor arches with quoining to the opening. The chimneys are elaborate in design, with two chimneys to the front gable end and one to the rear elevation. All retain their terracotta chimney pots. The house also retains its original clinker brick front fence, with mild-steel gate to front footpath and some early garden layout. The side elevation of the house, to Harris Avenue, also retains the early brick wall with timber and iron bracket garage door and separate pedestrian gate to the rear yard.

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Figure 14. Old English house located at 8 Macdonald Street. (Source: Context 2018)

A few houses within the precinct are in the interwar Art Deco style. These houses are masonry with tiled hipped roofs. Walls are finished with textured render with exposed brick or rendered decorative accents, particularly to window and door openings. These decorative accents are strongly geometrical and generally concentrate ornamentation to the upper portion of the building (2 and 4 Faircroft Avenue).

19 Parkin Street is an unusual house within the precinct, with highly patterned brickwork and other details, which do not conform to a single architectural style. The asymmetrical building has a vergeless gable to the front elevation and dentals to eaves of the hipped roof. The patterned brickwork is to the chimney, gable end and main body of the house where there is also a horizontal rendered band. Windows to the main elevation are two timber sash windows flanking a fixed pane to the middle. The front entrance is covered by a flat concrete roof, with matching eyebrow awnings to the windows, reminiscent of the interwar Moderne style.

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Figure 15. Unusually detailed house at 19 Parkin Street. (Source: Context 2018)

There are more late interwar houses and semi-detached pairs in the precinct by this same builder as indicated by their use of distinctive details. They are all hipped-roof bungalows with rendered or clinker brick walls. They share distinctive surrounds to their Chicago-style windows (a fixed picture window between double-hung sashes) comprising a flat concrete or curved rendered hood and raised brick pilasters to the side which terminate in corbelling at the bottom. Examples are found at 1 & 1A and 3 & 5 Faircroft Avenue, 28 & 30 Parkin Street, 2 & 2A and 4 Rix Street.



Figure 16. 5 (and part of 3) Faircroft Avenue. Note that the brick pilasters around the windows have been overpainted. (Source: Context 2018)

Some houses from the end of the interwar period adopt the dominant cladding materials and massing (generally a hipped roof and projecting hipped roof bay), but eschew all decorative details. Examples of this type can be seen at the duplex pairs 31 Rix Street & 11 Grosvenor Road (1941), 7 & 9 Parkin Street (1941), and 11 & 11A Parkin Street (1939). There is a single dwelling of this type at 6 Harris Avenue, which was built between 1938 and 1941. All of these examples have clinker brick walls, tiled hipped roofs, slab-like brick chimneys, and double-hung sash windows. The duplex pair at 7 & 9 Parkin Street and the house at 6 Harris Avenue have horizontal glazing bars to upper sashes, indicating a Moderne stylistic influence.



Figure 17. The late interwar dwelling at 7 Parkin Street (1941). Note the clinker brick walls, projecting hipped bay, and horizontal window glazing bars. (Source: Context 2018)

There is one house in the precinct built just after the wartime construction ban was lifted, in 1946, which is identical in type to the late interwar examples, and should be properly considered as a continuation of interwar housing forms. This is 33 Rix Street of 1946, which is virtually identical to 6 Harris Avenue (of c1938-41), apart from the porch, but more intact.



Figure 18. The early post-war house (1946) at 33 Rix Street. Note the clinker brick walls, projecting hipped bay, and horizontal window glazing bars. (Source: Context 2018)

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35 & 37, 39 & 41 and 43 & 45 Rix Street

The eastern end of Rix Street features a row of three unusual buildings of flats, located prominently at the top of a rise near the junction with Burke Road. These Significant buildings are two-storey with low-pitched hipped roofs. All three are masonry with rendered walls and contrasting brick detailing to windows and doors. Nos. 35 & 37 and 39 & 41 each have two projecting bays while Nos. 43 & 45 has a central projecting bay. All three buildings have brick quoining, tiled roofs and timber sash windows. Stylistically they have features which borrow from Art Deco and Spanish Mission interwar architecture, however, cannot be characterised as distinctly one or the other. For the most part, these properties are highly intact as viewed from the street. All but one of the four retain their original attached garages, which are set back from the front facades. All of the properties retain their original low front fences, which are of red brick with a bullnose capping of red and dark glazed bricks, though they have been raised in height at Nos. 39 & 41 (note that this alteration is partly reversible). The only visible extension is the replacement of the garage of No. 43 and its replacement with a small ground-floor addition with parking beneath. This extension is set about a room back from the façade and adopts the same rendered finish and decorative brickwork around the window in an attempt to blend it into the whole. At the first-floor level of the front façade of No. 45, it appears that a bank of windows (with horizontal glazing bars) has been replaced with slightly larger and simpler sashes. In addition, Nos. 35, 37, 43 and 45 have later rear extensions that are not visible from the street. Despite these alterations, the group of three buildings is still a highly cohesive and distinct element of the streetscape.



Figure 19. Unusual block of flats at 35 & 37 Rix Street. Note original fence (Source: Context 2018)

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Figure 20. Unusual block of flats at 39 & 41 Rix Street. (Source: Context 2018)



Figure 21. Unusual block of flats at 43 & 45 Rix Street. Note original fence and enlarged first-floor window to No. 45 (at right). (Source: Context 2018)

Two houses within the precinct, both Individually Significant, are unusual for the use of the interwar Moderne architectural features on builders' vernacular bungalows. Number 12 Macdonald Street

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(HO91), of 1939, is a single storey asymmetrical house with a low hipped, tile clad roof. The walls are rendered masonry with a wide horizontal banding of clinker bricks laid in stretcher courses. The windows to the main elevation are steel frames with a central fixed pane flanked by casement windows. The front porch is curved with a flat concrete roof and stretcher course clinker bricks to the column to match the horizontal banding of the walls.



Figure 22. Individually significant place 12 Macdonald Street (HO91). (Source: Context 2018)

The house at 10 Faircroft Avenue (HO43), constructed c1939, shows the similar emphasis on horizontality, with brick banding to the contrasting rendered walls. The rounded porch, with the continued horizontal banding are also similar to the Moderne style features on the house at 12 Macdonald Street. The porch roof extends into a parapet above the guttering of the hipped roof. Windows are metal frames with raked brick window sills.



Figure 23. Individually significant place at 10 Faircroft Avenue (HO43). (Source: Context 2018)

Front fences and garages

Many of the properties in the precinct retain their early or original brick front fences, gate piers and gates. There is a great variety to their designs, as was typical of the interwar period, but there is also consistency evident in the following features that are characteristic of the interwar era. Front fences are generally low; in some cases - particularly corner sites - the entries for pedestrians and vehicles are separate, with separate gates for each entry; they are mostly constructed of brick and often feature details or materials that match the house; they often have mild-steel gates to both pedestrian and vehicle gateways which sometimes match detailing to the house. Some examples of original fences and gates are shown below.



Figure 24. 8 Macdonald Street with mild-steel gate. (Source: Context 2018)



Figure 25. 15 Macdonald Street. Brick fence with mild-steel panels between piers. (Source: Context 2018)



Figure 26. 10 Faircroft Avenue (HO43) fence of brick with rendered upper course matching details of the house. (Source: Context 2018)

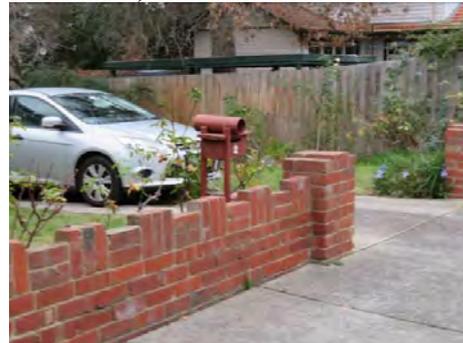


Figure 27. Crenelation to top of front fence at 2 Rix Street. (Source: Context 2018)

Additionally, some properties in the precinct retain early or original garages. Garages became more commonplace in late interwar and post-war residential development, reflecting the increase in car ownership at the time and it distinguishes the later residential development of the Faircroft Avenue Precinct from those developed in the Victorian, and Federation/Edwardian period. Mostly garages are located at the very rear of the property at the end of a long, straight driveway or, less often, they are connected to the side or rear of the house. Typically, the garages have a parapeted front and feature details to match the house. The earliest identified attached garage in the precinct is at 16 Faircroft Avenue, built in the mid-1920s. It sits just back from the front porch of a rendered masonry California Bungalow, and is distinguished by a parapet with a swagged top, reversing the low arch of the front porch. Surviving early driveways are usually split concrete tracks with grass in between.

Integrity

Generally, the precinct has a high level of integrity in the streetscape and the housing stock. A small number of original houses in the precinct have been demolished and replaced by new. Others have

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been extended or altered, carports have been added to some front gardens (9 and 16 Faircroft; 1 and 18 Harris Avenue), with higher frequency in the southern portion of the precinct, particularly Harris Avenue. In the case of visible upper-storey extensions, houses where the extension is clearly legible as a later intervention, the original roof form is legible, and generally where the extension is set back about one room's depth or more, the houses are still considered to contribute sufficiently to an understanding of the interwar and immediate post-war residential development of the estate. A smaller "dormer" extension might be slightly closer to the front and the house still graded contributory. In cases where the extension is built very close to the front façade, or even as a continuous sheer wall with it, the house has been graded non-contributory and noted as "altered" in the Schedule of Gradings. Despite the changes, overall the integrity of the precinct remains high due to a large number of properties retaining intact street elevations and characteristics of most houses remaining largely unchanged, in addition to original and early gardens and front fences that have been retained.

Comparative Analysis

There are a number of interwar residential precincts in the Boroondara Heritage Overlay that are comparable to the Violet Farm Estate Precinct:

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO230 Toorak Estate and Environs, Glen Iris - Subdivided in 1888, but most of the houses date to the 1916-25 period. It retains concrete roads. Houses are mainly brick, some with render details; though there are a few weatherboard houses. Houses in the precinct are mainly typical California bungalows, with larger examples along Burke Road. A row of houses on Nepean Street share unusual detailing and appear to be the work of a single builder. Many retain original front brick fences. Houses in the precinct are generally intact.

HO164 Leslie Street Precinct, Hawthorn - The Urquhart Estate component of the precinct (Urquhart Street, Swinburne Avenue, and The Boulevard) was the last substantial land holding in Hawthorn to be subdivided for residential purposes (in 1919). The interwar Old English and Mediterranean is particularly well represented in Urquhart Street and Swinburne Avenue and homogeneous arrays of 1920s Bungalows are found in The Boulevard and Lyall Street.

HO225 Fairview Avenue Precinct, Burwood - A well preserved timber bungalow precinct, strongly representative of development in Camberwell during the interwar period. Though it also contains some brick houses, overall, the extensive use of timber is in strong contrast to the predominantly brick residential estates in the rest of the former Camberwell municipality.

HO227 Great Glen Iris Railway Junction Estate, Ashburton - The precinct contains diverse and generally intact housing from the 1920s-30s, with a highly intact interwar landscape with concrete roads and related mature street trees.

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them

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larger than usual (larger, for example, than those in HO1 and HO191). A number of intrusive upper-level additions along Wattle Valley Road.

Violet Farm Estate Precinct contains late 1920s and 1930s dwellings. Its 1920s housing stock on Rix Street and Fairview Avenue with their concrete roads are very comparable to the Great Glen Iris Railway Junction Estate, Ashburton, and even more so to the nearby HO230 Toorak Estate and Environs which sits on the other side of Burke Road. Like HO230, the subject precinct has more substantial houses in the elevation allotments along Burke Road.

Houses in the precinct compare well to those in the other precinct, though the Holyrood Estate which contains more substantial houses. The mix of 1920s bungalow through the popular styles of the 1930s is typical of the interwar precincts in Boroondara.

The subject precinct is distinguished in Glen Iris and Boroondara by the outstanding collection of houses along Burke Road (most of which were previously protected as precinct HO154), the groups of single-builder 1920s and 1930s houses which are atypical variations on common styles, the idiosyncratic two-storey flats on Rix Street that defy stylistic pigeon holes, plus a general high quality of design, survival of so many front fences and many garages, and the two concrete roads.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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 Violet Farm Estate Precinct, comprising the Violet Farm Estate subdivision of 1925 and the Great Violet Farm Estate subdivision of 1928, is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. As indicated by the name of the subdivisions, it was the site of a violet farm owned by A Rix from 1905. Its owner is commemorated by the name of Rix Street.

The houses along Burke Road illustrate how higher quality development was traditionally located along major roads, with a strong sense of public address.

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 precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s which were built until just after World War II. The common later styles are Spanish Mission, Mediterranean Revival, Old English, Moderne/Art Deco, eclectic mixtures that defy stylistic definition, as well as the very simple hipped roof bungalows built around 1940 and when construction recommenced after 1945. The houses of this period were executed in rendered or face brick with tiled roofs, and many of them were built as semi-detached pairs with the two dwellings comprising a cohesive design.

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A large number of houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. The concrete roadbeds on Rix Street and Faircroft Avenue demonstrate the short-lived popularity of this material for roads in the 1920s.

395, 397, and 399 Burke Road (HO154) are architecturally significant as the most substantial of the houses along Burke Road, which are distinguished by their elevated siting, intact setting, and their high-quality renditions of interwar styles.

10 Faircroft Avenue (HO43) is architecturally significant for the illustration of the connection between the Moderne movement of the 1930s and the brick veneer houses which dominated post World War II Melbourne. It is unusually intact.

8 Macdonald Street is architecturally significant as a particularly finely detailed and picturesquely massed example of the Old English Revival that retains its original exterior finishes and setting to a high degree.

12 Macdonald Street (HO91) is architecturally significant as an excellent illustration of the 1930s and 1940s in the development of the vernacular garden villa from the 1880s to the present day.

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

The subject precinct is distinguished in Glen Iris and Boroondara by the outstanding collection of houses along Burke Road (most of which were previously protected as precinct HO154), the distinctive groups of single-builder 1920s and 1930s houses which are atypical variations on common styles, and the general high quality of design of houses.

The row of two-storey flats at 35 & 37, 39 & 41 and 43 & 45 Rix Street of 1937-38 are aesthetically significant as striking and unusual compositions which adopt elements from a number of interwar styles. While each displays different details, executed in face brick on a render ground, they have been designed as a cohesive complex, a parapeted building flanked by those with hipped roofs. The three are highly intact and retain their front fences, though the shared fence of Nos. 39 & 41 has been raised in height.

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 Violet Farm Estate Precinct is significant, comprising 377-423 Burke Road; 1-35 & 2-36 Faircroft Avenue; 11 & 14 Grosvenor Road; 2-16 & 1-15 Harris Avenue; 1-15 & 6-12 Macdonald Street; 2-30 & 1-21 Parkin Street; and 1-47 & 2-30 Rix Street, Glen Iris.

The precinct comprises two 1920s subdivisions situated just north of Gardener's Creek, bounded by Burke Road to the east and Toorak Road to the north. The majority of the houses were built in the late 1920s until the ban on non-essential construction in 1942, as well as one house identical to pre-1942 examples that was built just after the war.

The concrete roadbeds of Rix Street and Faircroft Avenue, original fences and original garages are contributory elements of the precinct.

The following places are individually significant: 395, 397, and 399 Burke Road (within the existing HO154); 10 Faircroft Avenue (existing HO43); 8 Macdonald Street; 12 Macdonald Street (existing HO91); and 35, 37, 39, 41, 43 and 45 Rix Street.

The following properties are non-contributory: 381-383A Burke Road; 19, 20 & 32 Faircroft Avenue; 1 & 7 Harris Avenue; 5 Macdonald Street; 3, 2/18 & 26 Parkin Street; 3, 7 & 19 Rix Street. The remaining properties are contributory.

How is it significant?

The Violet Farm Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Violet Farm Estate Precinct, comprising the Violet Farm Estate subdivision of 1925 and the Great Violet Farm Estate subdivision of 1928, is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. As indicated by the name of the subdivisions, it was the site of a violet farm owned by A Rix from 1905. Its owner is commemorated by the name of Rix Street.

The houses along Burke Road illustrate how higher quality development was traditionally located along major roads, with a strong sense of public address. (Criterion A)

The precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s which were built until just after World War II. The common later styles are Spanish Mission, Mediterranean Revival, Old English, Moderne/Art Deco, eclectic mixtures that defy stylistic definition, as well as the very simple hipped roof bungalows built around 1940 and when construction recommenced after 1945. The houses of this period were executed in rendered or face brick with tiled roofs, and many of them were built as semi-detached pairs with the two dwellings comprising a cohesive design.

A large number of houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. The concrete roadbeds on Rix Street and Faircroft Avenue demonstrate the short-lived popularity of this material for roads in the 1920s. (Criterion D)

395, 397, and 399 Burke Road (HO154) are architecturally significant as the most substantial of the houses along Burke Road, which are distinguished by their elevated siting, intact setting, and their high-quality renditions of interwar styles.

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10 Faircroft Avenue (HO43) is architecturally significant for the illustration of the connection between the Moderne movement of the 1930s and the brick veneer houses which dominated post World War II Melbourne. It is unusually intact.

8 Macdonald Street is architecturally significant as a particularly finely detailed and picturesquely massed example of the Old English Revival that retains its original exterior finishes and setting to a high degree.

12 Macdonald Street (HO91) is architecturally significant as an excellent illustration of the 1930s and 1940s in the development of the vernacular garden villa from the 1880s to the present day. (Criterion D)

The subject precinct is distinguished in Glen Iris and Boroondara by the outstanding collection of houses along Burke Road (most of which were previously protected as precinct HO154), the distinctive groups of single-builder 1920s and 1930s houses which are atypical variations on common styles, and the general high quality of design of houses. (Criterion E)

The row of two-storey flats at 35 & 37, 39 & 41 and 43 & 45 Rix Street of 1937-38 are aesthetically significant as striking and unusual compositions which adopt elements from a number of interwar styles. While each displays different details, executed in face brick on a render ground, they have been designed as a cohesive complex, a parapeted building flanked by those with hipped roofs. The three are highly intact and retain their front fences, though the shared fence of Nos. 39 & 41 has been raised in height. (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

Name	Number	Street	Grading	Built Date
	377	Burke Road	Contributory	1930s
	379	Burke Road	Contributory	1930s
	381	Burke Road	Non-contributory	2008
	381A	Burke Road	Non-contributory	2008
	383	Burke Road	Non-contributory	2008
	383A	Burke Road	Non-contributory	2008
	385	Burke Road	Contributory	1930s
	387	Burke Road	Contributory	1920s
	389	Burke Road	Contributory	1930s
	391	Burke Road	Contributory	1930s
	395	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	397	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	399	Burke Road	Individually significant, existing	1920s

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Name	Number	Street	Grading	Built Date
			Heritage Overlay (HO154). No change proposed.	
	409	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s
	411	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s
	413	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s
	415	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1930s
	417	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1930s
Broadhall	423	Burke Road	Contributory	c1938-41 (duplex with 47 Rix)
	1	Faircroft Avenue	Contributory	1933 (duplex with 1A)
	1A	Faircroft Avenue	Contributory	1933 (duplex with 1)
	2	Faircroft Avenue	Contributory	1936 (duplex with 4)
	3	Faircroft Avenue	Contributory	1929 (duplex with 5)
	4	Faircroft Avenue	Contributory	1936 (duplex with 2)
	5	Faircroft Avenue	Contributory	1929 (duplex with 3)
	6	Faircroft Avenue	Contributory	1920s
	7	Faircroft Avenue	Contributory	c1926-29
	8	Faircroft Avenue	Contributory	1928
	9	Faircroft Avenue	Contributory	c1926-29
	10	Faircroft Avenue	Individually significant, existing Heritage Overlay (HO43). No change proposed.	1939
	11	Faircroft Avenue	Contributory	c1926-29
	11A	Faircroft Avenue	Contributory	1928
	12	Faircroft Avenue	Contributory	1932
	14	Faircroft Avenue	Contributory	1928
	15	Faircroft Avenue	Contributory	c1926-29

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Name	Number	Street	Grading	Built Date
	16	Faircroft Avenue	Contributory	1920s
	17	Faircroft Avenue	Contributory	c1926-29
	18	Faircroft Avenue	Contributory	1920s
	19	Faircroft Avenue	Non-contributory	c1926-29, altered
	20	Faircroft Avenue	Non-contributory	1920s, altered
	21	Faircroft Avenue	Contributory	c1926-29
	22	Faircroft Avenue	Contributory	1920s
	23	Faircroft Avenue	Contributory	1924
	24	Faircroft Avenue	Contributory	1926 4
	25	Faircroft Avenue	Contributory	c1926-29
	26	Faircroft Avenue	Contributory	1932
	27	Faircroft Avenue	Contributory	c1926-29
	28	Faircroft Avenue	Contributory	1920s
	29	Faircroft Avenue	Contributory	1924
	30	Faircroft Avenue	Contributory	1920s
	31	Faircroft Avenue	Contributory	1920s
	32	Faircroft Avenue	Non-contributory	1953
	33	Faircroft Avenue	Contributory	1924
	34	Faircroft Avenue	Contributory	1934
	35	Faircroft Avenue	Contributory	1930s
	36	Faircroft Avenue	Contributory	1930s
	11	Grosvenor Road	Contributory	1941 (duplex with 31 Rix)
	14	Grosvenor Road	Contributory	1941 (duplex with 21 Rix)
	1	Harris Avenue	Non-contributory	1930s, altered
	2	Harris Avenue	Contributory	1930s
	3	Harris Avenue	Contributory	1930s
	4	Harris Avenue	Contributory	1930s
	6	Harris Avenue	Contributory	c1938-41
	7	Harris Avenue	Non-contributory	2010
	8	Harris Avenue	Contributory	c1942-45
	9	Harris Avenue	Contributory	1930s
	12	Harris Avenue	Contributory	1930s 1929
	13	Harris Avenue	Contributory	1930s (duplex with 15)
	14	Harris Avenue	Contributory	1930s
	15	Harris Avenue	Contributory	1930s (duplex with 13)
	16	Harris Avenue	Contributory	1935
Norfolk	1	Macdonald Street	Contributory	1920s
	3	Macdonald Street	Contributory	1930s
	5	Macdonald Street	Non-contributory, altered	1930s
	6	Macdonald Street	Contributory	1934

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Name	Number	Street	Grading	Built Date
	7	Macdonald Street	Contributory	1930s
	8	Macdonald Street	Significant	1935
	9	Macdonald Street	Contributory	1938
Viola	1 & 2/10	Macdonald Street	Contributory	1938
	11	Macdonald Street	Contributory	1938
	12	Macdonald Street	Individually significant, existing Heritage Overlay (HO91). No change proposed.	1939
	13	Macdonald Street	Contributory	1930s
Olinda	15	Macdonald Street	Contributory	1938
	1	Parkin Street	Contributory	1938
	2	Parkin Street	Contributory	1930s
	3	Parkin Street	Non-contributory	1950
	4	Parkin Street	Contributory	1928
	5	Parkin Street	Contributory	1939
	6	Parkin Street	Contributory	1928
	7	Parkin Street	Contributory	1941 (duplex with 9)
	8	Parkin Street	Contributory	1930s (duplex with 8A)
	8A	Parkin Street	Contributory	1930s (duplex with 8)
	9	Parkin Street	Contributory	1941 (duplex with 7)
	10	Parkin Street	Contributory	1922
	11	Parkin Street	Contributory	1939 (duplex with 11A)
	11A	Parkin Street	Contributory	1939 (duplex with 11)
	12	Parkin Street	Contributory	1920s
	14	Parkin Street	Non-contributory	1941, altered
	15	Parkin Street	Contributory	1938 (duplex with 1 Rix)
	16	Parkin Street	Contributory	1938
	17	Parkin Street	Contributory	1929
	1/18	Parkin Street	Contributory	1939
	2/18 (also known as 18A)	Parkin Street	Non-contributory	1970
	19	Parkin Street	Contributory	c1938-41
	20	Parkin Street	Contributory	1928
	21	Parkin Street	Contributory	1938
	22	Parkin Street	Contributory	1928
	24	Parkin Street	Contributory	1928
	26	Parkin Street	Non-contributory	1980
	28	Parkin Street	Contributory	1938 (duplex with 30)
	30	Parkin Street	Contributory	1938 (duplex with 28)

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Name	Number	Street	Grading	Built Date
	1	Rix Street	Contributory	1930s (duplex with 15 Parkin)
	2	Rix Street	Contributory	1938 (duplex with 2A)
	2A	Rix Street	Contributory	1938 (duplex with 2)
	3	Rix Street	Non-contributory	1949, altered
	4	Rix Street	Contributory	1939
	5	Rix Street	Contributory	1941
	6	Rix Street	Contributory	1937 (duplex with 8)
	7	Rix Street	Non-contributory	c. 1976
	8	Rix Street	Contributory	1937 (duplex with 6)
	10	Rix Street	Contributory	1929
	11	Rix Street	Contributory	1938 (duplex with 11A)
	11A	Rix Street	Contributory	1938 (duplex with 11)
	12	Rix Street	Contributory	1927
	14	Rix Street	Contributory	1920s
	1-4/15	Rix Street	Contributory	c1938-41
	16	Rix Street	Contributory	1928
	18	Rix Street	Contributory	1926
	19	Rix Street	Non-contributory	1946, altered
	20	Rix Street	Contributory	1926
	21	Rix Street	Contributory	1941 (duplex with 14 Grosvenor)
	22	Rix Street	Contributory	1920s
	24	Rix Street	Contributory	1920s
	26	Rix Street	Contributory	1923
	28	Rix Street	Contributory	1927
	30	Rix Street	Contributory	1927
	31	Rix Street	Contributory	1941 (duplex with 11 Grosvenor)
	33	Rix Street	Contributory	1946
	35	Rix Street	Significant	1937-38 (duplex with 37)
	37	Rix Street	Significant	1937-38 (duplex with 35)
	39	Rix Street	Significant	1937-38 (duplex with 41)
	41	Rix Street	Significant	1937-38 (duplex with 39)
	43	Rix Street	Significant	1937-38 (duplex with 45)
	45	Rix Street	Significant	1937-38 (duplex with 43)
Broadhall	47	Rix Street	Contributory	c1938-41 (duplex with 423 Burke)

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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
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</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

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‘CARINYA’ (FORMERLY WARRACK LODGE)

Prepared by: Trethowan Architecture in association with Context

Address: 14 Alfred Road, Glen Iris

Name: ‘Carinya’ (formerly Warrack Lodge)	Survey Date: June 2018
Place Type: House	Architect: Marcus R Barlow
Grading: Significant	Builder: Hurrey & Hill
Extent of Overlay: To title boundaries	Construction Date: 1916



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Historical Context

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening circa 1923 (Built Heritage 2012:98, 104).

Glen Iris's significant interwar development is plainly evident in its streetscapes. Little trace remains, however, of the nineteenth century origins of Glen Iris (Built Heritage 2012:49).

History

In 1891, the north-western portion of Alfred Road and its adjoining sites to Norwood (Toorak) Road to the north were subdivided and sold off as 14 different allotments (*Age* 11 April 1891:2). Lot 12 on the 1891 subdivision plan, still vacant at the start of the Great War, was eventually purchased by Alfred Hurrey, an overseer, in 1916 (CT: V3982 F240). The site was to be developed by his son, Herbert (Bert) as his own residence.

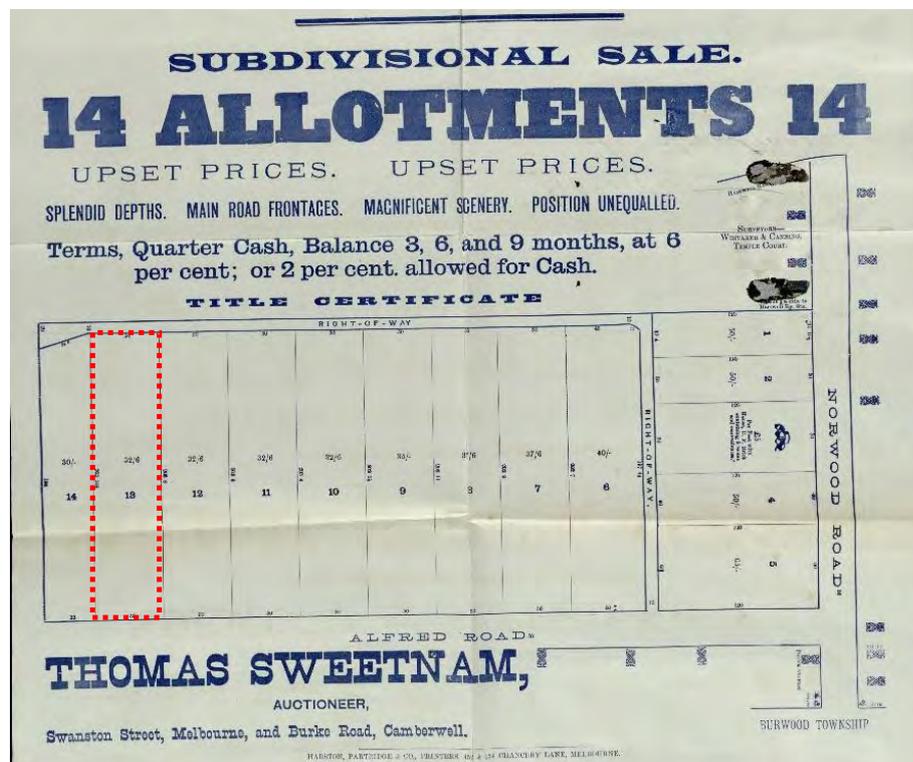


Figure 1. 1891 Subdivision plan in Hartwell, on the corner of Norwood (Toorak) and Alfred Roads. The subject site is indicated in red. (Source: State Library of Victoria)

Hebert John Hurrey (1887-1969), was an auctioneer, real estate agent and builder who had just established his own firm, Hurrey and Hill (later Hurrey and Roberts), the year before. The company specialised in subdivisional sales and, in collaboration with architects, in building bungalow-style houses (Hurrey and Hill, 1920). In his private life, Hurrey was an active member of the community, serving as Secretary at both the Horticultural Society and Progress Association of Burwood, as well as the Reporter District Football Association (*Who's Who in Australia* 1927, 691; *Camberwell & Hawthorn Advertiser* 12 May 1916:3).



Figure 2. Portrait of Herbert John Hurrey. (Source: *Who's Who in Australia*, 1929)

Hurrey and Hill were active in the development of Burwood in the 1910s and 20s. Whilst they were known for their publication *Bungalow Homes*, first published in 1919, they started home building as early as 1915 with advertisements indicating the involvement of architect Marcus Barlow (*The Argus*,

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13 November 1915:16). Estate agents, auctioneers and home builders, the partnership grew quickly and by December 1917 had recorded recent sale of £10,888 (*The Herald*, 13 December 1917:4). It is unknown whether they were involved in the development of land, however, they were involved in the sale of Garden Estate, Innesleigh Estate, Hillcrest Estate, Parkview Estate and Burwood Township Estate (*The Herald*, 13 December 1917:4).

In 1916, Bert Hurrey commissioned Marcus R Barlow, one of his collaborating architects, to design a dwelling for him on his father's land at 14 Alfred Road (Clare, 1984: 64). The house, known as 'Warrack Lodge', appears as one of the few built examples in the Hurrey and Hill brochure of 1919, with an exterior photo and plan shown as Design No. 164. The design was advertised as an Australian Bungalow built to suit the Australian climate and the needs of an Australian inclined to seek "something a little different".

Shortly after construction, in 1917, the house was published and discussed in the *Real Property Annual* (later the *Australian Home Builder* [1912-21] and *Australian Home Beautiful* [1922-2018]) in an article by Barlow himself, *A Servantless House*. Moving through the house, room by room, Barlow describes planning and detailing noting the "waste space, dark corners and passages must all be avoided" and the dwellings suitability "for our Australian climatic conditions" culminating in a style distinctly "bungalow". The house was also published in the journal *Building*, of the same year, as part of a set of built works by Barlow which included his own house on Kooyongkoot Road. Though his career was well underway, having recently been made a partner, this set of works appears to be the platform from which he was to launch his name as an expert in bungalow design.

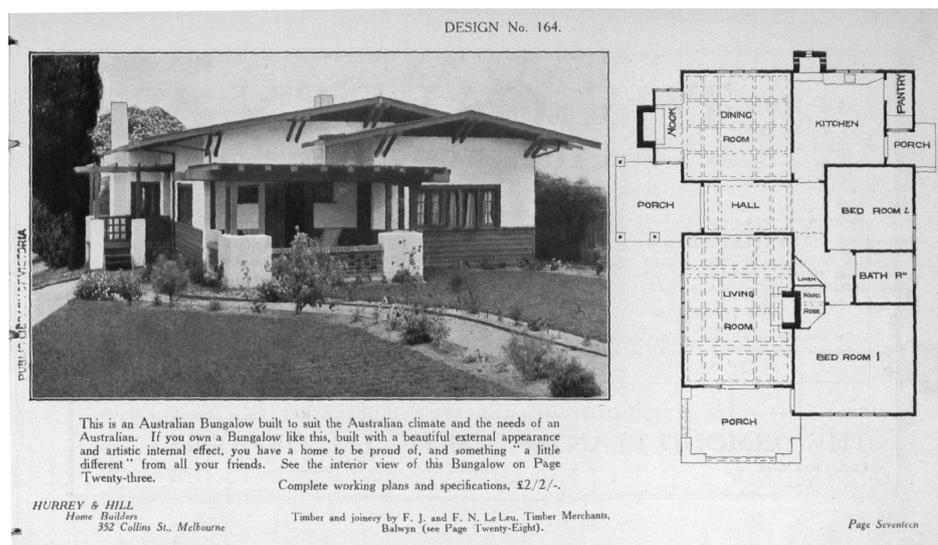


Figure 3. 'Warrack Lodge', the residence of Herbert Hurrey as it appeared in the 1919 brochure, 'Bungalow Homes'. (Source: Bungalow Homes, Hurrey and Hill, 1919)



Figure 4. Historic photo of the living room of the subject site. (Source: Hurrey and Hill 1919)

Advertised in 1926 as a “one of the prettiest and most compact Bungalows in the District, having been specially built to order under an Architect’s supervision”, ‘Warrack Lodge’ was sold to Isabella Kilner, a married woman from Frankston, in 1926 (*The Herald* 23 July 1926:15; CT: V3982 F240). The house was subsequently used as a plant nursery in the 1940s (*Weekly Times*, 15 Aug 1945:30) and 50s, and renamed ‘Carinya’, in reference to its associated nursery located at Launching Place (*Weekly Times* 30 June 1954:70).

An extension was added to the rear of the house in 1952 (BP10929), followed by a shed and store in 1962 (BP 30926). These later additions are all non-contributory elements. In 1970, the subject house was described by a sales notice as having two large reception rooms, three bedrooms and a kitchen (*Age* 28 November 1970:28).

Marcus R Barlow

Marcus Reginald Barlow (1890 – 1954) was one of Melbourne’s most prolific and accomplished architects of the Interwar period. Educated at Brighton Grammar School, Barlow’s architectural training started at the Working Men’s College (now RMIT) whilst completing his articles with architects Grainger and Little (*Herald* 15 January 1911:8; *Herald* 30 November 1916:8).

By 1913, Barlow had commenced private practice under his own name, with his first identified commission, located in Canterbury, advertised for tender (*Herald* 25 September 1913:4). In 1915 he designed and built his own bungalow house, *Norwood*, on Kooyongkoot Road, Hawthorn (demolished), however remained there for only few years.

Prior to partnering with the aging practice of Grainger and Little in 1916 (*Herald* 30 November 1916:8), Barlow was engaged with the auctioneers and home builders, Hurrey and Hill (primarily Bert Hurrey), providing designs for the new business from 1915 (*The Argus* 13 November 1915:16). A number of these were published in Hurrey and Hill’s 1919 brochure ‘Bungalow Homes’, including Hurrey’s own house, designated as Design No. 154.

1917 was a tumultuous year for Barlow. Within months of the practice rebranding (Grainger, Little and Barlow), Barlow’s wife passed away.

In the following years, Barlow established his name as an early proponent of the Bungalow, both through published articles, and his substantial new house, 12 Hunter Road, Camberwell (built 1918, identified in 1991 ‘Camberwell Conservation Study’, now demolished).

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Barlow's later life is well documented, with major works including the Manchester Unity Building (1932), the Century Building (1938-40) and the Victoria Car Park (1938) all listed on the Victorian Heritage Register.

Description & Integrity

The Japanese inspired Californian Bungalow is set back from Alfred Road, on the western side of the street, with a concrete driveway down the southern boundary and well-established trees in the front setback including a notable large cypress.



Figure 5. Aerial view of the immediate area of the subject site with the boundary of 14 Alfred Road identified in red. (Source: Google Maps, 2018)

The roof is predominately a single gable form running east west and clad in corrugated iron, a replacement of what would have likely been a malthoid covering. A nested lower gable projects from the front elevation and a lower flat roof projects over the adjacent front porch. A later carport to the south of the dwelling extends from the original entry porch. To the rear of the dwelling is the skillion formed addition of 1952, which is a non-contributory element. The roof pitch is very shallow, with the eaves to the street supported across its length by simple paired timber brackets, however their original horizontal extensions have been removed. To the side elevations, rafter beams are expressed. The front porch is essentially flat roofed sloping to the street, again with prominent expressed square rafter beams. Visible from the street are two rendered chimneys, one to the south adjacent to the entry porch and the other more centrally within the dwelling, both are capped with terracotta chimney cowlings but are otherwise minimally detailed.

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Figure 6. Primary (western) elevation of the residence. (Source: Trethowan Architecture, 2018)

The double fronted dwelling is clad in a combination of weatherboard below the sill level and overpainted roughcast throughout. The weatherboards have been painted in a light colour and as a result the composition has lost its 'grounding' base element, as seen originally. In the upper portion of the gables, above the brackets, is a latticed vent running the shallow span. The porch is formed up from paired timber columns above rendered piers. The square timber posts support the cross beams, with a timber wedge support raking to the centre, a nod to its oriental inspiration. A timber name plaque sits on the front-most crossbeam displaying 'Carinya'. The original brick balustrade infill to the porch, as seen on the cover page, has since been removed.

Window openings are generally shallow in proportion to the facades and sit on the line created by the top of the weatherboards. Each casement window comprises a set of six panes, vertically proportioned, with slim timber mullions.

Interestingly, the main entrance is via the side of the dwelling, giving way to a central hall splitting the dining and living room with other less formal spaces running off a secondary hall corridor. This accords with the plan as shown in Figure 3, although it is unconfirmed if the original layout remains internally.



Figure 7. Front on view of the west porch. Note the timber bracket details and sets of columns on rendered bases. (Source: Trethowan Architecture, 2018)



Figure 8. View of the front gable with the weatherboarding base, rendered wall and latticed gable. Note the paired timber brackets to the extended eaves. (Source: Trethowan Architecture, 2018)

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Figure 9. View down the southern elevation to the southern porch. (Source: Trethowan Architecture, 2018)



Figure 10. View of the front setback. (Source: Trethowan Architecture, 2018)

A concrete driveway runs down the southern property boundary and terminates at the carport. This is a later addition. None of the landscaping seen in Figure 3 is remnant, with the key features in the front setback being the well-established cypress tree. It is noted that there is no front fence, however side boundaries are new timber paling fences.

Alterations include the removal of the brick balustrade to the porch and the replacement of the door. The piers to the side entry have also been removed. The existence of early plans and photographic evidence mean that these minor alterations are easily reversible. Overall, the exterior of the dwelling is in a good and intact condition, with none of the later additions, apart from the carport, visible from the street.

Comparative Analysis

Californian Bungalows

By World War 1, bungalows had gained widespread acceptance in Australia as the ideal style for the suburban house. The complexity of the Arts and Craft philosophies of the Federation Period were stifled by war-time restrictions of cost and manpower which resulted in a simplified interpretation of influences.

With the broad focus on the fashions of the United States at the time and sharing similar climatic conditions to parts of that country, Australia saw notable examples by Frank Lloyd Wright and Greene and Greene as a way forward. Key attributes evidenced by these examples were the notably horizontal character and low-slung roof, with interiors still heavily influenced by the English Arts and Crafts, from where the style originally evolved (Butler 2012:120-122). Greene and Greene pioneered the houses that inspired the California Bungalow, with broad, low-pitched roofs with overhanging eaves, and protruding rafters and rustic masonry to support the piers (Cuffley 2009:34). They helped popularise Japanese detailing. The 1908 Gamble House in Pasadena, featuring similar low pitched roof forms and an abundance of fine timber Japanese inspired detailing, is considered their finest work. Flat roofed porches that spread to become a popular feature of the interwar bungalow, particularly with their tapered rafter ends and Japanese look, also showed 'the influences of the Pasadena bungalows of Greene and Greene' (Cuffley 2009:67).



Figure 11. Greene & Greene's famous 'Gamble House' (1908) in Pasadena. (Source: Jim Heaphy 2016)

Californian style bungalows gained prominence from 1908 and by 1915 architects and builders were greeted with rapidly increasing demand for the new style of Bungalow. The rustic and expressed nature of the interlocking timber work and projecting beams gave the designs a certain Japanese aesthetic and follows the strong international influence of Japanese art and architecture in the late 19th century. The popularity of the bungalow paralleled that of the 'servant-less' house and more generally the government-inspired housing boom following World War 1 (Butler 2012:120-122).

Despite the United States prototypes preferencing shingled or Malthoid roofs, few of these were actually applied in favour of the cheaper Federation-era Marseilles pattern terracotta tiles.

By the early 1920s, Australian speculative builders had fully embraced the interwar Californian Bungalow idiom, however, they had also begun to follow a standardised Australian approach with brick and chunky carpentry details. This earthy quality and embrace of natural materials and finishes presented a homely character that was unpretentious and popular among all strata of society (Apperly 1994:206-209).

'Carinya' is a clear example of the Japanese-influenced Californian Bungalow style. Japanese aesthetic elements include the use of expressed timber details such as paired columns on bold piers and brackets at the porch and eaves. Other features include a horizontal low-slung gable roof form, panelled windows reminiscent of shoji screens, and cypress tree.

Predominant proponents of the style in Melbourne at the time were the Griffins, Harold Desbrowe-Annear, Leslie Perrott, Grainger, Cedric Ballantyne and Robert Hamilton, and Marcus Barlow (as a sole practitioner and with partnerships).

Marcus R Barlow

Whilst Barlow was a prolific proponent of the Bungalow style, and an occupant of the municipality, few of his residential works have previously been identified. Those that have include 'Colinton' at 92 Mont Albert Road, Canterbury (H1399 and HO178) and 'Wynnivy' at 15 Deepdene Road, Balwyn (HO605), neither of the style. Of closer comparison would have been either of his former residences, 'Norwood', Kooyongkoot Road, Hawthorn or 12 Hunter Road, Camberwell, both now demolished (despite Hunter Road being identified in the Camberwell Conservation Study 1991 as a significant building).

Barlow established his early career within the municipality with residential examples dating from 1913-14 predominately located in Canterbury and adjacent at Deepdene. His earliest example was constructed on the western corner of Chaucer Crescent and Dudley Parade in 1913-14 however this has since been demolished. Of a set of three tenders shortly following, only one remains at 8 Kitchener Street, Deepdene, however this is more Edwardian in character and reflects a transitional

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style (Figure 12). 'Carinya' represents a more established expression of the bungalow style than 8 Kitchener Street and demonstrates Barlow's ability to incorporate Japanese stylistic influences.



Figure 121. Barlow's first known architectural commission at 50 Chaucer Crescent, Canterbury (1913-14), now demolished. (Source: Google Maps, 2009)



Figure 132. Early Barlow commission at 8 Kitchener Street, Deepdene (1914), extant. (Source: Google Maps, 2009)



Figure 143. Barlow's first residence, Norwood, Kooyongkoot Road, Hawthorn (1915), now demolished. (Source: Bungalow Homes, 1919)



Figure 154. Barlow's second residence, Wurringulla, formerly 12 Hunter Road, Camberwell (1918), now demolished. (Source: Australian Home Beautiful, August 1927:19)

It appears Barlow in these early years was, like his contemporaries, restrained to adapting known Edwardian forms for wary clients (such as at 8 Kitchener Street), prior to the mainstream embrace of the foreign Californian influences. (Clare 1986). This provides examples such as his own residences (Figures 13 and 14) as a testing ground, predating the groundswell and developing marketing material of the style for the local context. This is further highlighted at the subject site, whereby Bert Hurrey was to adopt the latest fashions and, unlike the examples above, wholeheartedly display the same fervour of the Californian architects and their Japanese inspired character. As such, 'Carinya' demonstrates a more developed and confident approach to the bungalow style that allowed Barlow to embrace the latest trends and influences. The development of Barlow's work reflects the evolution of the bungalow as a popular housing type in Boroondara. The subject property has been mentioned in the comparative analysis for 'The Pebbles', 57A Droop Street, Footscray, which is on the Victorian Heritage Register (H1308):

The Bert Hurrey house at 14 Alfred Road, Burwood [sic], designed by Marcus Barlow in 1916, was one of the earliest, notable examples of the [Japanese Bungalow] style. The American influence is evident in the stained weatherboard base and roughcast weatherboard walls.

Comparative examples in Boroondara

'Gunyah', at 10 Donna Buang Street, Camberwell (HO174)

The subject site aligns locally with 'Gunyah', at 10 Donna Buang Street, Camberwell (HO174) by Leslie M. Perrott, built in 1917 (Figure 15). Both 'Gunyah' and the subject site strongly express the

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Californian ethos and Japanese influences through their low-slung form, use of expressed timber supports, paired timber posts and bold pylons; although the subject site is an earlier example.



Figure 165. 10 Donna Buang Street, Camberwell. (Source: Google Maps)



Figure 176. 408 Barkers Road, Hawthorn East. (Source: Lovell Chen 2005)



Figure 187. 44 Currajong Avenue, Camberwell. (Source: Realestate.com)

408 Barkers Road, Hawthorn East (HO440)

Built in 1921, 408 Barkers Road, Hawthorn East (HO440) is comparable to the subject site, sharing features such as paired columns on bold pylons, a flat roof porched projection, simple chimneys, a stepped gable with lattice in-fill and the lack of fences. Japanese inspiration is expressed in the tapered chimneys and through the timber work seen in the wrap-around porch, and whilst considered a good example of horizontal expression, more generally it is less refined and more ad-hoc in form than the subject site. [The house has also been noted for its Greene & Greene influence.](#)

44 Currajong Avenue, Camberwell (HO381)

Built in 1919-20, this horizontally-expressed, red brick bungalow is composed similar to the subject site with its stepped gable over the double front, however with an elongated flat roofed porch spanning its length. Oriental cues are seen again in the porch detailing and exposed rafters, however this dwelling also includes Federation-era features such as the double canted bays to the street. The subject site can be considered to truer to its Californian influences and although more narrow to the street, the low-slung roof and proportions of the windows make it appear even more horizontal than this example.

Other examples

Similar Japanese inspired bungalows can be seen at 46 Clyde Street, Kew (HO283), 84 Walpole Street, Kew (HO355) and 54 Berkeley Street, Hawthorn (HO446), all of which share chunky carpentry details visible from the street and strong gabled forms. Built of brick, most other examples within the municipality were constructed some time after the subject site and illustrate the evolution of the Californian bungalow style in Melbourne during the 1920s.

Early display homes in Boroondara

The dwelling's use as a piece of marketing material for the owner/builder is also of interest, and as such the house could be seen as an early example of a display home. Whilst examples of these are uncommon, those that share a similar purpose can be seen in AV Jennings work at the Trentwood

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Estate with 17 Trentwood Avenue, Balwyn (recommend for inclusion on the Heritage Overlay 2013) published in the popular press in 1959. Other examples by Merchant Builders, such as 76 Molesworth Street, Kew (HO325) published prior to construction in 1969 or the development for founding director John Ridge at Grange Road, Toorak, where he himself resided, share traits.

Summary

The subject site is an early example of the Californian bungalow style, predating most other identified examples of the style in Boroondara, and one of few timber and roughcast examples remnant in the municipality. The inspiration drawn from the Californian architects, Greene and Greene, and their well-publicised examples in Pasadena is evident in this scaled down version, and has been designed to retain a truer horizontal expression. The subject site demonstrates the influence of Japanese stylistic features applied to the Californian bungalow form.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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).

'Carinya' at 14 Alfred Road, Glen Iris is an early and excellent example of a Japanese inspired Californian bungalow. Designed by Marcus R Barlow, the dwelling embodies the principal characteristics of the style through its gabled form and strong horizontal emphasis, a nod to American architects Greene and Greene through its particularly low-pitched roofs, flat roofed porch, and Japanese inspired timber rafter beams and brackets, and slender timber columns atop solid, more rustic piers.

The dwelling is a representative example of the California Bungalow style as developed in the first decade of the twentieth century in the United States, that was designed and constructed for its climate, and for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals. This house is particularly good as a representative of the pure form of the style before it was modified for the local Australian context.

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

The aesthetic significance of 'Carinya' derives from its horizontality, robust materiality and timber detailing, inspired by Californian bungalows with Japanese overtones. 'Carinya' demonstrates a pure example of the style.

Japanese inspired timber detailing such as the grouped columns sitting atop bold piers, the raked and slotted brackets of the porch and paired brackets to the eaves are of note. Its horizontality is strongly expressed through the low-slung gable roof, and the flat roof to porch.

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'Carinya' is one of the truest local interpretations of the Californian bungalow style best demonstrated by American architects Greene and Greene and their most notable work, Gamble House in Pasadena, heavily publicised internationally.

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).

'Carinya' is significant for its association with architect Marcus R. Barlow, responsible for the design of both this residence and as the only known architect for Hurrey and Hill, local auctioneers and home builders.

Barlow was one of Melbourne's most prolific and accomplished architects of the Interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001) and within the municipality, the former Colinton Residence (92 Mont Albert Road, Canterbury, 1926, VHR 1399 & HO178) and the former Arnold Residence ('Wynnivy') (15 Deepdene Road, Deepdene, 1924, HO605).

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Statement of Significance*What is Significant?*

The dwelling at 14 Alfred Road, Glen Iris, 'Carinya' (formerly 'Warrack Lodge') is significant to the City of Boroondara. Built in 1916, this early Japanese inspired Californian Bungalow was built for Herbert Hurrey, a local estate agent and home builder, and was published in architectural journals of the time.

How is it significant?

'Carinya' (formerly 'Warrack Lodge') at 14 Alfred Road, Glen Iris is of local architectural, aesthetic and associational significance to the City of Boroondara.

Why is it significant?

'Carinya' (formerly 'Warrack Lodge') is an early and excellent example of a Japanese inspired Californian bungalow. Designed by Marcus R Barlow, the dwelling embodies the principal characteristics of the style through its gabled form and strong horizontal emphasis, a nod to American architects Greene and Greene.

The dwelling is an outstanding representative example of the style as developed in the first decade of the twentieth century in the United States, that was designed and constructed for its climate, and for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals.

The property also demonstrates the ongoing development of Glen Iris during WW1 and the continued desire to name such properties to impose oneself on the area. (Criterion D)

The aesthetic significance of- 'Carinya' derives from its horizontality, robust materiality and timber detailing, inspired by Californian bungalows with Japanese overtones, however applied in an Australian Setting and marketed as such.

Japanese inspired timber detailing such as the grouped columns sitting atop bold piers, the raked and slotted brackets of the porch and paired brackets to the eaves are of note.

Its horizontality is strongly expressed through the low-slung gable roof, and the flat roof to porch. The mature trees, particularly the large cypress, provide an appropriate setting to the houses and provides evidence of the early garden planting.

'Carinya' is one of the truest local interpretations of the work of American architects Greene and Greene, whose most notable work, Gamble House in Pasadena (1908), was heavily publicised internationally. (Criterion E)

~~'Carinya' is one of the truest local interpretations of the work of American architects Greene and Greene and their most notable work, Gamble House in Pasadena, heavily publicised internationally. (Criterion E)~~

'Carinya' is also significant for its association with architect Marcus R Barlow, responsible for the design of both this residence and as the only known architect for Hurrey and Hill, local auctioneers and home builders.

Barlow was one of Melbourne's most prolific and accomplished architects of the Interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001) and within the Municipality, the former Colinton Residence (1926, H1399 & HO178) and the former Arnold Residence ('Wynnivy') (1924, HO605). (Criterion H)

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Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually significant 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>	Yes
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
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

Context

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QUAMBY (FORMERLY WOONGARRA)

Prepared by: Trethowan Architecture in association with Context

Address: 29 Alfred Road, Glen Iris

Name: Quamby (formerly Woongarra)	Survey Date: June 2018
Place Type: House	Architect: George A Moore
Grading: Significant	Builder: Reginald and Gertrude Thwaites
Extent of Overlay: To the title boundaries	Construction Date: 1923-24

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road to the north, Summerhill Road and Warrigal Road to the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper into new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

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Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening c1923 (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Glen Iris's significant interwar development is plainly evident in its streetscapes. Little trace remains, however, of the nineteenth century origins of Glen Iris.

History

In 1887, Charles M Davis, a Fitzroy draper, purchased 19 acres of land bound by Toorak and Alfred roads (CT: V1931 F153). The land was advertised for sale in approximately 1888 as Burwood Corner. In 1904, Frederick Jesse Hill, a farmer, purchased 13 acres of Burwood Corner land on the eastern side of Alfred Road (CT: V2991F051). The land was divided into smaller lots and sold in the subsequent years (CT: V2991 F051). In 1923, lots 32 and 33 (the subject site shown on Figure 2) were purchased by Gertrude St Arnaud Thwaites (nee Lewis) (1876-1958), whose father, Charles Ferris Lewis, was the owner of a local newspaper, the *St Arnaud Mercury* (Brian Tseng pers. comm. with Libby La Nauze, 30 July 2018). In 1911, Gertrude married Reginald Percy Thwaites (1879-1946), a mercantile reporter. The Thwaites', after purchasing the subject site, commissioned the design of a weatherboard residence and an outbuilding. George A Moore, then based at 359 Riversdale Road, Auburn, was the design architect. The house, completed in 1924, was inspired by dwellings Reginald had seen in Queensland while working there as a young man (Brian Tseng pers. comm. with Libby La Nauze, 30 July 2018). The original architectural drawing features half-timbering to the gables above entrances, and a French window on the front elevation (Figure 4). Neither were realised (Figure 5). A sleepout, which was later infilled with bricks, was added to the north elevation in the late 1920s (Figure 7). The Thwaites named the house 'Woongarra', supposedly meaning 'camp' or 'sleeping place' in an Aboriginal language. The name had also been used for their former residence in 40 Rowell Avenue, Camberwell (pers. comm. with Libby La Nauze, 30 July 2018).

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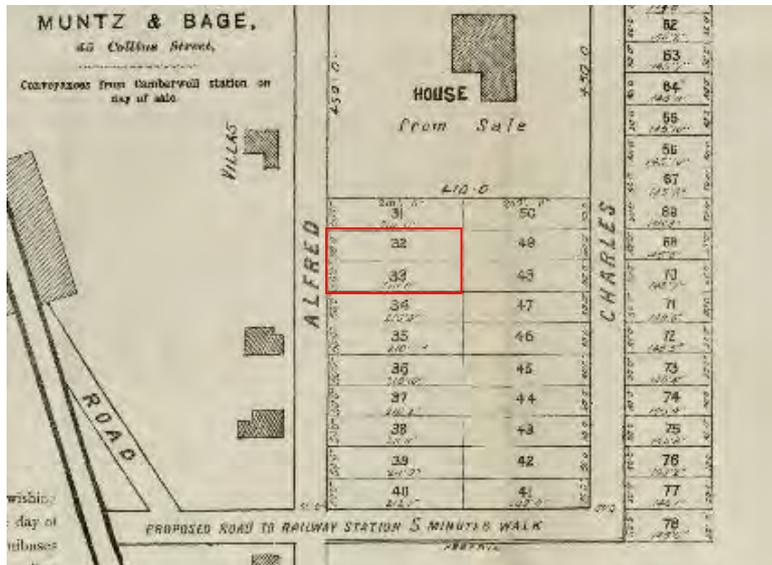


Figure 2. Detail of the subdivisional sale notice of Charles M Davies’s Burwood Corner property c1888 showing Lots 32 and 33, the site of 29 Alfred Road, Glen Iris, indicated in red. (Source: State Library of Victoria)

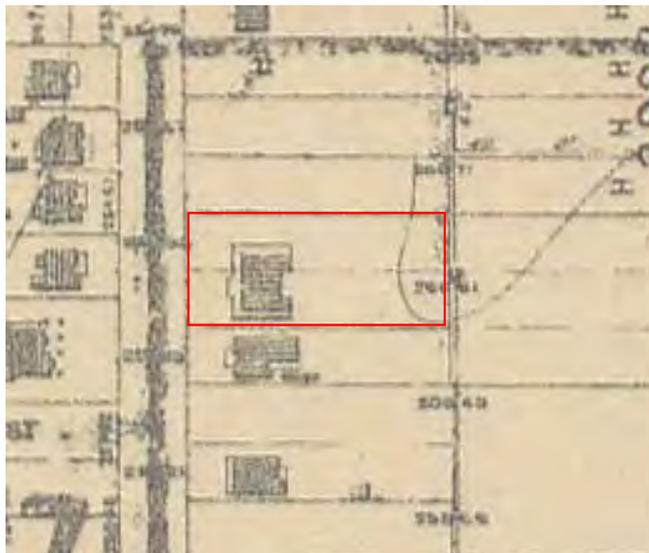


Figure 3. MMBW Detailed Plan Scaled 400 feet 1 inch no 74, date c1933-1950, showing the house on 29 Alfred Road. (Source: State Library of Victoria)

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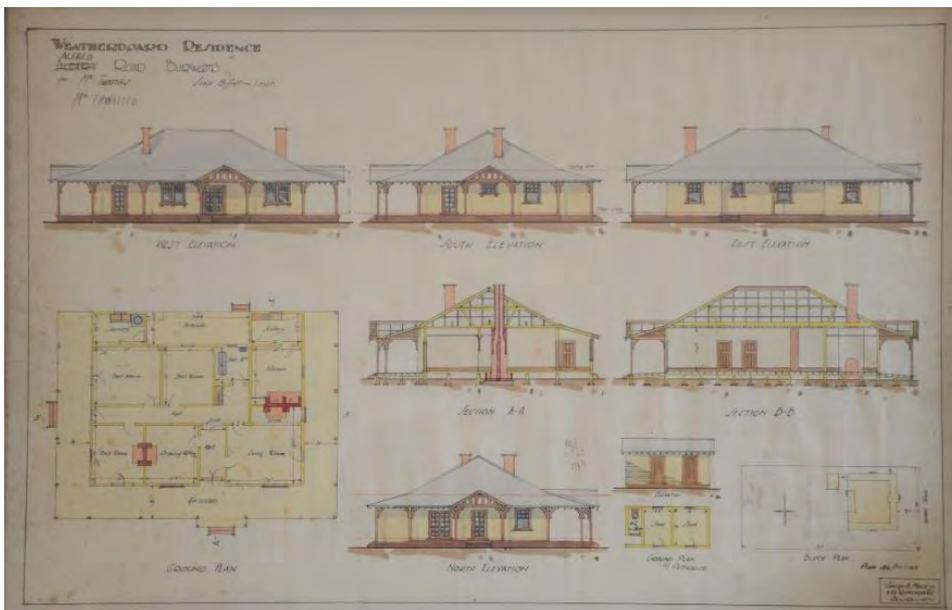


Figure 4. Drawings of ‘Woongarra’ by George A. Moore in 1923. (Source: Published with permission of the Thwaites family)



Figure 5. ‘Woongarra’ in 1924, shortly after its completion. (Source: Published with permission of the Thwaites family)

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Figure 6. Gertrude and Lorna Thwaites in front of ‘Woongarra’, 1927. The original timber plinth boards are visible in the background. (Source: Published with permission of the Thwaites family)



Figure 7. ‘Woongarra’ in 1931. (Source: Published with permission of the Thwaites family)

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Figure 8. Photo showing the earlier tennis court, the rear of 'Woongarra' and the former outbuilding, 1933. (Source: Published with permission of the Thwaites Family)

Reginald and Gertrude Thwaites also owned the adjacent blocks at the rear that fronted onto Charles Street. The land was used for sports, family gatherings, social activities and horse-breeding. Within the property, Reginald Thwaites built a tennis court with his son, Reginald John Bertram (Brian Tseng pers. comm. with Libby La Nauze, 30 July 2018). Other occupants of the house included Reginald's mother, Sarah Gray Thwaites (nee Hagger) (1851-1940) and daughter Lorna (1912-2000) (Australian Electoral Rolls). In 1938, Reginald Thwaites added a weatherboard garage at the same site (BP 9186).

Reginald Thwaites died in 1946, and Gertrude continued to live in 'Woongarra' until her death in 1958. The property was transferred to Lorna and her husband, Eric Ries Edward Black (CT: V4727F256). Their son Michael and daughter Elizabeth also lived at the property. In 1971 'Woongarra' the house was sold to Rody Macey, a civil engineer, and Margot Anne Macey, a teacher (CT: V4727F 256). After the departure of the Thwaites family, the house was renamed by its new owners to 'Quamby'.

Later additions include an additional garage in 1977 (BP 60893) and a swimming pool in 1978 (BP 63674).

Michael Eric John Black AC, QC (1940-)

Michael Eric John Black AC, QC, son of Lorna Thwaites (1912-2000) and Eric Ries Edward Black (1909-2001), was born in 1940 in Egypt. Eric was a professional military officer and served in the Royal Air Force, UK in the 1930s and 40s (NAA: B4747, BLACK/ERIC RIES EDWARD). Because of his father's military career, Michael Black spent his childhood in Egypt, England and Australia (Brian Tseng pers. comm. with the Honourable Michael Black, 30 July 2018). In the 1950s, the family moved to 'Woongarra', the former residence of his maternal grandparents, Reginald and Gertrude Thwaites (CT: V4247 F256). The 1962 Electoral Roll records that Black, then a law student, was living in 'Woongarra' with his parents and sister, Elizabeth (Australian Electoral Rolls). In 1963 he graduated with a Bachelor of Laws Degree from The University of Melbourne, and was admitted as a barrister in the following year. He was appointed Queen's Counsel in Victoria in 1980, and in Tasmania in 1984 (Melbourne University 2010).

Between 1991 and 2010, Black served as Chief Justice of the Federal Court of Australia. He is known for his work on the Spinifex People's Native Title claim, which was lodged by Mark Anderson on behalf of the Spinifex People against the State of Western Australia in 1998. Two years later, Black travelled to Tjuntjuntjara in Western Australia to deliver the Federal Court's decision (ABC 2010). The Court granted the Spinifex People exclusive rights to occupy, enjoy and maintain up to 50,000

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km² of land within the Great Victoria Desert, WA (National Native Title Tribunal, 2018). In 2001, Black was one of the sitting judges of the *Ruddock v Vadarlis* case. The Court ruled that the Australian Federal Government could not expel the asylum seekers rescued in international waters by MV Tampa, a Norwegian cargo vessel, on the ground of prerogative power (Australasian Legal Information Institute, 2001). As Chief Justice, he was a pioneer in introducing the compulsory electronic court document filing system in Australia. The aim of this system was to reduce the administrative burden in producing multiple hardcopies of a single document, to ensure all lodged documents be readily available to all parties, and hence make court proceedings more efficient (ABC 2010).

In 1998, Michael Black was made a Companion in the Order of Australia (AC) for service to law, the legal profession and judiciary. He retired from the Federal Court of Australia in 2010 (Melbourne University, 2010).

Description & Integrity



Figure 9. Aerial photo map showing the subject site in 1945. (Source: Melbourne University Library Collection)



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Figure 10. Google Maps satellite image showing the extent of the subject site at 29 Alfred Road, Glen Iris. (Source: Google Maps, 2018)

'Quamby', formerly 'Woongarra', at 29 Alfred Road is a freestanding weatherboard residence with an asymmetrical double frontage. The house is encircled by a veranda, supported by timber posts on its front (west), north and south elevations, giving –the house an Old Colonial homestead character. The front façade consists of a recessed entrance with three timber double-hung sash windows. Another recessed entrance, with one timber French window on each side, is located on the north elevation. The French windows are typical of the Colonial Revival style, while the box window frames and the top of the door frames are more typical of the Japanese influenced California Bungalow style. The hipped, corrugated-iron roof features a gable above each entrance and comes to a shallower pitch towards the veranda. The hipped sheet metal roof- with broken back and verandah underneath is reminiscent of the Old Colonial Georgian style, while the addition of a gable above the entry is typically Colonial Revival. -Two simple brick chimneys, which were rebuilt after 1971, project through the roof on its front and south elevations. These chimneys are simple and unadorned, similar to the original chimneys (Figures 5 and 7).- Brick extensions have been added to the original sleep-out section on the north elevation of the house, concealing half of the weatherboarding and veranda. Glass and timber extensions were also added to the house's south elevation. Timber plinth boards to the house's veranda have been replaced by bricks at some point. The front door has been altered. Despite these additions and extensions, the subject site's original form remains legible and mostly intact.



Figure 11. North elevation of 'Woongarra'. (Source: Trethowan Architecture, 2018)

'Woongarra', The house at 29 Alfred Road, occupies a double residential block. The house is set well back from the street boundary, with an extensive backyard. The street boundary is marked by a well-developed hedgerow and non-original brick fence. Given the similarity of the materials, the fence may have been built around the same time as the brick additions and plinth. A driveway near the northern boundary leads to a modern freestanding timber carport. Earlier outbuildings and garage are not extant on the site. The back yard contains a new tennis court and a swimming pool built in 1978 (BP 63674), two garages (one early garage dating from 1938), and well-established trees. The brick chimneys were renovated at the same time the brick additions were made to the house.

Comparative Analysis

Colonial Revival

Colonial Revival style in Australia has historically been connected to the Georgian Revival, so that the two styles have often been 'difficult to distinguish' (Stapleton 2012:164). The main distinction is in the sources of inspiration that each draws upon, with Georgian Revival harking back to the British Georgian period buildings, and Colonial Revival referencing more directly the Australian or North American colonial experience, leading to 'comparatively simpler' designs (Stapleton 2012:164). The subject house, with its historical inspiration drawn from Queensland homesteads, draws on this rural Australian rather than urban British lexicon.

In Victoria, surviving Old Colonial homesteads tend toward brick construction, set quite low. However, the simple rectangular form, hipped roofs with encircling verandah is common among homesteads such as at the Plaistow Homestead (c.1846), an Old Georgian Colonial pastoral homestead with simple timber posts and quadrant brackets and a slight asymmetry formed by the arrangement of the door and multi-paned windows and chimneys. Fashoda Homestead (c.1850) is a rare surviving timber homestead in Victoria and demonstrates the more vernacular Colonial style of home with simple hipped iron roof and encircling verandah with simple posts, and multipane windows.

Reginald Thwaites, who commissioned the design of 'Woongarra', did not opt for the then popular Californian Bungalow style. Rather, he chose to incorporate elements from buildings he saw in Queensland into the house, which is reflected by its elevated position. As a result, 'Woongarra' lacks the Japanese inspiration and the heavy carpentry details of the Californian Bungalows. It shares many more similarities with the single-storey Old Colonial country homestead or farmhouses built before the first half of the nineteenth century. These buildings, such as Roseneath Cottage in Paramatta, NSW (built 1837), feature simple, rectangular forms, symmetrical façades and are well-proportioned. In response to the Australian climate, the veranda, which is usually a low pitched extension of a large roof that protected the residents from the sun, is always a distinctive feature (Apperly, 1994: 24). Similar houses are unusual in Boroondara.

Old Colonial style homesteads in rural Queensland include historic homesteads such as Rosenthal Homestead at Warwick (1840s), Barambah Homestead (1840s-70s), Langmorn Homestead (1870s) or Gracemere (1858-74) are among notable examples in that state of the homestead style with their emphasis on encircling verandahs with often quite simple timber posts, sometimes large doors or windows for ventilation and a high setting similar to 'Quamby'.



Figure 12. Roseneath Cottage, 40-42 O'Connell Street, Paramatta NSW. (Source: The Directory of Sydney)



Figure 13. Plaistowe Homestead, Joyces Creek, Mount Alexander VHR H0328. (Source: Heritage Victoria)

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Figure 14. Fashoda Homestead, Mernda, Whittlesea, VHR H2312. (Source: Heritage Victoria)



Figure 15. Langmorn homestead, Raglan, QLD. (Source: Queensland Heritage Register)



Figure 16. Barambah Homestead, Goomeri, QLD. (Source: Queensland Heritage Register)



Figure 17. Gracemere Homestead, Gracemere, QLD. (Source: Queensland Heritage Register)



Figure 12. Roseneath Cottage, 40-42 O'Connell Street, Paramatta NSW. (Source: The Directory of Sydney)

In the 1920s, while the Californian Bungalow was the dominant style of Australian domestic architecture, a movement to revive the Old Colonial style dwellings was also emerging. Similar to the Californian Bungalow, the Colonial Revival was the result of overseas influence. In America and the UK, a movement to revive Georgian and Colonial architecture began in the early 1890s. In the early 1910s, William Hardy Wilson, a Sydney-born architect, visited these two countries, and was impressed by their Georgian and Colonial architecture in both their original and revived versions. Upon his return to Australia, Wilson began to document and promote the virtues of early nineteenth-century architecture in New South Wales and Tasmania. Also around this time, university-trained architects, who were influenced by English academics, consciously chose the style for the design of both domestic houses and medium-scale public buildings (Apperly, 1994: 150). This may explain why, despite Wilson's promotion, Colonial Revival buildings in Australia share more similarity with the Georgian Revival style architecture in America and the UK. Distinctive Australian elements, such

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as verandas common in Australian Old Colonial homesteads, were often left out (Clare, 1984: 26). Key practising architects of Colonial Revival style in Australia included William Hardy Wilson, Eric Apperly, Robin Dods and Neave & Berry (Apperly, 1994: 153).

Reginald Thwaites, who commissioned the design of 'Quamby', did not opt for the then popular Californian Bungalow style. Rather, he chose to incorporate elements from buildings he saw in Queensland into the house, which is reflected by its elevated position. As a result, the house incorporates only minimal Japanese inspiration and only a few of the carpentry details of the Californian Bungalows, such as the decorative door frame tops and use of box windows. It shares many more similarities, such as the encircling verandah, French doors, simple rectangular facades and low pitched roofs, with the single-storey Old Colonial country homestead or farmhouses built before the first half of the nineteenth century. These buildings, such as the Old Colonial Roseneath Cottage in Paramatta, NSW (built 1837), feature simple, rectangular forms, symmetrical façades and are well-proportioned. In response to the Australian climate, the veranda, which is usually a low-pitched extension of a large roof that protected the residents from the sun, is always a distinctive feature (Apperly, 1994: 24). Similar houses are unusual in Boroondara.

Californian Bungalows

The house shares some limited characteristics of the California Bungalow more common in the municipality, such as the asymmetric composition and box window detailing. Bungalows gained widespread acceptance in Australia as the ideal style for the suburban house in the early twentieth century. The complexity of the Arts and Craft philosophies of the Federation Period were stifled by war-time restrictions of cost and manpower which resulted in a simplified interpretation of influences. With the broad focus on the fashions of the United States at the time and sharing similar climatic conditions to parts of that country, Australia saw notable examples by Frank Lloyd Wright and Greene and Greene as a way forward. Key attributes evidenced by these examples were the notably horizontal character and low-slung roof, with interiors still heavily influenced by the English Arts and Crafts, from where the style originally evolved (Butler 2012:120-122).

Californian Bungalows gained prominence from 1908 and by 1915 architects and builders were greeted with rapidly increasing demand for the new style of Bungalow. The rustic and expressed nature of the interlocking timber work and projecting beams gave the designs a certain Japanese aesthetic and follows the strong international influence of Japanese art and architecture in the late nineteenth century. The popularity of the bungalow paralleled that of the 'servant-less' house and more generally the government-inspired housing boom following World War I (Butler 2012:120-122). By the early 1920s, Australian speculative builders had fully embraced the interwar Californian Bungalow idiom, however, they had also begun to follow a standardised Australian approach with brick and chunky carpentry details. This earthy quality and embrace of natural materials and finishes presented a homely character that was unpretentious and popular among all strata of society (Apperly 1994:206-209).

'Quamby' incorporates elements of the California Bungalow in its box window frames and Japanese style detailing to the door frames. However its emphasis on the simple hipped roof and its encircling verandah with slender columns, is very different to the dominant gable form of the California Bungalow with its more typical exposed eaves and porches or sleepouts with often rusticated piers and balustrades.

Comparative examples within Boroondara

91 Maud Street, Balwyn

Within the City of Boroondara, Colonial Revival style houses tend to adopt the more typical Georgian Revival style of suburban home, using large symmetrical, - square forms, usually in brick and without the older Colonial style verandahs. One example is 91 Maud Street, Balwyn (HO392, individually significant), a double-storey brick dwelling with symmetric frontage and regular fenestration, and as

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such is a clear example of the Georgian Revival approach to the Colonial Revival style, abandoning the verandah typical of the earlier colonial homesteads. The subject property by comparison incorporates a Colonial Revival style into a bungalow form, more reminiscent of the traditional homestead with its timber materiality and encircling verandah.



Figure 18. 91 Maud Street, Balwyn North. (Source: Google Maps 2018)



Figure 19. 10 Wimba Avenue, Kew. (Source: Victorian Heritage Database)

The house at 10 Wimba Avenue, Kew, 'Rab-Nov-Jea' is a hipped-roof Indian Bungalow design from the 1920s that incorporates some elements of Colonial Revival style such as prominent centrally placed entry porch and columns. Like the subject property, it also incorporates some typical bungalow detailing such as double-hung windows with timber box frames into a more Colonial Revival composition. It has been noted as an example of a transitional style between the Bungalow and Colonial Revival. The subject house compares well in terms of hybridity of bungalow and Colonial Revival elements, but is distinguished by its timber materiality, galvanised rather than terracotta roof, and encircling verandah.

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An example more comparable to 'Woongarra' Quamby' within the City of Boroondara is 'Wynniv' at 15 Deepdene Road, Balwyn (HO605, individually significant). This house was designed by Marcus Barlow in the 1920s. Located within two allotments, the house's elevated position, broad hipped roof and long veranda with gable over entry, gives a similar homestead-like presence to the subject site. By comparison, the encircling veranda and simpler homestead building character form at 'Woongarra' Quamby' conveys a stronger sense of Colonial Revival/Australian colonial inspiration/ homestead building. Recent unsympathetic and dominating additions to 'Wynniv' mean that 'Woongarra' Quamby' now presents as a more intact example of this type of house in the municipality. More comparable examples of this approach to the Colonial Revival style house, incorporating encircling timber post verandah and broad hipped roof into a homestead-like character, have not been identified in Boroondara, emphasising the rarity of this type in the municipality.



Figure 2044. 15 Deepdene Road, Balwyn, prior to recent alterations. (Source: realestate.com)

Summary

'Woongarra' Quamby' is an unusual example of a domestic weatherboard Colonial Revival dwelling built in the 1920s, an era in which the Californian Bungalow dominated domestic architecture within the municipality. The house was customised specifically to suit the architectural taste of the owner and draws references from Old Colonial style homestead and farmhouse buildings in Australia, particularly in Queensland. This aspect makes 'Quamby' unique even in comparison with other Colonial Revival style houses within the City of Boroondara, such as 'Wynniv'. Despite the later additions and alterations, the distinctive homestead elements of 'Quamby' such as its broad hipped roof and encircling veranda are evident, along with sections of multi-pane windows and multi pane French door that demonstrate the Colonial Revival style. The simplicity of the timber columns and the brackets added c.1931 add to this homestead character. A California Bungalow influence more characteristic of its suburban setting can also be discerned in the slightly non-symmetrical composition and the boxed window frames. The subject site is thus an unusual hybrid within the City of Boroondara, with its combination of interwar elements taken from the Colonial Revival and to a lesser extent the California Bungalow.

This aspect makes 'Woongarra' unique even in comparison with other Colonial Revival style buildings within the City of Boroondara, such as 91 Maud Street Balwyn North, which reflect the much stronger influence of the Georgian Revival style of the UK and America. Despite the later additions and alterations, the distinctive Colonial Revival homestead elements of 'Woongarra' are still visible from the street such as the broad hipped roof and encircling veranda. The subject site is an aesthetically significant example of an interwar Colonial Revival style homestead with strong Australian character within the City of Boroondara.

Assessment Against Criteria

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Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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

29 Alfred Road, Glen Iris, is significant as a rare example of a [homestead-character](#) Colonial Revival styled house in the municipality, [inspired by Queensland homesteads and](#) built at a time when [suburban](#) California Bungalows dominated the local domestic architecture. The comparative analysis has established this to be an unusual [hybrid](#) style compared to other houses of the period in Boroondara.

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).

N/A

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

29 Alfred Road, Glen Iris, is aesthetically significant as a fine and distinctive example of a weatherboard interwar Colonial Revival homestead residence built in the interwar period. The house exhibits an encircling veranda supported by timber posts, recessed entrance and double-hung sash windows [and multipane French doors](#), and a hipped corrugated iron roof featuring gables above each entrance and a shallow pitch over the veranda. [California bungalow influence is evident through the slightly asymmetric composition, Japanese style door frames and timber box window frames.](#) [Alterations such as the brick infill in the verandah are reversible.](#)

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).

29 Alfred Road, Glen Iris, is of local interest for its association with Australian legal history, as it is the former residence of Michael Eric John Black AC, QC, Chief Justice of the Federal Court of Australia from 1991 to 2010. He was the grandson of the original owners, though he did not shape the significant form of the place. The place is unlikely to meet the threshold of individual significance on this basis.

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Statement of Significance*What is Significant?*

The house 'Quamby', formerly 'Woongarra', designed by George A. Moore for Reginald Thwaites and was constructed over 1923-24 at 29 Alfred Road, Glen Iris, is significant to the City of Boroondara.

The tennis court, outbuildings and additions after 1931 are not significant.

How is it significant?

29 Alfred Road, Glen Iris, is architecturally and aesthetically significant to the City of Boroondara.

Why is it significant?

The house 'Woongarra' is a rare and unusual example of a homestead-character weatherboard ~~interwar~~ Colonial Revival style residence ~~being~~ constructed in the mid-1920s, when the suburban Californian Bungalow was the dominant domestic architecture style within the City of Boroondara (Criterion B).

'Woongarra'The house is significant as a Colonial Revival homestead-character residence within the City of Boroondara. The house exhibits a hipped roof with gable over entry, an encircling veranda supported by timber posts, recessed entrance and double-hung sash windows with multi-pane upper sashes and French doors, and a hipped corrugated iron roof featuring gables above each entrance and a shallow pitch over the veranda. The California Bungalow influence is evident through the slightly asymmetric composition, Japanese style door frames and timber box window frames. Although slightly altered, the residence still retains its homestead-like presence as viewed from street. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

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

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

Identified By

Context

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Romney Lodge (formerly Delloraine)

Prepared by: Trethowan Architecture in association with Context

Address: 2 Allison Avenue, Glen Iris

Name: Romney Lodge (formerly Delloraine)	Survey Date: 26 June 2018
Place Type: Residence	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1922-35

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris

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railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening around 1923 (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929 (Source: Kerr Brothers c1920-1929, SLV).

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services.

Glen Iris's significant interwar development is plainly evident in its streetscapes. Little trace remains, however, of the nineteenth century origins of Glen Iris (Built Heritage 2012:49).

History

In 1915, Bonnie View Estate, which consisted of 112 residential lots, was advertised for sale by D H Scott, real estate (*Argus*, 19 Aug 1915: 8). All of the allotments were then the property of John Lynne Wharton, a mining investor based at 360 Collins Street, Melbourne (CT: V3918 F463). Lot 91 was purchased in 1920 by Joseph Alexander Cayley (1897-1939), motor car body builder and manager (CT: V4329 F744). In 1922-23 Cayley built a brick house with six rooms (RB) at 2 Allison Avenue, where he would live for the rest of his life. The house was then called 'Delloraine' (MMBW Detail Plan no 2736, 1927). In 1935 Cayley added further brick additions to the house (BP 4712) which was recorded to have six rooms and two sleepouts by the time he died in 1939 (PROV, VPRS28/P3, unit 3230, 305/055) The description implies that Cayley had extended the front section of the house. The house was thus built in two phases in the interwar period, over 1922-1935, with the later addition creating the current front façade which is now its most prominent feature. The plans for the 1935 works have not survived. While an architect design cannot be ruled out, the addition is more likely to be the work of a builder applying the style popular at the time to the pre-existing bungalow.

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Figure 2. Auction notice of Bonnie View Estate showing Lot 91, the site of No 2 Allison Avenue, Glen Iris (source: State Library of Victoria)

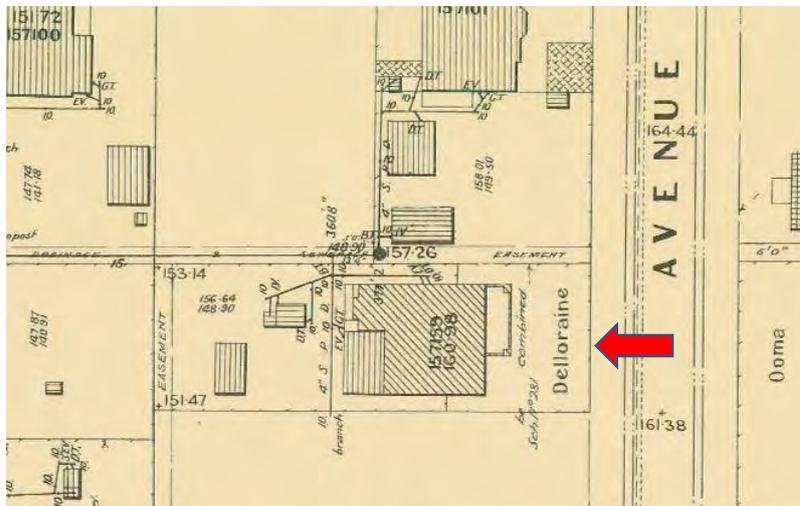


Figure 3. MMBW Detail Plan no 2736, 1927, shows 'Delloraine' before the front addition at 2 Allison Avenue, Glen Iris (Source: State Library of Victoria)

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Figure 4. The 1945 aerial survey photo shows the house on 2 Allison Avenue (Source: 1945 Aerial, University of Melbourne Map Collection).

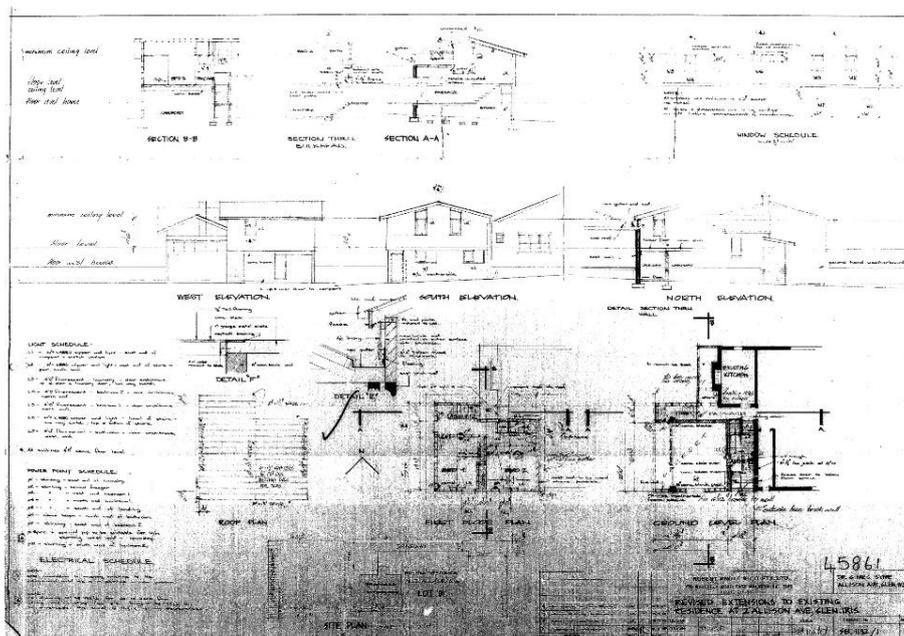


Figure 5 Proposed extension for the residence in 2 Allison Avenue in 1969, designed by Robert Knott & Co (Source: BP 45861)

In 1950, Amy Doreen Cayley, Joseph Alexander’s widow, sold the house to Robert Sidney Buchanan, a public servant (CT: V 3918 F463). The house was purchased by Dr James Robert Syme, a radiologist, and his wife Helen in 1966. In 1969, the Symes commissioned East Malvern-based architectural firm Robert Knott & Co to design an additional two bedrooms, toilet facilities and carport at the rear of the house (BP45861). In 1991 a swimming pool was constructed in the backyard (BP 94056).

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Description & Integrity

The house at 2 Allison Avenue is a double-fronted bungalow with English Domestic Revival style front addition, its facade symmetrically arranged around a prominent entry. It is single-storey at the front. The house comprises a steeply pitched roof with low jerkin head gable to the main façade and a transverse gable across the centre. The entrance portico projects from the façade and forms a steeply pitched gable that breaks through the eaves above. Within this gable, a round arched doorway is surmounted by a lantern and an arrowslit opening. Decorative exposed clinker bricks form voussoirs and quoins at edges and openings in the portico gable. Double-hung sash leadlight windows, either side of the entrance, form projecting bays of three, supported by brick corbels with painted timber window hoods. The dwelling is finished in painted render with narrow, exposed clinker brick details giving a picturesque appearance of decay. A line of half-timbering sits below the roof, occupying the upper third of the façade. The applied half-timbering is unusual as it includes curved sections and is not within a gable. The roof is clad in terracotta Marseilles tiles while the entrance gable and small wall above a side gate are tile clad.

Skylight windows are visible at the sides and rear of the roof and provide light to the attic space. Long, slender chimneys in painted render break through the roof at either side and are topped with terracotta chimney pots. The large, steep roof dominates its single-storey form, which is exacerbated by the heavy jerkin head gable front. The heaviness of the roof is contrasted with the sharp entrance portico which breaks through the fascia.



Figure 6. Detailing of brickwork, framing and half timbering around window (Source: Trethowan Architecture, 2018).

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Figure 7. Detailing of brickwork, arrow slit and tiles around entrance gable (Source: Trethowan Architecture, 2018).

The side façades match the front façade with painted render and clinker brick detail but are generally simpler and more restrained. The side gables are partly clad in timber boards painted to match the render colour. The double-storey rear extension sits discreetly behind the main form of the house and is not visible from the street. The site slopes down towards the west (rear of the house) assisting the double storey addition to remain concealed. The house sits on a brick plinth.



Figure 8. View of the main and side façades showing the continued but simplified detailing (Source: Trethowan Architecture, 2018).

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Figure 9. Closer view of the north side façade showing the timber boards to the gable and more restrained detailing (Source: Trethowan Architecture, 2018).

The house was originally constructed in 1922-23 and the existing front portion was added in 1935; with later additions to the rear from the 1960s onwards. There is limited documentary evidence that describes the form or style of the 1922-23 house. However, based on the MMBW plan and the surrounding context, the original house is appeared to be a transverse gabled bungalow, with the hipped roof added to the front. This would match the intact California Bungalow next door at no. 4 with a transverse roof in precisely the same location.

Idiosyncratic design features on site tend to support the contention that the existing façade was added to the earlier house. Notably, the roofscape is complicated and does not appear as a unified whole. There is a distinct difference between the transverse gable and the front portion of the roof which is much higher and steeper. The front portion of the roof emerges strikingly from the ridge of the transverse gable behind and forms two steep hips and a deep central valley. Decorative elements such as the exposed clinker brick details that are used prominently on the front façade extend a short way along the side façades before ceasing roughly in line with the transverse gable.



Figure 10. View of the unusual roofscape at 2 Allison Avenue. Note the front portion emerges steeply from the transverse gable behind. (Source: Trethowan Architecture 2018)

The front setback is not as generous as those seen at adjacent properties along Allison Avenue, providing a nevertheless complementary garden setting. There is a gentle slope down from the street to the house. The front fence is low-height, clinker brick curving up to square piers at either end. The clinker bricks used for the fence match those decoratively used at the house, suggesting it is contemporary to the 1935 façade. There is no gate within the fence, which terminates to provide a generous opening at the north end for both pedestrian and vehicle access. A single crossover provides access to space for two vehicles parked within the house's front setback, at its north end. It would seem that the fence has been altered at this north end to provide access for two vehicles from the single crossover and to remove a probable pedestrian gate.

2 Allison Avenue is an unusual example of the English Domestic Revival style as it is a single-storey, symmetrical form with a free application of decorative features. The house uses exposed clinker bricks in a decorative picturesque manner but does not demonstrate the picturesque asymmetrical form and generous garden setting that is otherwise common of the style. This is likely due to the house's distinctive nature as an enlargement of an existing California Bungalow. Stylistic experimentation was common in interwar domestic architecture as multiple sources of influence came into prominence. Despite the mix of influences, the overall appearance is unified and well balanced with consistent detailing and a clear sense of hierarchy to the elements. The house is unusually rich and exuberant in its detailing and presents as externally intact and well-preserved as viewed from the street. A two-storey addition has been added to the rear of the house.

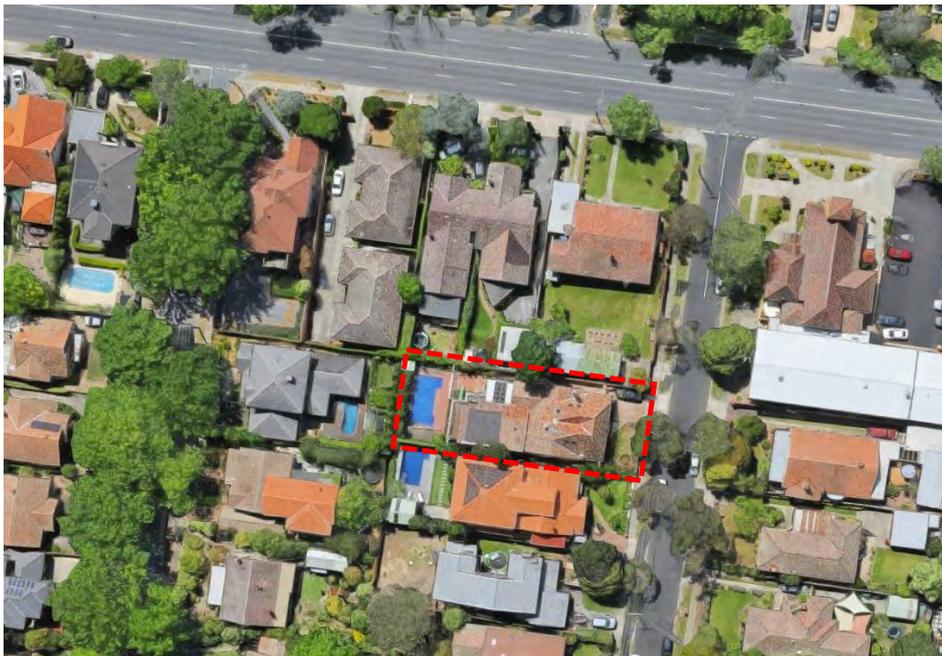


Figure 11. Subject site shown in red, facing to Allison Avenue. High Street is to the north (Source: Google Maps 2018).

Comparative Analysis

The house at 2 Allison Avenue is an unusual example of an English Domestic Revival style home at a modest scale; in contrast to other examples where this style has been applied to larger, grander villa houses or respectable apartment buildings. The subject site's detailed façade, particularly the large attic roof, give the home a sense of scale and street presence that belies its modest, domestic character. The subject site compares in scale and plan form to bungalow examples; but in terms of its details and stylistic presentation to the street it compares better with homes in the English Domestic Revival style. An important characteristic of the English Domestic Revival style is

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picturesqueness. This is often achieved through an asymmetrical form with multiple fronts, offset massing and landscaped garden settings. However, the subject site is symmetrical in façade and form; and it uses decorative elements and details to achieve a picturesque character, such as exposed clinker bricks giving the appearance that the render is decaying. The interwar period was one of experimentation with various stylistic influences often combined within a single home. While the subject site demonstrates a free and experimental application of the English Domestic Revival style, it is used holistically without incorporating features from other popular styles of the time.

The Interwar Period

2 Allison Avenue, both its original construction and later façade addition, dates from the interwar period and reflects the social and architectural changes that occurred at that time. Many Australian citizens were personally affected by WWI and once it ended sought to block out the immediate past with positive aspirations for the future. With this renewed enthusiasm, people's attitudes and expectations changed, families became smaller, and people wanted to purchase rather than rent their homes. House plans were rationalised to reduce both the cost of construction and the labour needed to run them (Cuffley 2007:20). An important innovation at this time was the availability of full-time architecture courses by some Australian universities (Apperly, Irving & Reynolds 1994:148). This led to a group of progressive young architects, influenced by their overseas travels to Britain, Europe and America, to return to Australia with new ideas and trends that were to transform the emerging suburbs.

The interwar period saw the influence of housing styles from America and later in the period, England. This led to an extraordinarily diverse use of traditional architectural styles that competed with modern architecture. Although highly eclectic, the architecture was generally conservative.

Domestic architecture of the suburbs favoured the Georgian, Mediterranean, Spanish Mission, and the English Domestic Revival styles in the 1930s. These styles were adapted to suit the client's ideals and allotment size / orientation demonstrating a freedom of application that was not restrained by traditional architectural grammar. The English Domestic Revival style, demonstrated at 2 Allison Avenue, was first seen in Australia through the Federation Queen Anne style that was the dominant style around the 1900s.

Although not a revival style itself but one which did derive from the English Arts and Craft Style via America, is the Californian Bungalow. Cultural influence from America and the similarities between Australia and California led to the popularity of the style from WWI to the Great Depression (Apperly, Irving & Reynolds 1994:209). Initially embraced by architects, the style was taken over by speculative builders who filled the suburbs with their interpretations. Homes in Allison Avenue and adjacent streets, which are contemporary to 2 Allison Avenue, tend to be bungalows. As such, 2 Allison Avenue stands out as an unusual example of the English Domestic Revival style in the municipality.

Garden settings are an essential part of any interwar streetscape and originally would have complemented the architectural style of the house. 2 Allison Avenue is sited with a reasonable, but not particularly generous, front setback. However, prior to the 1935 front façade addition, the home would have been more comfortably sited giving the front garden a more prominent role.

English Domestic Revival Styles

Often referred to Tudor or Old English, interwar English Domestic Revival, had its roots in the English Arts and Craft Movement of the mid to late nineteenth century. The revival of this style, along with many other English and American styles became popular with the upper end of the housing market.

Typical of English Domestic Revival architecture was the use of red or clinker brick, brick nogging or half timbering in gables of upper storeys, modelled chimneys and terracotta roof tiles. Steeply pitched gable roofs were preferred over hipped, though it was common later in the period to have more eclectic examples. Picturesque asymmetry was pursued with multiple fronts and offset massing.

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English Domestic Revival styled houses were associated with the Empire consciousness and tried to exploit the associations of the manor to convey wealth and social status. The movement gained much momentum in the 1930s as the 'bungalow' and 'Spanish Mission' began to fade in popularity.

The City of Boroondara has many examples of the English Domestic Revival style dwellings covered by a Heritage Overlay, with individual sites and those within precincts providing a good representation. The houses at 11 Chatfield Avenue, Deepdene (significant within precinct HO192), 30 Hunter Road, Camberwell (interim HO720, individually significant at the time of writing), 7 Muriel Street, Glen Iris (now known as 9 Muriel Street, individually significant, HO398), 12 Tara Avenue, Kew (individually significant, HO348), 19 Howard Street, Kew (significant within precinct HO528) and 458 Camberwell Road, Camberwell (individually significant, HO373) provide the following comparison with the subject site.

Comparative examples in Glen Iris

'The Gair House' at 9 Muriel Street, Glen Iris

'The Gair House' at 9 (formerly 7) Muriel Street, Glen Iris (Figure 12) designed by noted architect Harold Desbrowe Annear, is a grand, two-storey, plus attic storey, home. The tiled roof forms a double gable with smaller projecting gables to the front and rear. The upper levels and gable ends are half-timbered, while the ground level is finished in a sand-coloured stucco. But for the half-timbering and asymmetrically massed form, the Gair House is restrained in its use of decorative details from the English Domestic Revival style. Due to various alterations and additions over time the Gair House has lost some of its commanding presence in the neighbourhood; its dramatic garden setting has been lost and the original front façade is now at the rear of the property. Compared with the Gair House, 2 Allison Avenue is modest and simple in form; however, it is more expressive in the use, and range, of detail features. The subject site takes a more picturesque, informal approach to decoration whereas the Gair House has a restrained dignity appropriate to its scale and setting. The Gair House is a holistic and competent example of the English Domestic Revival style applied across all aspects of the site, despite the loss of its former picturesque garden setting. The Gair House is a more representative example of the style informing all aspects of the home and its site, whereas 2 Allison Avenue is an unusual and experimental example of an aesthetic application of the style.



Figure 12. View of 9 Muriel Street, Glen Iris, the house's original rear façade (Source: Hermes record for 7 Muriel Street, Glen Iris).

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Comparative examples in Boroondara**11 Chatfield Avenue, Deepdene**

'Park Holme' at 11 Chatfield Avenue, Deepdene (Figure 13) is a substantial two-storey suburban villa in the English Domestic Revival style which is a much grander and more complete example of the style than the subject site. Both Park Holme and the subject site feature rendered brick, with expressed clinker brick details, protruding gable ends to form covered entrances, and steep roofs, but with different aesthetic effects. At 2 Allison Avenue exposed clinker brick details across the façade give a sense of picturesque decay as if the render façade were crumbling. They are also used around openings and the entry portico giving a sense of solidity. In contrast, at Park Holme, clinker brick details are more restrained and are used around openings. Park Holme gains its picturesque character from its asymmetrical form, complex massing and landscaped garden setting. The two homes vary in their scale, formal complexity, and approach to stylistic details. Nevertheless, both Park Holme and 2 Allison Avenue demonstrate competent applications of the English Domestic Revival style appropriate to their scale and setting. The subject site, however, is a more unusual example due to its modest scale, symmetry, and variety of detail elements.



Figure 13. View of 'Park Holme', 11 Chatfield Avenue, Deepdene (Source: realestate.com.au 2018).

'Clitheroe', 30 Hunter Road, Camberwell

'Clitheroe' at 30 Hunter Road, Camberwell (Figure 14) is another example of a suburban villa house in the English Domestic Revival style. Both Clitheroe and the subject site demonstrate key elements of the style including a tile-clad, multi-ridged attic roof; gable ends; painted render walls with brick detailing and brick plinth; projecting bay windows; and applied half-timbering across the upper portion of the façade. Aesthetically, the subject site and Clitheroe are similar, using a comparable palette of English Domestic Revival elements. Clitheroe is a more standard example as it is asymmetrically arranged, two-storeys and in a garden setting. 2 Allison Avenue, on the other hand, is single-storey and reflects a freer application of the style but in a symmetrical arrangement. The entrance portico, for example, at the subject site contrasts to the façade, whereas the portico at Clitheroe is more integrated with its details and proportions. Clitheroe has a static solidity to its main façade, in contrast with the vertical movement found at the subject site. Nevertheless, both homes demonstrate the development of domestic revival styles in Boroondara during this era; but 2 Allison Avenue is more aesthetically unusual.

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Figure 14. View of 'Clitheroe', 30 Hunter Road, Camberwell from the corner of Hunter Road and Sycamore Street (Source: Trethowan Architecture, 2017).

12 Tara Avenue, Kew

12 Tara Avenue, Kew (Figure 15) is a fine and externally intact example of a two-storey residence in the English Domestic Revival style. 12 Tara Avenue does not demonstrate the same freedom of expression and exuberance that is seen at the subject site, the use of detail elements is elegant but restrained. While 12 Tara Avenue demonstrates forms and details common to the English Domestic Revival style they are used sparingly, and the house presents as a much more straightforward example. 12 Tara Avenue is characteristic of the style being applied across the entire dwelling and its setting, in contrast to 2 Allison Avenue where characteristic stylistic features are used as an aesthetic treatment to a front addition.



Figure 15. View of 12 Tara Avenue, Kew (Source: Hermes record for 12 Tara Avenue, Kew).

19 Howard Street, Kew

19 Howard Street, Kew (Figure 16), built in 1935, is one of several homes in the English Domestic Revival style found in the Howard Street precinct. It has an elaborate 'gingerbread house' appearance as a two-storey dwelling with attic rooms within the roofscape, a dramatic pitched roof, half-timbered gables, decorative brickwork and a picturesque, complex form in a garden setting. Both 19 Howard Street and 2 Allison Avenue feature the elaborate application of multiple decorative

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elements of the English Domestic Revival style. However, 19 Howard Street is more typical of the style, featuring asymmetrical massing, a picturesque garden setting, and exposed brick to the ground floor creating a solid base for the half-timbered and rendered gables and shingle-clad roof above. Of the two homes, 19 Howard Street is a more typical, complete and adept use of the English Domestic Revival style in contrast to the subject site where stylistic features are applied decoratively as a façade. This difference is likely due to the architect design of 19 Howard Street, contrasted to the probable builder-addition on the subject site. Both homes are elaborate in their decoration and detail but, overall, 2 Allison Avenue is a more aesthetically unusual application of the style, again due to the particularities of the addition.



Figure 16. View of 19 Howard Street, Kew (Source: realestate.com.au 2018).

'Stratford', 458 Camberwell Road, Camberwell

'Stratford' at 458 Camberwell Road, Camberwell (Figure 17) dating from 1933, is a two-storey brick home with English Domestic Revival references. The house is asymmetrical with two gabled wings, a recessed entrance portico, decorative clinker brick details, half-timbering and a steeply-pitched, tile-clad roof. Stratford's two-storey, asymmetrical form with prominent gable ends makes it a more typical example of the English Domestic Revival style than 2 Allison Avenue, however the use of decorative details is similar to the subject site and both homes use applied features and elements in an informal manner. The subject site is aesthetically more picturesque and informal than Stratford which takes a more dignified approach. As with the other examples discussed above, Stratford demonstrates the use of the English Domestic Revival style informing all elements such as siting, roofscape, scale and asymmetrical form and massing. This is in contrast to 2 Allison Avenue where the English Domestic Revival style is aesthetically experimental.



Figure 17 View of 458 Camberwell Road, Camberwell-. Note the herringbone brick and voussoir details around the arched entry (Source: Hermes record for 458 Camberwell Road, Camberwell).

Summary

In the comparative examples discussed above, the English Domestic Revival style has been used to inform all aspects of the homes and their sites. This includes ideas about siting, garden settings, scale, asymmetrical massing, complex roofscapes, and the use of materials and detail elements. 2 Allison Avenue is unusual amongst these examples as the style has been applied to the façade, front portion of the roofscape, and in decorative details as a later addition to an existing bungalow dwelling. While this does tend to suggest a less sophisticated, freer application of the style; it has resulted in an aesthetically unusual home that demonstrates the adventurous and experimental, yet competent, application of revival styles during the interwar period. The subject site is distinctive in the municipality as a modestly scaled, symmetrical example of the English Domestic Revival style that commands a greater street presence than comparably scaled homes of the period, such as the adjacent bungalows along Allison Avenue. The subject site is an aesthetically unusual example of an English Domestic Revival style home that demonstrates the spirit of stylistic experimentation characteristic of the interwar period.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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).

N/A

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

2 Alison Avenue is of aesthetic significance as an externally intact example of the experimental, decorative use of the English Domestic Revival style and its application to an earlier Interwar dwelling.

The dwelling is aesthetically distinguished by its uncommon decorative exuberance, symmetrical façade, and modest single-storey scale. The home demonstrates typical detail features of the style used decoratively, rather than as an overall design approach influencing the plan, form, and landscape setting, which have all been adapted from an earlier residence to suit the applied style. The dwelling demonstrates principal characteristics of the English Domestic Revival style despite the unusual approach to its application. Of particular note is the finely detailed entrance portico which adds a sense of presence and upward movement that counteracts the low scale and heavy, steeply pitched roof.

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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 dwelling at 2 Allison Avenue, Glen Iris, built in 1922-3 and remodelled in 1935, is significant to the City of Boroondara. Later additions are not significant.

How is it significant?

2 Allison Avenue, Glen Iris, is of local aesthetic significance to the City of Boroondara.

Why is it significant?

2 Allison Avenue is of aesthetic significance as a distinctive example of the English Domestic Revival Style applied as a decorative façade to an earlier, single-storey dwelling. The home stands out for its symmetry, modest scale and decorative exuberance. It is unusual as it lacks a generous garden setting but it compensates for that with picturesque details and the dominant roofscape and entrance portico. However, it is representative of aesthetic aspects of the English Domestic Revival style such as clinker brick, unpainted brick accents, painted render, steeply pitched tiled roof, applied half-timbering, and picturesque characteristics. While the English Domestic Revival style is used as an applied aesthetic rather than informing all aspects of the home's design, 2 Allison Avenue is nevertheless a competent and striking example of the style. Of particular note are the entrance portico and roofscape which endow the home with a street presence and dynamism beyond its modest scale. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually significant place.

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

External Paint Colours Is a permit required to paint an already painted surface?	Yes
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	No
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Outbuildings and fences exemptions	Yes – front fence

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Are there outbuildings and fences which are not exempt from notice and review?	
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

Identified By

Context

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HOUSE

Prepared by: Context

Address: 55 Bath Road, Glen Iris

Name: House	Survey Date: July 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1925-26



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Historical Context

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np).

Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259). George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840. The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see Figure 1), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (*Argus* (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

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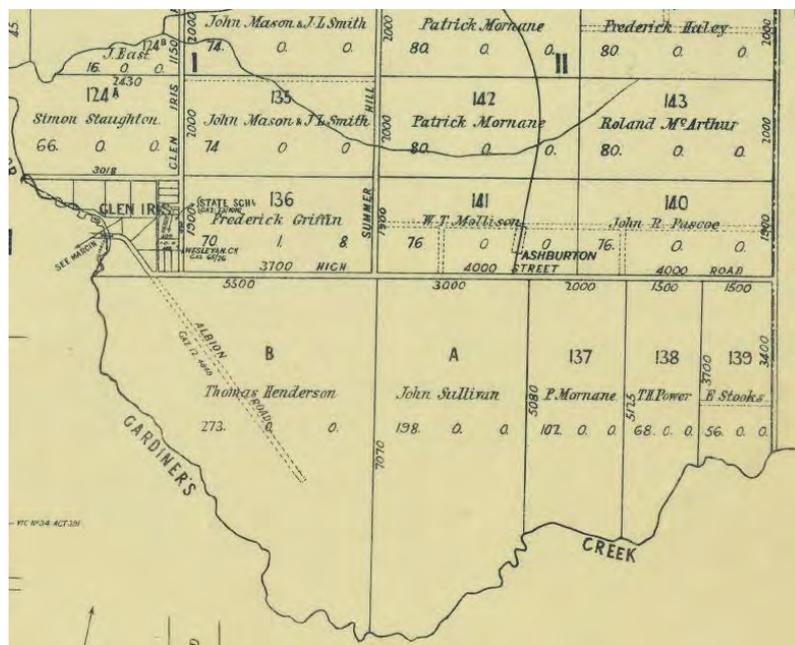


Figure 1. Showing Thomas Henderson's 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

Glen Iris also includes the small locality of Gardiner, the original name for Malvern, which is located south of Gardiners Creek, east of Malvern. John Gardiner was one of the first overlanders of cattle from the Murrumbidgee River to Port Phillip in 1837. He took up rich pastoral country on both sides of Gardiners Creek and built his home on the Hawthorn side of the creek overlooking the Yarra River. Kooyongkoot Creek, which divided Hawthorn from Malvern, was subsequently renamed Gardiners Creek. Although the name, Gardiners Creek, was in use by 1840, Kooyongkoot Creek was also used through until the early 1900s (see below) (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; Victorian Places 2015).

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

Development of the area occurred from the early 1860s when some larger acreages subdivided into smaller allotments and the construction of two bridges across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2). In the 1860s, a small brickworks operated in the Glen Iris area, near the corner of present-day Warrigal Road and High Street Road, using clay obtained from a pit at Gardiners Creek (Built Heritage 2012:87).

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by architects Crouch and Wilson and built in 1865; and a school site, put aside in 1871 and on which Glen Iris State School No 1148, designed by architect Nathaniel Billing, opened in 1873 (although a

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school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator, James Munro (see Figure 3) (McWilliam 1992:np).

By this time, the area of Glen Iris had developed its own sense of identity, evidenced by an attempt to secede from the Shire of Boroondara. Encouraged by the secessions of Hawthorn and Kew, a public meeting held at the town reserve proposed that the southern portion of the Shire of Boroondara (i.e. south of Back Creek) become part of the adjacent Gardiner Road District (later to become the City of Malvern). The scheme, however, failed due to opposition from the Shire of Boroondara (Built Heritage 2012:151).

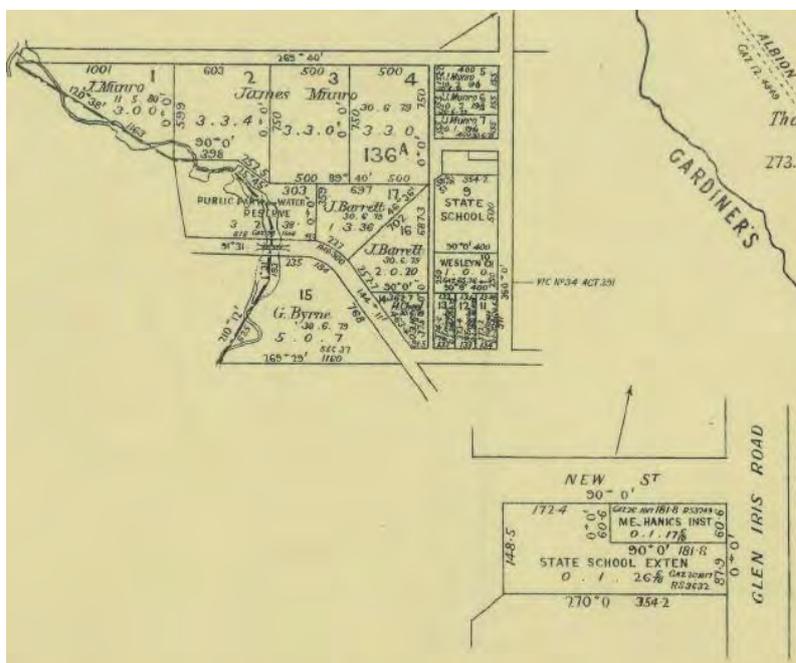


Figure 2. Showing the Glen Iris Township. The township was first known as the Glen Iris village and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

During the land boom of the late 1880s, some residential estates were subdivided in the Glen Iris area and schools established. Although not in the City of Boroondara, these schools included Sacré

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Coeur Catholic School in Burke Road, East Malvern, in 1888, and Korowa Anglican Girls' School in Ranfurly Crescent, East Malvern, in 1890. Residential development slowed with the economic depression of the early 1890s.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Two local reserves were gazetted in the 1890s: a new site for a mechanics institute in 1892, which, like its earlier counterpart, was never built; and a reserve in 1898 straddling Gardiner's Creek, north of the High Street bridge, as a Public Park and Water Reserve (Built Heritage 2012:49).

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post-town of approximately 200 people on the Kooyongkoot Creek. Anglican and Wesleyan churches were in operation at the time, as was a state school and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

History

Andrew Gilmour became the proprietor of 7¼ acres on the northwest corner of Boundary and Bath roads, part of Crown Portion 144 Parish of Boroondara, in 1885. This land was sold to Henry Danby in 1888. Danby died in 1890 and his executors mortgaged the land to the National Bank of Australasia. The Bank gained possession of the land and sold the southern half to George William Catanach in 1910 (CT V.1696 F.050). Postal directories indicate this land was vacant up until at least 1920, by which time William Bath was resident on the land just to the west, where Bath Crescent (now Loloma Court) was later located (S&McD 1895-1920).

Catanach subdivided off four 1/5 acre lots on Boundary Road in 1915 (CT V.3425 F.966). Frederick Alan Boyd, florist of Boundary Road, Burwood, became the owner of the remaining 2¾ acres fronting Bath Road in October 1920. He subdivided this land into four lots in 1921 (CT V.4436 F.070). In 1921 Mary Brewer of 'St John's Wood', High Street Road, Burwood, purchased Lot 3 of Boyd's four subdivided lots (CT V.4499 F.699). Mary (nee Holmes) had married James Brand Brewer in 1888 (BDM Event 8232/1888). Ruby Constance Brewer (wife of James Herbert Brewer), purchased Lot 4 just to the west, adjoining William Bath's property (CT V.4436 F.070; BDM Event No.4075/1918).

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James Brand Brewer was an orchardist, at various times holding positions including secretary of the Central Fruit Growers' Association, president and life member of the Chamber of Agriculture and manager of the Victorian Fruit-growers' Association. He was also a civil works contractor (*Australasian*, 21 October 1905:7; *Mildura Cultivator*, 20 November 1913:4; *Leader*, 29 December 1917:39; *Age*, 24 June 1926:5). He was a candidate for councillor in the South Ward of the City of Camberwell in 1926 (*Age*, 26 August 1926:10). The Brewers had been living at 'St John's Wood' as early as 1895 (*Age*, 18 January 1895:2). The address of 'St Johns Wood' is given as Bay View Road, Burwood in the postal directories up to 1925. James appears to have remained there until around 1926 (*Argus*, 28 December 1926:1; S&McD 1925).

When Mary Brewer died in 1922 her Bath Road property was still vacant (Mary Brewer probate papers, VPRS 28/P3 Unit 1323 item 188/997). Hilda Priscilla Brewer became the owner of this land, combined with a 55ft strip of Lot 2 to the east, in 1924 (CT V.5108 F.444). The 1923-4 and 1924-5 rate books did not reflect this change of ownership – they showed instead James Brand Brewer as the owner of two properties on Bath Road, both 100x311ft and unimproved. One of these was the subject property, the other adjacent to the west was that purchased by Ruby Constance Brewer in 1921 (RB 1923-24, 1924-5).

The 1925 postal directory (compiled in 1924) showed in Bath Road, heading west from Boundary Road (now Warrigal Road), "house being built", then William Bath's property (S&McD 1925). The 1925-6 rate book showed James Brewer owning one property in Bath Road, 100x311ft with a six-roomed brick house, indicating that the house at 55 Bath Road was built in 1924-25. He also purchased a 45 foot strip to the east of the subject block from James Williams (RB 1925-6). The 1927 postal directory records a completed house in this location, occupied by James B. Brewer. The subject house is shown on the widened block on the 1930 MMBW Detail Plan, along with two houses to the east (MMBW, 1930). Electoral rolls indicate that Hilda continued to live in the house as well (AER 1926-31).

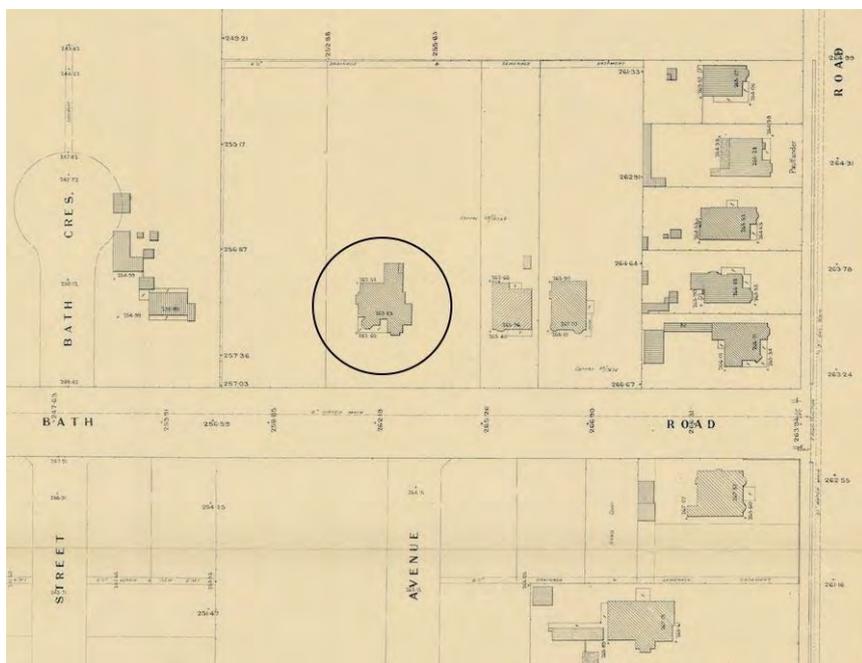


Figure 3. 55 Bath Road in 1930. (Source: MMBW Detail Plan No 3176, 1930)

Hilda died in 1932 and her son James Brand Brewer became the title-holder in 1933 (CT V.5108 F.444). James continued to live in the house until the southern half of the property fronting on Bath

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Road (including the house) was sold to Alexia Lyell Forster by April 1945 (CT V.5108 F.444). James Brewer died in July 1945. The City of Camberwell purchased the remaining northern/rear part of the property in 1947. This is now part of a bowling green at the Burwood District Bowls Club (CT V.5108 F.444; *Herald*, 3 July 1945:4).

In October 1949 the house was offered for sale, described as suitable for a family home or for two self-contained flats, with 10 rooms and 2 bathrooms. Special features included dining room panelling, built in buffet and servery, and garage for two cars. It was passed in at the auction at £5000 (*Argus*, 8 October 1949:17; *Age*, 13 October 1939:4). John Henry Hatfield, newsagent, and Annie Lawther, spinster, both of Eaglemont, became the owners in 1950. Hatfield became the sole owner in 1951 (CT V.6880 F.952).

By January 1955 the property was for sale again, this time with the house divided into two flats, each containing lounge, dining room, 3 bedrooms, bathroom, internal toilet and laundry (*Argus*, 5 February 1955:16). The western 89ft of the block containing the house was sold in 1960 to Alan Winter Nichols, then in 1968 to Margaret May Higginbottom (CT V.8250 F.223).

Description & Integrity

This substantial Interwar red brick house sits centrally on a large site with an established garden. It is composed asymmetrically and is complex in form and massing using transitional elements of the Federation Queen Ann and the Interwar bungalow. The site is complemented by an original pierced brickwork fence across the frontage.

A primary roof form consists of a transverse gable which extends to enclose a projecting wing on the western side. Additional projecting wings intersect at right angles to the north and south. A tower is located in the south west corner of the house and a side annex is located to the east of the main house. An additional side annex has been constructed on the eastern side of the front projecting wing and is dated to post 1930 given that it does not appear on the MMBW plan of this date. The annexe is clearly visible from the street. The steeply pitched roof is clad in terracotta tiles and features decorative finials at the apexes.

Face brick walls are of red brick with a clinker brick soldier course just below sill level. A generous verandah runs along the front of the house and returns around to the west side and is enclosed by a separate, low-pitched roof. Half brick pillars have the same feature brick work matching the house walls. Decorative half columns with capitals sit over the brick pillars supporting the verandah roof. Three columns are grouped at the corner and paired at the entry point.

The gabled projections to the side and front are consistent in form and detailing and sympathetic to the original house. They each feature a tall tapered hood over a boxed bay window. The hood is clad in timber shingles and the base of the bay is constructed in feature brick. The gable end projects to the edge of the bay with a section of timber battening at the apex and small timber brackets at each edge of the gable. A set of four identical windows is set along the front of the bay with matching windows to each side. The tall narrow double hung windows have decorative leadlight to the upper sashes. Other leadlight windows are located at the northern end of the return verandah and on the façade of the more recent eastern annex.

The tower is an unusual feature for the Interwar period of construction with this feature commonly found decades earlier. At ground level below the verandah it functions as a bay window. At the upper level, its octagonal form is articulated by rendered surfaces each with an identical four-paned window. Columns to match the verandah columns form the edge of each face. A flat roof extends slightly over tower edge with exposed rafters. Sash windows have leadlight to the upper sashes.

A single plain chimney is located to the eastern side of the house and a four-way chimney is located on the ridge line. Chimneys are tall face brick with a rendered capping at the top edge and terracotta chimney pots. An original red brick front fence is intact and features brick pillars with decorative rendered cappings. Between the pillars, the pierced brick has moulded bricks along the top edge and a chamfered base.

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Figure 4. Image shows detail of projecting bay, soldier brick course and verandah support detail. (Source: Context 2018)



Figure 5. Tower on south west corner of the house. (Source: Context 2018)



Figure 6. Detail of original front fence. (Source: Context 2018)

Comparative Analysis

55 Bath Road is in a transitional style between Federation Queen Anne and the Interwar bungalow. The complex massing of the house, use of the corner tower and materials of red brick with terracotta tiles place 55 Bath Road within the Federation Queen Anne style. However, the windows, plain chimneys and the verandah design with half columns and limited decoration indicate a more hybrid approach. The fence also demonstrates a hybrid status employing rendered cappings to the pillars that are found in the Interwar period, overlaid on the brickwork design of the Federation period using moulded brick and a pierced detail.

55 Bath Road shows a conservatism in its design relative to its construction date of 1925 and displays the strong and lingering influence of the Federation Queen Anne style in the octagonal corner tower and roof massing.

Comparative examples in Glen Iris

Two places were constructed in the Interwar period in Glen Iris, including the Tudoresque design of 2 Gair Street built in 1932 (HO398) and the Classical Revival two-storey house at 1292 Toorak Road built in 1931 (HO406).



Figure 7. 2 Gair Street Glen Iris (Source: HERMES 14722)

2 Gair Street Glen Iris, a Tudoresque house of the 1932, from architect Harold Desbrowe Annear displays conspicuous and bold timber patterning. Built shortly after 55 Bath Road was completed, 2 Gair Street owes its origins to the English Domestic Revival and shares only an Interwar construction date with 55 Bath Road.



Figure 8. 1292 Toorak Road Glen Iris (Source: HERMES 14731)

An Interwar residence, 1292 Toorak Road, Glen Iris of 1931 has two-storey massing, and retains its original setting including the brick and stucco fence. It is an example of an Interwar house in Glen Iris and is a more contemporary design for the period than is 55 Bath Road.

Comparative examples in Boroondara

The comparative examples below are all lively variations on the Federation Queen Anne style, including the use of towers or turrets, but also including transitional elements of the Interwar bungalow. Most are constructed earlier than 55 Bath Road in the period 1910 to 1920. However, the

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key features at 55 Bath Road are those of a free-form composition of elements of both the interwar and Federation Queen Anne periods, borrowing from both. This mixing of styles is evident in the examples below as is seen at 55 Bath Road.



Figure 9. 6 High Street South Kew, 1915 (Source: HERMES 14628)

6 High Street, Kew, significant in HO527, High Street South Residential Precinct, is a fine example of a Federation Queen Anne house. It shows a lively and effective presentation of turret, bay window, porch, balcony and gable as streetscape elements compressed into a small site.



Figure 10. 34 Stevenson Street Kew, 1910 (Source: HERMES 1660)

34 Stevenson Street, Kew (HO341) has a simplified form suggestive of the Interwar bungalow. The house addresses its corner through the tower element, and otherwise features broad, simple and bold massing for its day. The house retains most of its original fence.

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Figure 11. 15 Hastings Road Hawthorn East, c1916 (Source: HERMES 14555)

15 Hastings Road, Hawthorn East (HO452) reflects the transition between the Federation and bungalow styles with a simplified gable roof form combined with a semi-octagonal bay forming a turret, timber decoration to the porch and interwar windows. It demonstrates a particularly fine level of detail to the tower.



Figure 12. 20 Howard Street, Kew, 1911 (Source: HERMES 14635)

20 Howard Street, Kew (HO317) is a fine example of a single-storey attic villa. Skilled and lively in its composition, the design is a departure from the more usual centrally planned Federation attic mode, incorporating a faceted corner bay with a stepped tower and faceted conical tiled roof.

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Figure 12. 500 Barkers Road Hawthorn, 1911, (Source: HERMES 14912)

500 Barkers Road Hawthorn (HO8) like 55 Bath Road, illustrates the transition from Queen Anne to interwar bungalow. The main elevation is dominated by the verandah with classical columns and the octagonal tower.

Summary

In Glen Iris 55 Bath Road is an unusual design without direct stylistic comparators. However, when looking wider afield in Boroondara, there are many examples of transitional styling, including several that use a tower or turret as a major feature. 55 Bath Road is clearly as good as 500 Barkers Road and 34 Stevenson Street in mixing of form and detail from different styles. 6 High Street and 20 Howard Street have a particularly lively composition that owe something to their small sites where much architectural detail is compressed into a small space. 55 Bath Road is of an equivalent architectural quality to these examples. It is a fine example of a transitional house in Boroondara, and an unusual example in the Glen Iris context.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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).

55 Bath Road, Glen Iris is of architectural significance for its demonstration of the transition in style from the Federation Queen Anne, to the interwar bungalow. In comparison with other examples of transitional styles in Boroondara, 55 Bath Road demonstrates a similar level of inventiveness in the

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

adaptation of a wide architectural vocabulary. This class of place is distinguished by its free form design that incorporates elements of different periods and styles into a highly idiosyncratic range of residential designs.

55 Bath Road demonstrates its transitional style through the use of various architectural elements commonly found in the Federation and the interwar periods. These include the octagonal corner tower used as a pivot between perpendicular projecting wings with a return verandah, half-timbering to the gable ends and double hung sash windows with leadlight to the upper sashes. Elements associated with the interwar bungalow include the dominant transverse gabled roof form enclosing an attic room; the simple tapered chimneys, half brick piers and classical columns to the front verandah and contrasting red and clinker brick detail. Further emphasis of the interwar period is provided by the boxed bay window with an oversized window hood clad in shingles.

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

55 Bath Road is aesthetically significant for its original brick front fence with pierced brickwork panels and pillars with rendered cappings. Stretching across the frontage of the large site, the fence makes a strong contribution to the setting for the house.

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 substantial red brick house front fence at 55 Bath Road, Glen Iris, built in 1925-26, is significant.

How is it significant?

55 Bath Road, Glen Iris, is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

55 Bath Road, Glen Iris is of architectural significance for its demonstration of the transition in style from the Federation Queen Anne, to the interwar bungalow. In comparison with other examples of transitional styles in Boroondara, 55 Bath Road demonstrates a similar level of inventiveness in the adaptation of a wide architectural vocabulary. This class of place is distinguished by its free form design that incorporates elements of different periods and styles into a highly idiosyncratic range of residential designs.

55 Bath Road demonstrates its transitional style through the use of various architectural elements commonly found in the Federation and the interwar periods. These include the octagonal corner tower used as a pivot between perpendicular projecting wings with a return verandah, half-timbering to the gable ends and double hung sash windows with leadlight to the upper sashes. Elements associated with the interwar bungalow include the dominant transverse gabled roof form enclosing

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an attic room; the simple tapered chimneys, half brick piers and classical columns to the front verandah and contrasting red and clinker brick detail. Further emphasis of the interwar period is provided by the boxed bay window with an oversized window hood clad in shingles. (Criterion D)

55 Bath Road is aesthetically significant for its original brick front fence with pierced brickwork panels and pillars with rendered cappings. Stretching across the frontage of the large site, the fence makes a strong contribution to the setting for the house. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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 fence
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

Context

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'BURNLEA'

Prepared by: Context

Address: 22 Bourne Road, Glen Iris

Name: 'Burnlea'	Survey Date: July 2018
Place Type: Residential	Architect: Butler and Ussher
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: c. 1891

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np).

Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259.) George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840.

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The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see Figure 1), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (*Argus* (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

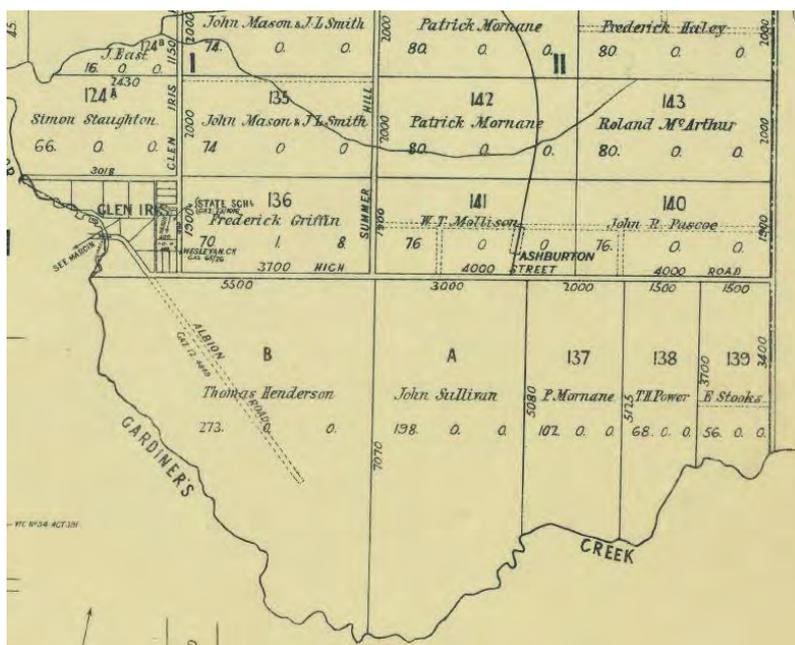


Figure 1. Showing Thomas Henderson's 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

Glen Iris also includes the small locality of Gardiner, the original name for Malvern, which is located south of Gardiners Creek, east of Malvern. John Gardiner was one of the first overlanders of cattle from the Murrumbidgee River to Port Phillip in 1837. He took up rich pastoral country on both sides of Gardiners Creek and built his home on the Hawthorn side of the creek overlooking the Yarra River. Kooyongkoot Creek, which divided Hawthorn from Malvern, was subsequently renamed Gardiners Creek. Although the name, Gardiners Creek, was in use by 1840, Kooyongkoot Creek was also used

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through until the early 1900s (see below) (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; Victorian Places 2015).

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

Development of the area occurred from the early 1860s when some larger acreages subdivided into smaller allotments and the construction of two bridges across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2). In the 1860s, a small brickworks operated in the Glen Iris area, near the corner of present-day Warrigal Road and High Street Road, using clay obtained from a pit at Gardiners Creek (Built Heritage 2012:87).

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by architects Crouch and Wilson and built in 1865; and a school site, put aside in 1871 and on which Glen Iris State School No. 1148, designed by architect Nathaniel Billing, opened in 1873 (although a school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator, James Munro (see Figure 3) (McWilliam 1992:np).

By this time, the area of Glen Iris had developed its own sense of identity, evidenced by an attempt to secede from the Shire of Boroondara. Encouraged by the secessions of Hawthorn and Kew, a public meeting held at the town reserve proposed that the southern portion of the Shire of Boroondara (i.e. south of Back Creek) become part of the adjacent Gardiner Road District (later to become the City of Malvern). The scheme, however, failed due to opposition from the Shire of Boroondara (Built Heritage 2012:151).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

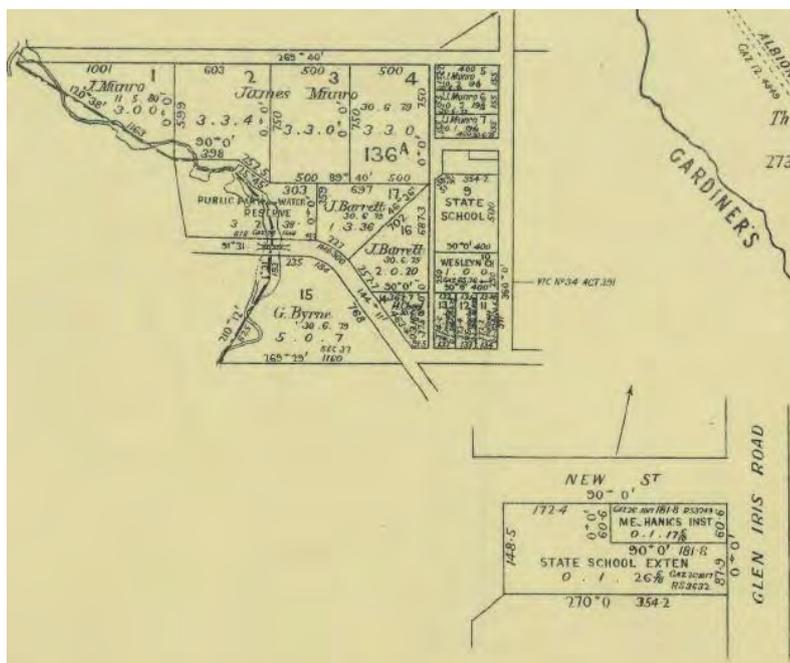


Figure 2. Showing the Glen Iris Township. The township was first known as the Glen Iris village, and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

During the land boom of the late 1880s, some residential estates were subdivided in the Glen Iris area and schools established. Although not in the City of Boroondara, these schools included Sacré Coeur Catholic School in Burke Road, East Malvern, in 1888, and Korowa Anglican Girls' School in Ranfurly Crescent, East Malvern, in 1890. Residential development slowed with the economic depression of the early 1890s.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Two local reserves were gazetted in the 1890s: a new site for a mechanics institute in 1892, which, like its earlier counterpart, was never built; and a reserve in 1898 straddling Gardiner's Creek, north of the High Street bridge, as a Public Park and Water Reserve (Built Heritage 2012:49).

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post-town of approximately 200 people on the Kooyongkoot Creek.

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Anglican and Wesleyan churches were in operation at the time, as was a state school and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattleree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

History

The Australian Alliance Investment Company Pty Ltd (AAIC) owned 69 acres of Crown Portion 124A Parish of Boroondara, which they transferred to Torrens Title in 1891 (CT V.2326 F.035). Their Glen Iris Heights Estate was first offered for sale in 1888 and encompassed the land between Glen Iris Road and Gardiner Parade, and lots along the north side of Howard Street, extending down to lots along the north side of Kerferd Road (This 'Glen Iris Heights Estate' subdivision is not to be confused with the eponymous estate nearby offered in the early twentieth century.) The first auction of lots between Britten and Kerferd roads was on 3 November 1888 and the second auction, of the lots between Britten and Bourne roads, was later that month (*Caulfield and Elsternwick Leader*, 9 November 1888:5; *North Melbourne Advertiser*, 3 November 1888:2; *Oakleigh Leader*, 24 November 1888:7; Glen Iris Heights Estate auction flyers 1888).

While newspaper reports and auction flyers indicated some sales in the estate, the title indicates that these early sales only amounted to five lots in the middle of the north side of Kerferd Road (*Caulfield and Elsternwick Leader*, 9 November 1888:5; *Age*, 11 July 1890:4; CT V.2351 F.130). The Reverend James William Tuckfield of the Methodist Church gained title to four of these, Lots 41 and 42 on what was then called Kerferd Street and Lots 13 and 14 on the then Bourne Street (now No.19), in 1891. He was living in a house he had built on Kerferd Street in the same year. The net annual value was £75. Thomas and Frederick Powell gained title to part of Lots 38 & 39 (now 27 Kerferd Road) in 1892. A Mr Powell (no Christian name provided) is shown as owning and occupying a house on this land in 1891-92. The net annual value of this house was £58. Dr Thomas Cherry was occupying this house in 1896 (CT V.2326 F.035; RB 1891-92; McWilliam, p.18).

The AAIC built a small number of houses peppered throughout the estate in 1890-91, perhaps in an attempt to attract others to buy and build. Butler and Ussher architects invited tenders for the erection of three two-storey brick residences in Glen Iris in May 1890 (*Age*, 12 May 1890:7). These "commodious residences" in the Glen Iris Heights Estate were offered for sale in March 1891. The two-storey brick residences were in Kerferd Road (Lots 43 & 44, now No. 13-15, sold along with Lots 11 & 12 in 1923), Howard Road (Lots 19 & 20, now No. 30, sold in 1922) and Bourne Road (Lots 90 & 91, the subject site, now No. 22). All were built on plots initially made up from two lots of the subdivision, amounting to 132x140 ft. The Bourne Road building may have been distinguished by its bow-windows, which are not highlighted for the others in the advertisement. It contained drawing and dining rooms, breakfast room and five bedrooms, kitchen, pantry, scullery, and bathroom, verandah and balcony. It was enclosed by a "neat and substantial" fence (*Argus*, 5 March 1891:2).

Separate advertisements for two other houses in the Glen Iris Heights Estate accompanied the advertisement for the three two-storey houses. One of these was in "King Street", which does not appear to have actually been in the estate. The other was a single-storey villa on a single lot in Kerferd Road. It contained drawing, dining and three bedrooms in brick and the remaining service rooms in weatherboard (*Argus*, 5 March 1891:2). This is most likely 27 Kerferd Road (the only surviving brick single-storey Victorian house on the street).

The 1891 rate book shows a vacant house on lots 90 and 91, owned by the AAIC and with a Net Annual Value of £100 (RB 1891-92). This house is the present 22 Bourne Road.

In 1894 the mortgagor of the property, the Victorian Permanent Building Society (VPBS), became the proprietor of the remaining 68 acres of Crown Portion 124A Parish of Boroondara. This included the lots with the three two-storey houses (CT V.2326 F.035; CT V.2531 F.130).

The 1895 postal directory has one vacant house in Bourne Road, presumably the subject house as yet unrented (S&McD 1895). Starting in 1896 there were a long succession of renters in the house. The occupants of this house would be the sole residents in the street up to c1920. The first renter from 1896 up to 1900 was Robert H. Cole, barrister (S&McD 1896-7 & 1900; RB 1897-98 & 1901).

Sales of lots in the estate by the new owners the VPBS recommenced by 1902-3 (CTV.2351 F.130). The 1903-4 rate book and 1905 postal directory has James H. Brake as the only resident in Bourne Road, in a 9 roomed brick house on Lots 90-91 (S&McD 1905). The 1910 postal directory had J.E. Biven as the only resident in Bourne Road, at the house named 'Burnlea' (S&McD 1910). In 1913 Geraldine Calcutt was the only resident in the house owned by the VPBS on Lots 90-91 (RB 1913-14). From 1915 to 1920 Frederick William Hayes was the sole resident in the road (S&McD 1915-16; 1918-19; 1919-20).

Annie Hallett of 'The Plough Hotel', 183 Barkly Street, Footscray, gained title to lots 90, 91, 64 and 65 in 1922, but the 1919-20 rate book already showed her as the owner with Hayes as renter (RB 1919-20; CT V.4541 F.116). The 1920 postal directory had Robert John Simpson and Frederick William Hayes in Bourne Street (the name changed from Street to Road around this time), indicating one more house has been built in the street (S&McD 1920).

It appears that Annie Hallett continued to rent the house out and divided it into two flats. The 1925 postal directory has six addresses on the north side of Bourne Street between Glen Iris Road and Cole Avenue. The second last before Cole Avenue, soon to be numbered 22 Bourne, is occupied by Frederick William Hayes (S&McD 1925). In 1926 a newly renovated "half-house" of 5 rooms with outside stairs at 22 Bourne Street, Glen Iris was offered for rent (*Argus*, 20 October 1926:31). This indicates the division of the house into flats was upstairs/downstairs. The two flats at 22 Bourne Street were offered for rent in January 1927 (*Argus*, 11 January 1927:22).

From 1930 to 1955 the owner Mrs Annie Hallett was living at 22 Bourne Street (S&McD 1930, 1940, 1950, 1955). Beatrice Daly purchased Lot 91 with the subject house in 1958 (CT V.8178 F.633).

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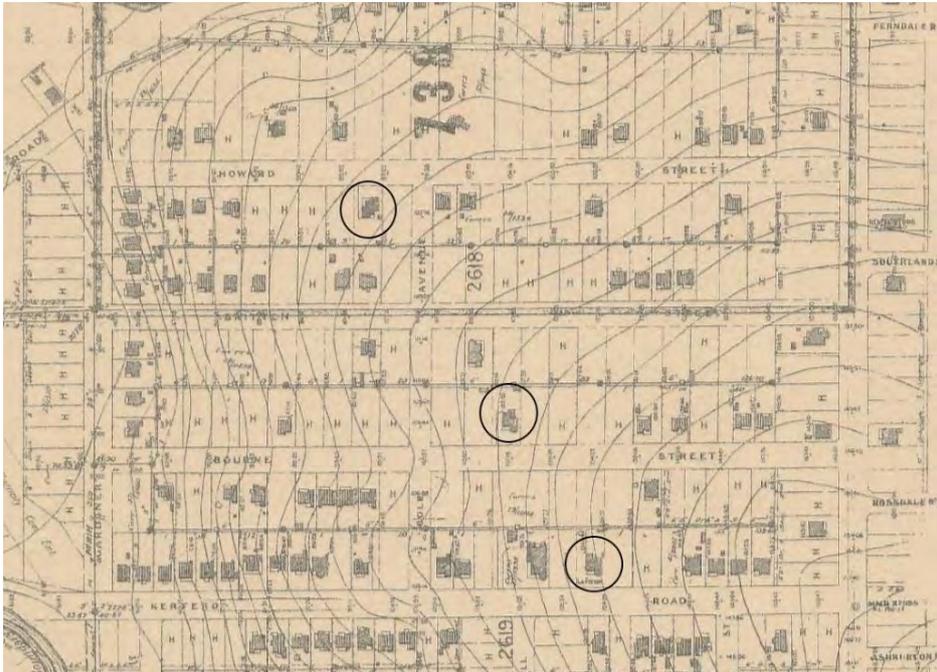


Figure 3. Locations of the three 1891 two-storey houses located at, from south to north, 13-15 Kerferd Road, 22 Bourne Road, and 30 Howard Street, c1933. (Source: Excerpt of MMBW Plan 400 feet to 1- inch No.77 Malvern & Camberwell, c1933)

Butler & Ussher

English-born architect Walter Richmond Butler (1864-1949) worked and was close friends with important figures in the English Arts and Crafts movement. Butler migrated to Australia in 1888 and, in 1889, established a practice in Melbourne with Beverley Ussher (1868-1908). The practice dissolved in 1893. Both Butler and Ussher were also renowned for their work in other practices. Ussher formed a practice between 1899-1908 with Henry Kemp (1859-1946), known as Ussher and Kemp. Ussher and Kemp specialised in picturesque houses known as the Melbourne domestic Queen Anne, a style that typified residential Federation architecture in Victoria. Walter Butler became well known as an exponent of the Arts and Crafts movement in Australia. Butler designed many building types, but the majority of his designs were for wealthy and influential clientele. Butler favoured design elements typical of the period with Arts and Crafts elements (Dernelley 128; Tibbits, 726).

Boroondara retains many examples of the work of Beverley Ussher, both individually and in various practices with Henry Kemp and Walter Butler. Some of these houses include:

- 27 Balwyn Road Canterbury (HO168)
- 37 Riversdale Road Hawthorn (HO473)
- 57 Pakington Street Kew (HO328)
- 169 Canterbury Road Canterbury (HO377)
- 405 Tooronga Road Hawthorn (HO130)
- 98 Riversdale Road Hawthorn (HO179)
- 31 Canterbury Road Canterbury (HO172)
- 608 Riversdale Road Camberwell (HO182)
- 5 Willsmere Road Kew (HO139)
- 46 Fellows Street Kew (HO143)
- 21 Trafalgar Road Canterbury (HO159)

Description & Integrity

This two-storey red brick late Victorian mansion is one three such houses of this period and style in Glen Iris (the others are at 13-15 Kerferd Road and 30 Howard Street (HO387)). It is tall in its proportions and asymmetrical in its form. A wing projects to one side and a verandah runs along the front on both levels. A steep singular roof form extends from the upper floor balcony. A separate hipped roof encloses the double-storey canted bay. Roof cladding is slate, in two tones of grey, and banded for decorative effect. The house features polychromatic brick in three colours – red, cream and Hawthorn (brown) brick. This detail can be noted over the windows and as feature courses over the façade and side walls.

Timber detailing to the front verandah and balcony includes turned timber posts, a timber frieze, curved valances below the frieze and ground level, and a timber balustrade with inset open timber details to the upper level balcony. The front verandah was replaced in the 1920s but has since been restored sympathetically (using 13-15 Kerferd Road as a model). The verandah floor has tessellated tiles with a bluestone edge. This may also have been restored (in a sympathetic manner).

Full height window openings to the bay window have segmental arches at the upper edge. Double hung timber sash windows have nine small panes to the upper sashes. A set of narrow French doors opens out to the verandah. The timber framed doors have three glazed panels and a leadlight highlight. The same arrangement is repeated on the balcony, with one set of French doors located centrally across the balcony and a second set located adjacent to the projecting bay. The entry door at ground level has a matching highlight window.

The upper storey is recessed back from the front of the house with the roof forming a continuous plane. The second storey is defined on the side elevation by a slight projection. The attic storey has fine render panels to the side and a coved cornice below eave level. Two decorative chimneys are intact. They are constructed in face red brick with a rendered cornice at the top edge and a decorative rendered panel below the cornice. Each chimney has three terracotta chimney pots.

The brick and iron front fence, the carport and a single-storey rear extension are recent additions.

Comparative Analysis

Comparative examples in Glen Iris

As part of Stage 1 of the Glen Iris Heritage Gap Study, all streets and properties were surveyed to identify places and precincts of potential heritage significance. As set out in the Locality History, there was only scattered development during the Victorian and Edwardian periods and only a small number of these houses survive (particularly among Victorian examples). For this reason, all largely intact Victorian and Edwardian houses were noted and photographed during the Stage 1 survey. They were then compared amongst themselves and the finest architectural examples in the suburb were chosen for full assessment in Stage 2 of the study.

At least five other houses within Glen Iris were rejected for assessment on the basis that they would be best assessed as contributory to a precinct, are either less intact or feature prominent extensions. These include:

- 35 Alfred Road
- 47 Alfred Road
- 3 Queens Parade
- 22 Queens Parade
- 57 Iris Road

Residential architecture of the Victorian period is represented sparingly in Glen Iris, concentrated mainly in the southern part of the suburb around Kerferd Road and Bourne Road near Glen Iris Station. Victorian-era houses in Glen Iris were constructed in the later decades of the Victorian era, between 1885 –1900. Like much of Boroondara, Glen Iris is predominantly a brick area, however the suburb was developed too late for the use of the popular Victorian stucco finishes. Consequently, the use of face brick as the finished wall surface is widespread. The high quality of bricks available to

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builders in colours of red, cream and to a lesser extent, dark brown (Hawthorn) enabled brick to be both the primary wall material and a decorative feature.



Figure 4. 30 Howard Street Glen Iris 1895 (Source: HERMES 14708)

A two-storey Federation Queen Anne house at 30 Howard Street Glen Iris (HO387). It is an unusual example with links to American free-style architecture. It is the most architecturally interesting and advanced of the Glen Iris houses with its unusual window bay above the verandah.



Figure 5. 13-15 Kerferd Road, Glen Iris. (Source: Context, 2018)

13-15 Kerferd Road is individually significant in the proposed Glen Iris Precinct and is a two storey late Victorian/Federation villa of polychrome brickwork, fine massing and articulation to the projecting bay window.



Figure 6. 27 Kerferd Road Glen Iris (Source: Context 2018)

27 Kerferd Road, Glen Iris (recommended as contributory within the Glen Iris Precinct in this study). It is a more common example of an asymmetrical house and less architecturally advanced than 30 Howard Street or 13-15 Kerferd Road.



Figure 7. 3 Valley Parade Glen Iris (Source: Context 2018)

3 Valley Parade, Glen Iris (also recommended as individually significant in this study) a bichrome brick Victorian Italianate house. It has fine massing and an unusual form.

Comparative examples in Boroondara

Examples of both Victorian polychrome brick houses and those with a two-storey asymmetrical form are widespread throughout Boroondara, with several on the HO throughout Kew, Hawthorn and Hawthorn East. Like 22 Bourne Road, 7 Beaconsfield Road Hawthorn East and 41 Kinkora Road Hawthorn display transitional designs featuring a Victorian massing and timber verandah detail. Alterations to the building and site also evident to 63 Walpole Street Kew where subdivision of the site compromises its presentation to the street, and at 34 Rowland Street Kew where the verandah has been reconstructed, as has the verandah on 22 Bourne Road. 14 Auburn Grove, Hawthorn East, is a representative design and less architecturally interesting than 22 Bourne Road.

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Figure 8. 7 Beaconsfield Road Hawthorn East (Source: HERMES 14544)

Victoria, 7 Beaconsfield Road, Hawthorn East (HO442) is a transitional design which displays elements of the mid-nineteenth century through to the emerging Federation style.



Figure 9. 41 Kinkora Road Hawthorn (Source: HERMES 14903)

41 Kinkora Road Hawthorn (HO152 and HO77) is significant within the Grace Park and Hawthorn Grove Precinct. It is a two-storey house executed in red brick with cream dressings. A heavy timber verandah incorporates turned posts and fretwork brackets. It has particularly fine timber decorative elements.

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Figure 10. 63 Walpole Street Kew (Source: HERMES 14672)

63 Walpole Street, Kew (O353) is a two-storeyed Victorian Italianate residence of the early to mid-1880s featuring dichrome brickwork and two-storey verandah with a bay window to the side elevation. Its presentation has been somewhat compromised by the subdivision and development of part of the front garden.



Figure 11. 34 Rowland Street Kew (Source: HERMES 14657)

34 Rowland Street, Kew (HO338) is a fine and restrained composition that features a reconstructed verandah like 22 Bourne Road, and has also sustained changes to the windows.

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Figure 12. 14 Auburn Grove Hawthorn East (Source: HERMES 14534)

Norwood at 14 Auburn Grove, Hawthorn East (HO432) is a well executed example of a substantial Victorian house in the Italianate style and is typical in its asymmetrical built form extended over two storeys.

Summary

22 Bourne Road is one of a small number of Victorian houses built in Glen Iris in the late Victorian era. Whilst some windows and doors have been changed from the original, and the verandah has been rebuilt, it is still entirely legible as a Victorian house. It shares several features with other examples on the HO in Boroondara, including the tall two storey asymmetrical form, bay window, a restrained use of polychrome brick and a timber verandah. Its integrity is also similar to examples within Boroondara where elements have been reconstructed sympathetically. It shares elements of built form with other examples throughout Boroondara, however it is distinguished by its roof form of a continuous plane flowing down to the verandah, the decorative cornice and render panels and the prominent bay window.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

'Burnlea' at 22 Bourne Road Glen Iris is historically significant as one of three 'show' houses which were designed by architectural practice Butler and Ussher (1889-1893) and used to attract others to buy and build on the Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. 13-15 Kerferd Road and 30 Howard Street (HO387) are the other houses built for the same purpose on the estate by Butler and Ussher. Both architects were also renowned for their work in other practices including that of Ussher and Kemp (1899-1908) and Walter Butler.

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

N/A

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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).

22 Bourne Road is architecturally significant for its size and grandeur which, along with 13-15 Kerferd Road and 30 Howard Street is uncommon for the suburb. It demonstrates attributes of the Victorian period including a faceted projecting bay with full height segmental arched windows with small panes to the upper sashes, polychromatic brick banding, and leadlight highlight windows. A Queen Anne influence is evident in the steep slate-clad roof. The timber verandah, although not entirely original, has been sympathetically restored. Other attributes include the substantial brick chimneys with rendered cornices and decorative rendered panels below the cornice.

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).

22 Bourne Road, Glen Iris is associated with the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. Beverley Ussher, both as Ussher and Kemp and Butler and Ussher is amongst the foremost residential architects of the period and is renowned for picturesque and decorative compositions, completing many fine houses within Boroondara.

Statement of Significance

What is Significant?

'Burnlea' at 22 Bourne Road, Glen Iris, a Victorian residence, designed by architects Butler and Ussher, and built c.1891 is significant.

The front fence and carport are not significant. The verandah posts and fretwork are a sympathetic restoration, but are not significant.

How is it significant?

'Burnlea' is of local historic and architectural significance to the City of Boroondara.

Why is it significant?

GLEN IRIS

'Burnlea' at 22 Bourne Road Glen Iris is historically significant as one of three 'show' houses which were designed by architectural practice Butler and Ussher (1889-1893) and used to attract others to buy and build on the Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. 13-15 Kerferd Road and 30 Howard Street (HO387) are the other houses built for the same purpose on the estate by Butler and Ussher. Both architects were also renowned for their work in other practices including that of Ussher and Kemp (1899-1908) and Walter Butler. (Criterion A)

22 Bourne Road Glen Iris is architecturally significant for its size and grandeur which, along with 13-15 Kerferd Road and 30 Howard Street is uncommon for the suburb. It demonstrates attributes of the Victorian period including a faceted projecting bay with full height segmental arched windows with small panes to the upper sashes, polychromatic brick banding, and leadlight highlight windows. A Queen Anne influence is evident in the steep slate-clad roof. The timber verandah, although not entirely original, has been sympathetically restored. Other attributes include the substantial brick chimneys with rendered cornices and decorative rendered panels below the cornice. (Criterion D)

22 Bourne Road Glen Iris is associated with the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. Beverley Ussher, both as Ussher and Kemp and Butler and Ussher is amongst the foremost residential architects of the period and is renowned for picturesque and decorative compositions, completing many fine houses within Boroondara. (Criterion H)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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

Context

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GLEN IRIS

HOUSE

Prepared by: Context

Address: 44 Denman Avenue, Glen Iris

Name: House	Survey Date: July 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: c1912-16

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattleree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np).

Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259.) George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840.

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The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see Figure 1), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (*Argus* (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

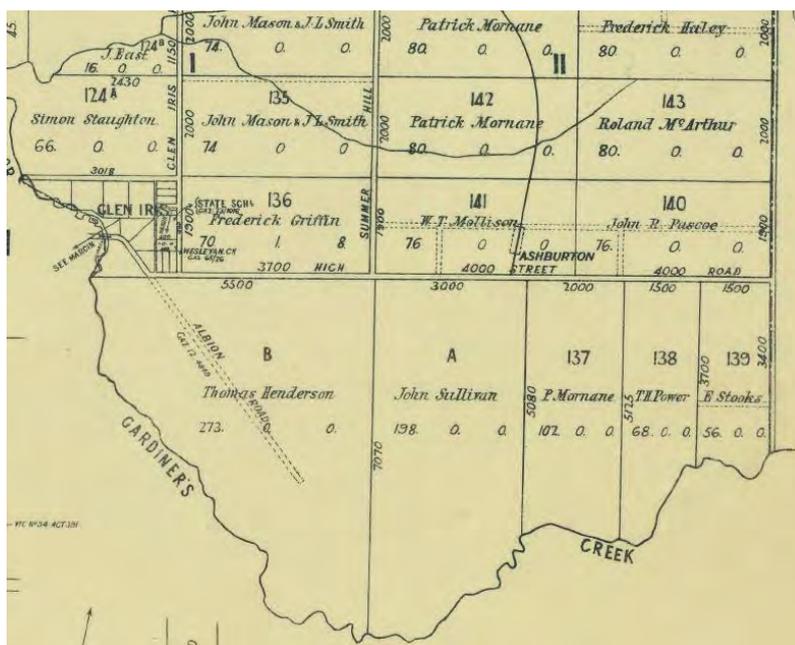


Figure 1. Showing Thomas Henderson's 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

Glen Iris also includes the small locality of Gardiner, the original name for Malvern, which is located south of Gardiners Creek, east of Malvern. John Gardiner was one of the first overlanders of cattle from the Murrumbidgee River to Port Phillip in 1837. He took up rich pastoral country on both sides of Gardiners Creek and built his home on the Hawthorn side of the creek overlooking the Yarra River. Kooyongkoot Creek, which divided Hawthorn from Malvern, was subsequently renamed Gardiners Creek. Although the name, Gardiners Creek, was in use by 1840, Kooyongkoot Creek was also used

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through until the early 1900s (see below) (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; Victorian Places 2015).

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

Development of the area occurred from the early 1860s when some larger acreages subdivided into smaller allotments and the construction of two bridges across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2). In the 1860s, a small brickworks operated in the Glen Iris area, near the corner of present-day Warrigal Road and High Street Road, using clay obtained from a pit at Gardiners Creek (Built Heritage 2012:87).

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by architects Crouch and Wilson and built in 1865; and a school site, put aside in 1871 and on which Glen Iris State School No 1148, designed by architect Nathaniel Billing, opened in 1873 (although a school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator, James Munro (see Figure 3) (McWilliam 1992:np).

By this time, the area of Glen Iris had developed its own sense of identity, evidenced by an attempt to secede from the Shire of Boroondara. Encouraged by the secessions of Hawthorn and Kew, a public meeting held at the town reserve proposed that the southern portion of the Shire of Boroondara (i.e. south of Back Creek) become part of the adjacent Gardiner Road District (later to become the City of Malvern). The scheme, however, failed due to opposition from the Shire of Boroondara (Built Heritage 2012:151).

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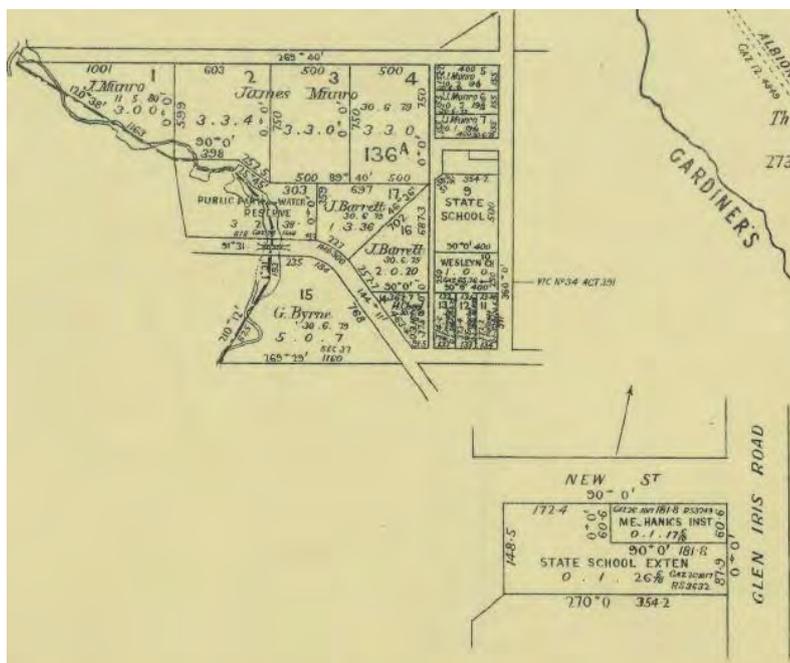


Figure 2. Showing the Glen Iris Township. The township was first known as the Glen Iris village and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

During the land boom of the late 1880s, some residential estates were subdivided in the Glen Iris area and schools established. Although not in the City of Boroondara, these schools included Sacré Coeur Catholic School in Burke Road, East Malvern, in 1888, and Korowa Anglican Girls' School in Ranfurly Crescent, East Malvern, in 1890. Residential development slowed with the economic depression of the early 1890s.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Two local reserves were gazetted in the 1890s: a new site for a mechanics institute in 1892, which, like its earlier counterpart, was never built; and a reserve in 1898 straddling Gardiner's Creek, north of the High Street bridge, as a Public Park and Water Reserve (Built Heritage 2012:49).

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post-town of approximately 200 people on the Kooyongkoot Creek.

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Anglican and Wesleyan churches were in operation at the time, as was a state school and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattleree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

History

Simon Staughton of Exford purchased Crown Portions 133, 123 and 124A, Hartwell Parish of Boroondara, approximately 180 acres, from the Crown in 1853 (BPP). He died in 1863. In 1887 his son Samuel Thomas Staughton petitioned the Supreme Court for this land to be sold by the estate. The land was only fetching about £90 per year in rent, and if subdivided was expected to realise about £43,000. The court decided the land could be subdivided and sold, and it was offered for sale in November 1887. Portion 133 was tenanted at that time by James Ashenden (*Argus*, 7 October 1887:7; 24 November 1887:2). The sale of the Staughton land caused a large increase in prices in the area and was part of the wider land boom (*Argus*, 31 November 1887:11).

The Bank of New South Wales, as mortgager, became the owner of Crown Portion 133 in 1904 (CT V.3009 F.753). The bank subdivided the land into 120 lots, with the first auction of the 'Burwood Heights Estate' held on 25 November 1911. There were seven 'grand' five-acre lots 'with valuable subdivisional properties'. Four of the five-acre blocks were on Denman Avenue between Somerset Road and Back Creek (*Age*, 15 November 1911:3).

In August 1916 Frederick Milgate, poultry farmer, gained title to 5 acres 2 roods 2 perches, being Lot 102 of Plan of Subdivision No.5684 (CT V.3987 F.206). But it appears he was already recorded as the owner and occupier of this land in the 1912-13 rate book, with a two-roomed brick house already built (RB 1912-13).

Frederick Milgate was born at New Lambton, a mining town near Newcastle, NSW, in circa 1871 (BDM, Event No.9863/1962). Frederick's wife Rhoda (Skilbeck) was born in 'Egerton' (probably Mount Egerton near Ballarat) in c1878. Rhoda and Frederick met in Moonee Ponds and married in 1895 (BDM, Event No.3687/1895; Event No.19168/1964; *Age*, 8 July 1960:5). Previously the Milgates were living in Windsor (*Age*, 8 February 1910:2; 22 November 1910:2).

Frederick Milgate was a butcher or slaughterman and had 21 years of involvement in the union movement. By 1894 he was the president of the Journeyman Butchers Employees' Union (*Age*, 4 May 1894:6). By 1908 he was secretary of the Federated Butchers' Union (*Brisbane Courier*, 25 April 1908:5). He was a pioneer member of the Butchers' Wages Board, serving there for twelve years. He was for a time president of the Council of the Butchers' Employees Federation. He supported the Saturday half-holiday movement and represented his union on the Eight Hours Committee in Melbourne.

In December 1916 Fred used the Denman Avenue address when advertising to clear kitchen refuse from the city, St Kilda, Toorak and South Yarra, presumably as a food source for his chickens (*Argus*, 2 December 1916:5). In 1915 and 1920 there were still only the Milgates and one other resident, Richard Damon, on Denman Avenue between Somerset Road and the creek (S&McD 1915; 1920).

For a few years Fred Milgate suspended his retirement to run a chicken and rabbit meat supplier business, F. Milgate & Sons, from 108 Acland Street, St Kilda, buying from country sources and with customers including the Rehabilitation Hospital at Caulfield (*Benalla Standard*, 8 July 1921:2; CAG, 29 October 1925:1670). In 1926 F. Milgate & Sons ceased to carry on a business (*Argus*, 21 December 1926:11). However, it appears that some Milgates, perhaps his sons, continued to run a poultry shop, trading as Milgate Poultry at 136 Acland Street in 1937 (AAI, Rec. No.55375).

The 1925 MMBW Detail plan shows the Milgate house on five acres (MMBW, 1925). Around 1929 the Milgates moved to Cheltenham, where they ran a confectionery store on a corner of Warrigal Road which became known as 'Milgate's Corner' (*Age*, 8 July 1960:5).

The Milgates subdivided the land in Denman Avenue into a quarter acre with the house and the remaining land of just over five acres. In August 1929 Elizabeth Ballantyne purchased the five acres (CT V.3987 F.206). Dorothy Kaighin became the owner of the house and a quarter-acre around it in March 1930 (CT V.5641 F.172). She had married Evelyn Orry Kaighin in 1927 (BDM Event No.1557/1927). Evelyn, who was an artist, was born in 1897 in Wandilligong (BDM Event No. 23406/1897; *Argus*, 25 October 1932:11).

The Kaighins remained at 44 Denman Avenue until they sold the property in 1962 (S&McD, 1935; *Sporting Globe*, 10 May 1939:8; *Argus*, 26 March 1954:18; *Age*, 23 February 1959:12; CT V.5641 F.172). 1988 advertisements for the sale of the house referred to it as 'Denman Farm', but no historical references to this entity have been found (*Age*, 14 September 1988:50; 24 September 1988:60).

Description & Integrity

Set high on the block within an established garden, this single storey red brick Edwardian villa is asymmetrical in massing and facade. A steep pyramidal roof form is intersected by gabled wings, set at right angles to each other, and extends over a return verandah. The roof is clad in slate with terracotta ridge capping and finials, and exposed timber rafters at the lower edge.

The front and side gabled ends are identical in detailing with the half-timbering in a geometric pattern and small timber brackets supporting the gable edges. Tripartite timber casement windows are located on each gabled end.

The return verandah features chamfered timber posts with arched timber frieze in a 'squiggle' pattern. A corner bay window beneath the verandah has a circular brick base with five casement windows with highlight panes placed in a faceted arrangement. A high-waisted timber entry door is located at the far end of the verandah. A small accent window with leadlight is located at the other end of the verandah. It has shaped rendered architraves that intersect with a rendered band that runs around the perimeter of the house.

A face brick chimney projects through the roof centrally at the front of the house. It has a rendered top edge and shaped rendered decoration to the upper corners. Two terracotta chimney pots are intact. An identical chimney is located towards the rear of the house.

A brick fence is of contemporary construction and features tall piers with bullnose capping and a chamfered base. It is sympathetically designed for the house. A side garage is a recent addition and features the same half-timbering pattern as the gable ends.

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Figure 3. The patterned timber strapping to the gable end is partly obscured by trees in this image. The pattern is replicated on the modern garage, clearly visible in this image. (Source: Context 2018)

Comparative Analysis

Comparative examples in Glen Iris

As part of Stage 1 of the Glen Iris Heritage Gap Study, all streets and properties were surveyed to identify places and precincts of potential heritage significance. As set out in the Locality History, there was only scattered development during the Victorian and Edwardian periods and only a small number of these houses survive (particularly among Victorian examples). For this reason, all largely intact Victorian and Edwardian houses were noted and photographed during the Stage 1 survey. They were then compared amongst themselves and the finest architectural examples in the suburb were chosen for full assessment in Stage 2 of the study.

At least four other houses within Glen Iris were rejected for assessment on the basis that they would be best assessed as contributory to a precinct, are either less intact or feature prominent extensions. These include:

- 12 Brixton Rise
- 2 Estella Street
- 29 Iris Road
- 21 Hillside Parade

Several distinct built forms can be distinguished amongst the large number of Edwardian houses in Boroondara. From a myriad of major and minor stylistic variations, three main built forms are found in Glen Iris.

- projecting gables perpendicular to each other (39 Peate Street, 44 Denman Avenue)
- a lower pitch roof with gables and simpler detailing incorporating elements of the bungalow (50 Valley Road, 26 Summerhill Road)
- a formal or symmetrical composition with central entrance (13 Peace Street)

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Figure 4. 30 Howard Street Glen Iris (Source: HERMES 14708)

A two-storey Federation Queen Anne house at 30 Howard Street Glen Iris is on the HO (HO387). It is not directly comparable to 44 Denman Avenue as it is an unusual example with links to American free-style architecture (HERMES 14708).



Figure 5. 39 Peate Avenue, Glen Iris, recommended as individually significant in this study (Source: Context, 2018)

39 Peate Avenue, Glen Iris is a fine example of an archetypal Edwardian house that is representative in its residential form. 39 Peate Avenue is notable for its decorative elements.

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Comparative examples in Boroondara

The examples below show examples of Edwardian houses with projecting gables, often placed perpendicular to each other and springing from the main high hipped roof with the spaces between infilled by various forms of verandahs.



Figure 6. 138 Canterbury Road Canterbury, 1909, (Source: HERMES 14696)

138 Canterbury Road, Canterbury (HO376) is an example of a brick Federation house which is shown to advantage on its corner site. It features a somewhat unusual form of verandah with a projecting porch.



Figure 7. 43 Clive Road Hawthorn East, c1913 (Source: Context, 2018)

43 Clive Road, Hawthorn East (individually significant in the Hawthorn East Heritage Gap Study) and a representative example of an Edwardian house that is highly intact in form and detail. The use of verandah posts and brick balustrading looks forward to the bungalow era.



Figure 8. 25 Ryeburne Avenue, Hawthorn East, (Source: HERMES 50391)

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25 Ryeburne Avenue (individually significant in HO161 Ryeburne Avenue Precinct) is a representative example of an Edwardian house that is intact in form and detail but otherwise quite typical in form.



Figure 9. 26 Miller Grove Kew, 1917, (Source: HERMES 14641)

26 Miller Grove, Kew (individually significant in High Street South Residential Precinct HO527) is a representative and intact example of a Federation Queen Anne house.



Figure 10. 17 O'Shaughnessy Street, Kew, 1908, HO327 (Source: HERMES 14645)

17 O'Shaughnessy Street, Kew is an example of a Federation residence of typical form and featuring the extended porch to the verandah.

Summary

When compared with other Edwardian houses on the HO, including 17 O'Shaughnessy Street, 26 Miller Grove, and 25 Ryeburne Avenue, 44 Denman Avenue is of equally architectural quality. It is a clear manifestation of a sub-type of Edwardian house and is built from high quality materials, particularly the face red brick and slate roofing tiles. The decorative frieze is a restrained but highly effective manner of framing the verandah. 138 Canterbury Road has a more unusual form than 44 Denman Avenue with a projecting portico and restrained verandah decoration. Within Glen Iris, 39 Peate Avenue is comparable in its built form and has added decorative appeal through the use of sinuous verandah brackets. 44 Denman Avenue displays the high level of integrity required for a place to meet local threshold as an Edwardian house when compared with other examples. The garage as a non-contributory element, does not substantially impact on the main views of the house.

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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).

44 Denman Avenue, Glen Iris is a fine, representative example of an Edwardian villa that is highly intact in the Glen Iris context and one of a small number of houses from this era to survive intact in the suburb. The Edwardian style and its particular sub-type is characterised by a picturesque presentation with intersecting hipped and gabled roof forms, projecting wings, return verandahs and decorative timber detailing. The diagonal axis is further emphasised by the corner bay window. The characteristics of 44 Denman Avenue include its original detail including the following attributes: the slate roof with terracotta ridge capping and finials complemented by brick chimneys with rendered decoration and cappings and terracotta chimney pots; exposed timber rafters and complex half-timbering to the gables; face brick walls highlighted with a rendered band around the perimeter of the house. Further defining characteristics include the tripartite casement windows to the front and side and the multi-faceted casement windows placed on the diagonal and leadlight window around the entrance. The verandah is a key feature with chamfered timber posts and an elegant arched timber frieze filled in with a 'squiggle' pattern.

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

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 CONTEXT

Statement of Significance

What is significant?

The red brick, Edwardian Queen Anne house at 44 Denman Avenue, Glen Iris, built c.1912-16 is significant.

The front fence and garage are not significant.

How is it significant?

44 Denman Avenue, Glen Iris is of local architectural significance to the City of Boroondara.

Why is it significant?

44 Denman Avenue, Glen Iris is a fine, representative example of an Edwardian villa that is highly intact in the Glen Iris context and one of a small number of houses from this era to survive intact in the suburb. The Edwardian style and its particular sub-type is characterised by a picturesque presentation with intersecting hipped and gabled roof forms, projecting wings, return verandahs and decorative timber detailing. The diagonal axis is further emphasised by the corner bay window. The characteristics of 44 Denman Avenue include its original detail including the following attributes: the slate roof with terracotta ridge capping and finials complemented by brick chimneys with rendered decoration and cappings and terracotta chimney pots; exposed timber rafters and complex half-timbering to the gables; face brick walls highlighted with a rendered band around the perimeter of the house. Further defining characteristics include the tripartite casement windows to the front and side and the multi-faceted casement windows placed on the diagonal and leadlight window around the entrance. The verandah is a key feature with chamfered timber posts and an elegant arched timber frieze filled in with a 'squiggle' pattern. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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

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Identified By

Context

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HIRSCH HOUSE AND OFFICE (FORMER)

Prepared by: Trethowan Architecture in association with Context

Address: 118 Glen Iris Road, Glen Iris

Name: Hirsch House and Office (former)	Survey Date: 26 June 2018
Place Type: House and Office	Architect: Grigore Mathias Hirsch (CONARG Architects)
Grading: Significant	Builder: Grigore Hirsch
Extent of Overlay: To title boundaries	Construction Date: 1954-55

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Post-war development was stimulated by the Housing Commission of Victoria (HCV), founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at

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Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates, including nearby Ashburton for the construction of 800 homes (Built Heritage 2012:133-34). In the late 1940s, the HCV established two other estates within the former City of Camberwell. Both were considerably smaller in scale and were created within existing subdivisions. One of these estates was a small development in Queens Parade in Glen Iris, where 18 brick (or brick veneer) dwellings were erected in what was otherwise an area of late Victorian/Edwardian residences (Built Heritage 2012:134).

History

In 1897, John McLean Cameron, a shirt cutter, purchased 13 acres of land within Crown Allotment 124B, Boroondara Parish. The land, which was subdivided into 45 lots and gradually sold in subsequent years (CT: V2674 F684), remained an empty paddock up to the late 1920s (MMBW Detail Plan No. 2617, 1928). In 1949, the site that was to become 116-118 Glen Iris Road was purchased by Matthias Nemenoff. Nemenoff, who was Palestinian by origin, was born in Königsberg, Germany (now Kaliningrad, Russia) in 1901. He arrived in Australia in 1938, and successfully applied for his wife Esfir, daughter Harriet and son Edgar, to join him two years later (NAA, A12508, 45/123). From 1939 to 1948, Matthias served in the Second Australian Imperial Force (NAA, B883, VX128259). In 1944, the Nemenoffs became naturalised Australian citizens (NAA, A715, 4/1734).

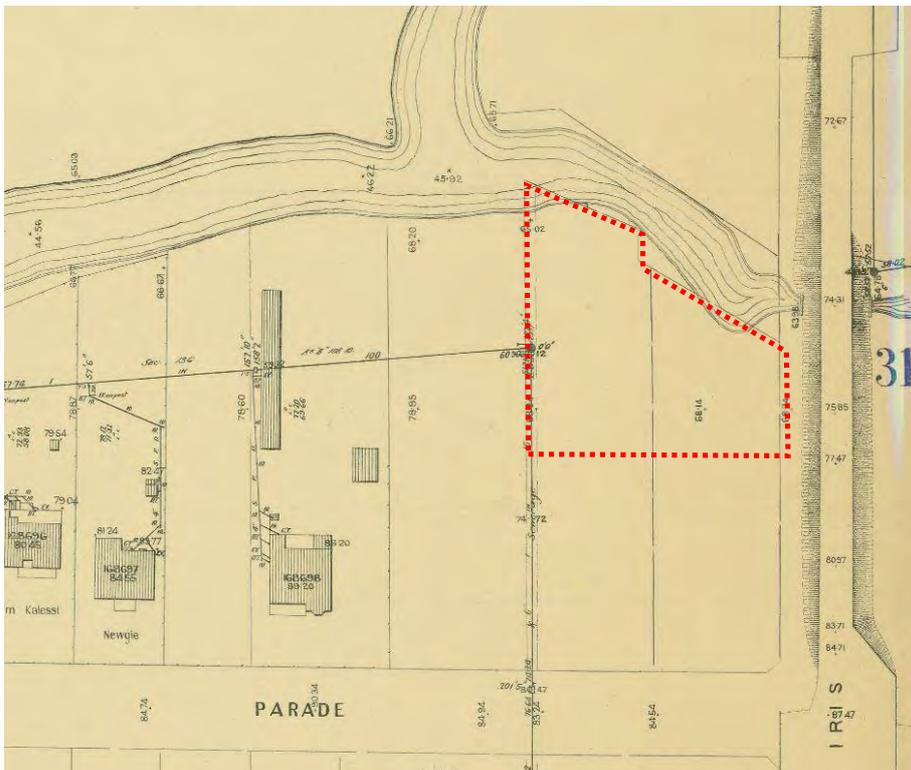


Figure 1. MMBW Detail Plan no 2617, dated 1928 showing the subject site as an empty lot in red. (Source: State Library Victoria Collection)

When Matthias Nemenoff purchased the lot in 1949, he was working as a draftsman, and was then living in Clowes Street, South Yarra (CT: V7244 F656). The lot was transferred to Esfir in the same year, before being purchased by the Romanian architect Grigore Mathias Hirsch in 1953 (CT: V7322 F292). Formerly at 48 Victoria Crescent, Surrey Hills (ER 1954), Hirsch designed and built a two-storey house within the site in 1954 (BP 13897). This house contains an architect's studio on the ground floor, and a residence on the upper level. This upper-level dwelling, containing three

bedrooms, a living room, bathroom and kitchen, was the residence of the Hirsch family up to the 1980s. The ground floor studio was the location of CONARG, the architecture firm that Hirsch founded in 1953. An additional verandah and balcony were added to the house in 1976 (BP 58763).



Figure 2. A tender notice shows 118 Glen Iris Road, Glen Iris as the address of CONARG Architects. (Source: *Argus* 24 December 1955: 22)

In 1986, Hirsch built another single-storey residence to the north of the two-storey house within the same site (BP80063 & 80251).

Grigore Matthias Hirsch

Born in Bucharest on 8 March 1906, Grigore Mathias Hirsch completed his education and architectural training in that city. He began practising as an architect from 1930, and designed a wide range of commercial, industrial, residential and educational buildings. Hirsch began a successful architectural career in Romania, winning several architectural competitions, including a prize for his design for the Lawyer's Association in Bucharest. (Built Heritage 2017)

In 1941, with the worsening situation in Europe, Hirsch left Europe with his wife and daughter for India. It was here that Hirsch converted to Catholicism, beginning a long association with the church. Upon arriving in Melbourne in 1949 following the conclusion of the war, Hirsch firstly worked for Frank Heath, a leading Melbourne architect, and as guest lecturer at the Melbourne University Architectural Department. He became a registered architect in early 1953 and decided to establish his own practice, CONtemporary ARchitecture Group, later styled as CONARG. In 1954, he designed the double-storey residence at 116-118 Glen Iris Road, Glen Iris. The studio on the ground level became the office of his firm until the 1980s. His team included Colin McIntosh, Edwin Gillies, Hans Lorraine and Peter Wing Shing – former students at the university. (Built Heritage 2017)

Gregore Hirsch's firm was responsible for a string of Catholic church buildings, starting with a church in Brunswick in 1953 and culminating with St Anthony's Shrine in 1969. Hirsch's association with the Roman Catholic church reportedly began with his conversion to the faith whilst in India. CONARG's most notable non-ecclesiastic works included the Mirama Court Shopping Centre in Mitcham (1957); Sandringham Memorial Hospital, with J.H.E. Dorney (1957); high-rise flats in Lansell Road, Toorak (1962); and a small number of Modernist houses in the suburbs, including his family residence at 118 Glen Iris Road, Glen Iris (Built Heritage 2017). Gregore Hirsch continued to practice using his home as a base through the 1970s. Grigore Hirsch died on 22 January 1987, survived by his wife, his two daughters and his son (Built Heritage, 2012).

Description & Integrity

The former Hirsch House and Office at 118 Glen Iris Road, Glen Iris, is a two-storey clinker brick house and office designed in the post-war Melbourne Regional style. Sited on the western side of Glen Iris Road and below the former Glen Iris Creek (now Ferndale trail), the dwelling is located well back within the site and accessed by a steep driveway. Oriented to the north and elongated east-west, the office accommodation is contained at the lower level, with the upper level utilised as the living quarters (see Figures 8 and 9).

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Figure 3. 118 Glen Iris Road shown in red. The driveway in the front setback is shared between the two properties. (Source: Google Maps, 2018)

The roof is a very shallow butterfly in form and clad in metal sheeting. The rectilinear shape of the roof appears as a squat L-shape with a small cut-away to the south-east corner. Sloping to the centre, drainage is considered and designed accordingly with a large external funnel complete with a pair of overflow outlets. To the east, the upper floor projects over a carport (originally intended for 'outdoor living') which is supported by narrow columns. On the southern elevation of this form, two steel struts project. It is unknown what these were utilised for.

The dwelling utilises steel framing to support first floor brick façade, with the lower level appearing to be clad in concrete blocks. Inset from the upper floor somewhat, the lower floor expresses the steel work throughout, highlighted in the overhanging projection, whereby the slender columns and the cross beams support the clinker brick façade and technologically test the appearance of a domestic structure. A textural element to the clinker brick is expressed through the use of both plane-faced and malformed (clinker) bricks. With consideration of a combined office and residential entrance, adjacent to the entry is a double height timber-framed window wall, utilising rectangular and operable square panes, a pattern repeated on the first-floor eastern elevation. The entry itself is further highlighted with a mosaic tiled path, angled from the edge of the adjacent window to the door. Within the entry hall, a window to the undercroft is complete with stained glass.

Orientation was key to the design, and although not visible from the street, the lower level studio space and living space on the upper level utilise large areas of glazing to the north to flood the spaces with natural light. This is further evident with the adjoining balcony at the upper level. Internally an angled suspended timber staircase becomes the feature in the window wall.

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Figure 4. View down the driveway to the entrance. (Source: Trethowan Architecture 2018)



Figure 5. View of the upper floor projection above the carport. Note the textured clinker bricks and the slender steel columns. (Source: Trethowan Architecture 2018)



Figure 6. Double height entry window-wall, with the suspended staircase visible. Note the mosaic tiled porch. (Source: Trethowan Architecture 2018)

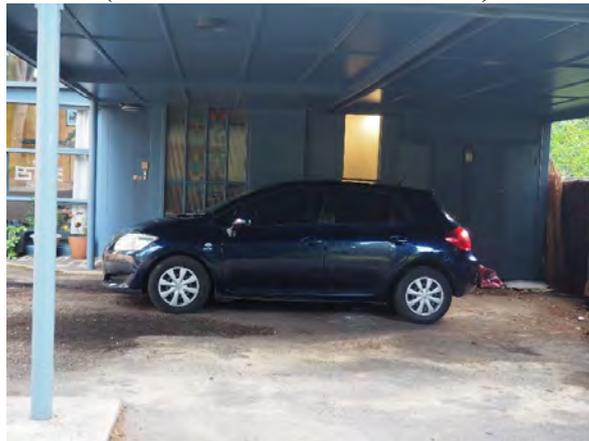


Figure 7. The undercroft and its eastern elevation. Note the stained-glass windows to the entry hall. (Source: Trethowan Architecture 2018)

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Figure 8. Former architectural office on the lower level. Note the simplicity of finishes. (Source: Realestate.com)



Figure 9. Upper level living room. Note the open northern orientation and the panelled roof. (Source: Realestate.com)

The adjacent property at 116 Glen Iris Road was formerly part of the site and designed and leased by the Hirsch family and separated by an ivy-covered fence, however, this has not been identified as a significant element of the site. Access to both properties is via the driveway to the south-east of the site, a path which wraps a heavily vegetated street frontage, and leads to the carport for No. 116. The entire driveway is asphalted. More generally, No. 118 is extensively planted throughout the property.

Overall, 118 Glen Iris Road is intact to its original design and in a very good condition, with only minor works completed internally.

Comparative Analysis

Post war Domestic Architecture (Melbourne Regional Style) c1940 - 1960

After World War II the International Style had started to make a world-wide impact, and despite the uniformity of the broad application and approach, various parts of Australia were evolving somewhat independently.

Two key phenomena influenced the development of the architect designed single home, firstly, the limited means and materials of the 1950s (this gave them a superficial sameness, concealing true complexity of the domestic design) and secondly, the desired cultivation of difference (between themselves and the speculative builder). By 1950 the rejection of historical references in residential design was also complete (Goad 1992).

The landscape of architects making homes for themselves primarily occupied those undeveloped western fringes of Kew, defined by uninviting site conditions, steep slopes, odd shaped allotments, flood lines and drainage easements. These sites provided opportunities for innovation that architects often found irresistible (TEH 2012:147-150).

At the same time a number of émigré architects were beginning to garner a following amongst their fellow post-war immigrants, through popular magazines such as *Australia Home Beautiful*, *Australian Home and Garden* and the *Women's Weekly*. Despite a lack of inclination within the architectural institution, their respective practices in Melbourne exposed locals to a range of specific European models and modes of domestic design of varying quality and interpretation (Goad 1992:2/24).

Architects' Own Homes (and Offices)

The theme of Architect's Own Homes is a particularly strong historical theme in Boroondara (Built Heritage 2012:147). The most notable example in the municipality is the former Robin Boyd house at 666 Riversdale Road, Camberwell (VHR H0879 & HO116). Designed and built in 1946-47, with a

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study added in 1952, the house is considered seminal as a 'prototype post-war Modern house'. The floor plate and location are a direct result of the obscure steep site, an adjacent creek and easements, conditions Boyd and other architects thrived in. Whilst the subject site is not at the same level of significance to the state, the design approach and expression of structure, whilst solving the problems of another difficult site, is executed boldly and stands as a true representation of Hirsch as an architect.



Figure 10. Former Robin Boyd House, 666 Riversdale Road, Camberwell. (Source: Heritage Victoria database)

Built in the same year as the subject site, Ernest Milston built a home for himself in 1955, at 6 Reeves Court, Kew (recommended for inclusion in the Heritage Overlay as part of the Kew heritage gap study), where he had a study, alongside his formal office on Jolimont Road. The residence utilises a T-shaped butterfly roof, reflecting the zoning of the internal spaces. Timber framed construction and modular timber framed windows provided the flexibility to build the modest residence on the steep site. Whilst the single-storey form adheres more closely with an unassertive horizontality, it compares with the subject site in its subdued appreciation from the court, not attempting to be a feature of the streetscape.

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Figure 11. 6 Reeves Court, Kew, the former residence of Ernest Milston. (Source: Trethowan Architecture, 2017)

6 Carrigal St, Balwyn was designed by architect Frank Dixon in 1952. The striking residence was raised on slender columns and addressed the street with a blank wall at the first level. A very early example, it was identified in the Camberwell Conservation Study and graded A level significance at the time. It is the closest comparison with the subject site with regards to form, roof type and elevated nature. Compromised with unsympathetic additions in c1996, it was later down-graded twice and eventually removed from the Heritage Overlay in 2007. More Miesian in inspiration, this is where it differs from the subject site, where a warmer textural approach makes the Hirsch more grounded in its setting.



Figure 12. 6 Carrigal Street, Balwyn, shortly after construction. Note the free-standing nature of the building. (Source: State Library of Victoria)



Figure 13. 6 Carrigal Street, Balwyn c2005. (Source: Lovell Chen)

Contemporary Architecture Group (CONARG)

It is understood that CONARG were reluctant to take on residential commissions, however, they did undertake at least four in the municipality. Of those, all have been demolished except for 47 Mountain View Road, Balwyn (recommended for inclusion in the Heritage Overlay in 2013). Built for the Plotkin family in 1965 the dwelling is sited on a difficult and steep L-shaped site. As such the residence was set back within the site, with only the carport addressing the street, and its three levels focusing on the rear of the site and views of the Dandenongs. A good example of CONARG's residential work, it

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incorporates a distinctive low roofline, and the textured sand-coloured brickwork adds a planar sculptural effect. It compares well with the subject site in dealing with complex site conditions, whilst creating a subdued yet luxurious modern response and illustrates the design philosophies of CONARG's domestic architecture.



Figure 14. 47 Mountain View Road, Balwyn. Note the textural concrete tiles and general subdued and horizontal expression. (Source: Built Heritage Pty Ltd 2013)

Although not a direct comparison, CONARG did complete a number of other works in the municipality including the St. Anthony's Shrine, Power Street, Hawthorn (180-184 Power Street, recommended for inclusion on the Heritage Overlay) and St. Michael's Roman Catholic Church, High Street, Ashburton (Recommended for inclusion in the Heritage Overlay).

Comparative examples in Boroondara

Within the Yarra Boulevard Precinct (HO530) examples that compare with the subject site as a post-war house include 18 Yarra Street, Kew (McGlahshin and Everist, 1961, significant) and 'Purves house' at 35 Molesworth Street, Kew (Romberg and Boyd, 1967, significant), with émigré architects also represented in the area such as 29 Holroyd Street, Kew (Anatol Kagan, 1958, significant). Other émigré examples include the recently identified 'Cukierman house' at 29 Leura Grove, Hawthorn East, designed by Polish-born architect Anthony Hayden (approximately 1966, recommended as individually significant in the draft Hawthorn East heritage study).

With regards to construction however, there are few comparable domestic examples that utilised steel framing throughout, and in such a way as to articulate the prominence of one level over another. Of the identified early examples, Peter McIntyre's own house of 1952-54 is a standout (3/2 Hodgson Street, Kew, HO72). Roy Grounds' 'Leyser house' (11 Hume Street, Kew), of the year prior also began to introduce steel columns in the form of three-inch water pipes to support its triangular balcony. Grounds, Romberg and Boyd's 'Clemson house' (24 Milfay, VHR H2006, HO251), although timber and on the VHR, also compares in terms of its location on a sloping lot, and its expressed structural elements. Again, in Kew, Gerd & Renate Block's Biancardi House of 1958 (20 Yarra Street, contributory in precinct HO530) is more reminiscent of the subject site with its patterned brickwork

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freestanding at the first level, supported by a concrete and steel frame, however the original house is now somewhat obscured by a later addition, reducing its significance.

The subject site is less of a manifestation of a house as a structural idea, and more of a representation of the influence of structure on planning and the attractive economic solution to the idea of the engineered house.

Summary

As an early example of post-war domestic architecture in Glen Iris and the Municipality more broadly, the subtle expression of, and reliance on, structure creates a well-resolved juxtaposition with the textural clinker brick of the upper level and attempts to bridge the realms and ideals of European Modernism with the regional approach to architecture practiced by prominent, locally trained architects in Melbourne. There is a deliberate move away from traditional domestic construction methods, with International Style expression interpreted in a contemporary and local manner, representing and reflecting the ethos of CONARG and the post-war Melbourne Regional style more broadly. The steel frame construction is also unusual.

The foreboding site conditions were a playground for the architect and often an opportunity to test philosophical approaches to architecture on their own properties.

Whilst it was not uncommon for architects to design homes for themselves within the municipality, it was uncommon for a practice to be wholly located within the residence and as such this is an unusual example of its type.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

Historically important as an example of a well-regarded mid-century architect building his own home and primary place of business in Glen Iris. Completed in 1954-55, it is a relatively early example of the willingness of architects to embrace the challenges posed by sloping sites and awkward lot shapes. The house also illustrates the European émigré influence on 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).

118 Glen Iris Road, Glen Iris, is an intact example of a post war émigré architect's house and office and illustrates European Modernism as it was translated into a Melbourne context. The building and its response to the landscape and climate demonstrates the contemporary approach to local conditions favouring good orientation and functionalist planning.

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

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118 Glen Iris Road is an intact example of a double-storey dwelling of the 1950s in the Post-War Melbourne Regional style, demonstrating key characteristics of the style in the simplicity of the forms, low-pitch butterfly roof, textured clinker brick cladding and large areas of glass to the north.

The bold forms are further expressed through the delineation of materials across the upper (clinker brick) and lower (concrete tile) levels and exposed steel structure. The entrance is one of few embellished areas, with mosaic tiles leading to the main door and visible through the modular glazing adjacent is a suspended timber staircase. Other elements of note include the stained-glass panels and the slender columns to the undercroft. More broadly, the use of steel frame construction throughout further allows the illusion of the upper level to dominate the architectural composition.

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).

The House and Office is of local significance for its association with the life and works of well-regarded émigré architect, Grigore Hirsch and his architectural practice CONARG (CONtemporary ARchitecture Group). As a house designed for himself, it can be considered a true expression of architectural pursuits and places of the practice at the forefront of Melbourne's regional brand of modernism.

Local examples of CONARG's work include St Michael's Memorial Church in Ashburton (1953), St Anthony's Shrine in Hawthorn (1961) and 47 Mountain View Road, Balwyn (1966). CONARG also designed St Michael's Parish School in Ashburton, further evidence of his firm's activity in the municipality, and his particular involvement in the design of Roman Catholic community buildings. St Anthony's Shrine has been recommended for inclusion on the Heritage Overlay.

Statement of Significance

What is Significant?

The former Hirsch House and Office at 118 Glen Iris Road, Glen Iris is significant to the City of Boroondara. The residence was designed by émigré architect Grigore Hirsch as his own house and architectural studio in 1954-55 and was occupied by the Hirsch family until the 1980s. The house at 116 Glen Iris Road is not significant.

How is it significant?

The former Hirsch House and Office is of historical, architectural, aesthetic and associative significance to the City of Boroondara.

Why is it significant?

The former Hirsch House and Office is of historical importance as an example of a well-regarded mid-century architect building his own home in Glen Iris. Completed in 1954-55, it is a relatively early example of the willingness of architects to embrace the challenges posed by sloping sites and awkward lot shapes. The house also illustrates the European émigré influence on the City of Boroondara. (Criterion A)

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The residence is an intact example of a post-war Émigré architect's house and office and illustrates European Modernism as it was translated into a Melbourne context. The building and its response to the landscape and climate demonstrates the contemporary approach to local conditions favouring good orientation and functionalist planning. (Criterion D)

The double-storey dwelling of the 1950s illustrates the Post-War Melbourne Regional style, demonstrating key characteristics of the style in the simplicity of the forms, low-pitch butterfly roof, textured clinker brick cladding and large areas of glass to the north. The bold forms are further expressed through the delineation of materials across the upper (clinker brick) and lower (concrete tile) levels and exposed steel structure. The entrance is one of few embellished areas, with mosaic tiles leading to the main door and visible through the modular glazing adjacent is a suspended timber staircase. Other elements of note include the stained-glass panels and the slender columns to the undercroft. More broadly, the use of steel frame construction throughout, further allows the illusion of the upper level to dominate the architectural composition. (Criterion E)

The House and Office is significant for its association with the life and works of well-regarded émigré architect, Grigore Hirsch and his architectural practice CONARG (Contemporary Architecture Group). As a house designed for himself, it can be considered a true expression of architectural pursuits and places of the practice at the forefront of Melbourne's regional brand of modernism. Local examples of their work include St Anthony's Shrine in Hawthorn (1961) and 47 Mountain View Road, Balwyn (1966). (Criterion H)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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

Trethowan Architecture

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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GLEN IRIS PRIMARY SCHOOL NO. 1148

Prepared by: Context

Address: 170 Glen Iris Road, Glen Iris

Name: Glen Iris Primary School No. 1148	Survey Date: July 2018
Place Type: Community	Architect: Nathaniel Billing (1872), J B Cohen (1907), E Evan Smith (1924) and Percy Everett (1946)
Grading: Significant	Builder: Attribute to Richard Mann (1872)
Extent of Overlay: To eastern and southern title boundaries, and 5 metre curtilage to rear and 10 metre curtilage to north of building.	Construction Date: 1872, 1907, 1924 and 1946

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattleree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259.) George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840.

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The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see Figure 1), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (*Argus* (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

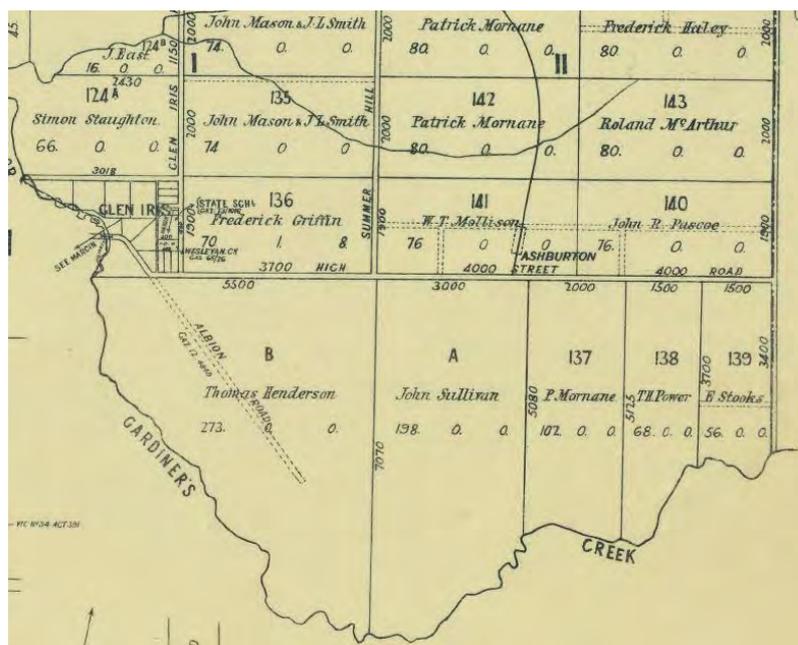


Figure 1. Showing Thomas Henderson's 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

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Development of the area occurred from the early 1860s when some larger acreages subdivided into smaller allotments and the construction of two bridges across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2).



Figure 2. Glen Iris Road bridge over the Kooyongkoot (Gardiners) Creek, 1894. (Source: Fawcett 1894, SLV)

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by architects Crouch and Wilson and built in 1865; and a school site (the subject site), put aside in 1871 and on which Glen Iris State School No. 1148, designed by architect Nathaniel Billing, opened in 1873 (although a school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator James Munro (see Figure 3) (McWilliam 1992:np).

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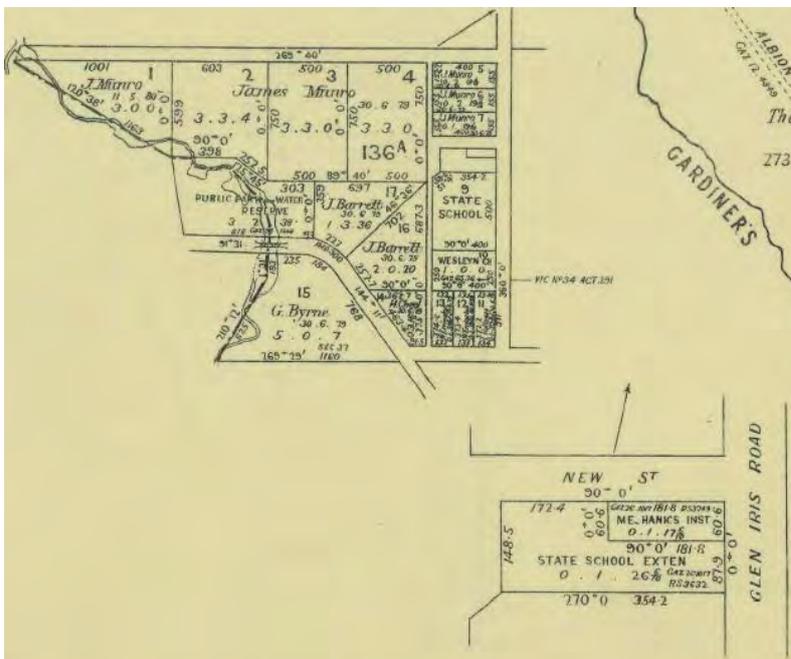


Figure 3. Showing the Glen Iris Township. The township was first known as the Glen Iris village, and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post-town of approximately 200 people on the Kooyongkoot Creek. Anglican and Wesleyan churches were in operation at the time, as was a state school (the subject site) and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahan Telegraph* reported that:

Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the

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High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

Early Schools 1850s-1900

Writing in 1858, James Bonwick (1968:31) identified the National School at Hawthorn as “the principal and oldest school in the district”. This had begun on 28 February 1853, with classes held in what Bonwick described as “a wretched hut opposite the site of the Beehive Hotel on the Bulleen Road”; they later moved to “as rude an edifice on the other side of the road” and thence to “a couple of low-roofed little zinc houses on the Hawthorne Road, near the post office” (Bonwick 1968:31). On 19 November 1853, the foundation stone was laid for a purpose-built bluestone schoolroom on Church Street. Five years later, the district’s second National School was established at Hartwell, where classes were held in “a rough timber paling building costing £10” (Blake 1973 Vol. 3:294). Upgraded to the status of a Common School in 1862, this was, for some time, the only vested school (that is, fully endorsed by the Board of Education) in the entire eastern half of the study area. A non-vested school, designated as Rural School No 54, is known to have operated from the Wesleyan Church in Glen Iris during the early 1860s, although its proximity to the Common School at Hartwell precluded it from obtaining full government funding.

Hartwell’s school, however, was not without its own problems. In August 1866, a group of parents from Camberwell asserted that the Common School at Hartwell was not readily accessible to them due to the poor state of the roads, and lobbied for a Common School of their own. This was duly established, with classes commencing in August 1867 in premises on Camberwell Road, opposite the site of the present Camberwell Primary School. The opening of this school necessitated the withdrawal of funding from the original National School at Hartwell, which closed that year. Also during 1867, the South Bourke Standard reported that “efforts are being made to establish a Common School in Boroondara, near the Bay of Biscay, in Whitehorse Road.” A site was duly acquired on the west side of Balwyn Road, just north of Whitehorse Road, and a small adobe-brick schoolhouse erected thereon, which commenced operation in January 1868 (Blake 1973 Vol. 3:319). Two years later, the study area’s original National School at Hawthorn West was upgraded to the status of a Common School.

History

As noted in the locality history above, Glen Iris preserved its rural character up until the 1860s, comprising mainly farms overlooking the Gardiners Creek valley. Following the early subdivisions in Glen Iris in the 1850s, by the 1860s, there were 24 families living near Glen Iris Road and High Street (GIPS 2015:6). The origin of the Glen Iris Primary School was a non-vested school established in 1865 at the adjacent Wesleyan Church (later known as Methodist Church) building in Glen Iris Road. The suburb’s first church and the first school, Wesleyan Church was built with second-hand bricks taken from the partly-built Hartwell Independent Church, to a design by church architects Crouch and Wilson. William Frencham was appointed as the first headmaster and teacher of 15 pupils (GIPS 2015:10-11).

In 1865, a local committee of seven local parents headed by the district Wesleyan minister was formed to support the school’s resourcing (GIPS 2015:10). The committee’s first action was to appeal for funding for a separate school room. The submission was rejected by the Department of Education, and children were advised to be accommodated in nearby Malvern and Hartwell schools, which required an approximately six-kilometre return journey by unmade road (GIPS 2015:10).

GLEN IRIS

While classes were still being provided at the Wesleyan Church, in 1870, the school was officially acknowledged by the Education Department as Rural School No 54, following the closure of the Hartwell Common School No 302 in 1868 (GIPS 2015:6; Blake 1973 Vol.3: 327). At that point, Glen Iris was one of 51 rural schools in operation in Victoria (Blake 1973 Vol.1:135).

In December 1871, with enrolments increased to 28, the school was officially recognised as the Glen Iris Common School No 1148 (Blake 1973 Vol.1:136; GIPS 2015:11). Following this decision, two acres of Crown land in Glen Iris Road, just to the north of the Wesleyan Church, was finally granted for school purposes (Blake 1973 Vol.3:136; GIPS 2015:6). Subsequently, a government grant of £105 for a separate school building was allocated in late 1872, a few months before the introduction of the new Education Act 1873 that made schooling compulsory for children between ages of 6 and 15 (Blake 1973 Vol.1:136; GIPS 2015:10-11).

In 1872, the first building for the Glen Iris Common School was built on the reserved land in Glen Iris Road. Designed by noted ecclesiastical architect Nathaniel Billing, and built of hand-made bricks, the one-roomed school accommodated 60 students. The building may have been constructed by local builder and school committee member, Richard Mann, who had erected the Wesleyan Church and carried out various repairs and improvements to the school in the following years (GIPS 2015:10; *South Bourke Standard* 3 May 1872:2). The first building contained a fireplace, rows of desks and a separate toilet block, as well as basic teaching and learning resources (GIPS 2015:10). The single-roomed school was built to a design similar to other late-Victorian rural schools in Victoria (see Figure 4).

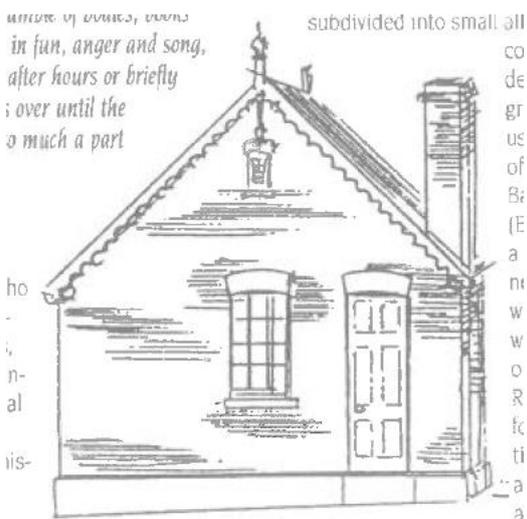


Figure 4. Illustration of the first school building built in 1872, representing the typical late-Victorian rural school design. (Source: McWilliam 1998:1)

From the early years, a number of problems were apparent with this building. Along with overcrowding and poor ventilation, the chimneys smoked, and the boys' and girls' toilets were too near each other and the school. The toilet blocks were greatly improved and relocated in 1904, when mains water was first connected to the site (GIPS 2015:17).

There was a limited amount of residential development in the Glen Iris district during the late 19th century brought about by the short-lived Outer Circle railway line. The issue of overcrowding at the school intensified, as the population growth was more rapid in the area near Gardiner's Creek, where two railway stations (Gardiner and Glen Iris) had opened.

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In mid-1907, the Education Board authorised additions to the Glen Iris Primary School (then referred to as Glen Iris State School) to relieve congestion at the school. Designed by then-chief architect of the Public Works Department (PWD), J B Cohen, a larger classroom and an entry porch were added to the existing single-roomed school building. A new window was added to the west (rear) elevation of the existing building (PROV VPRS3686/P7/958). In December 1907, tenders were invited for the brick additions (*Reporter* 7 June 1907:2; *Age* 26 December 1908:3).



Figure 5. Front (east) elevation drawn for the 1907 additions. The new parts are shaded pale pink. (Source: PROV VPRS3686/P7/958)

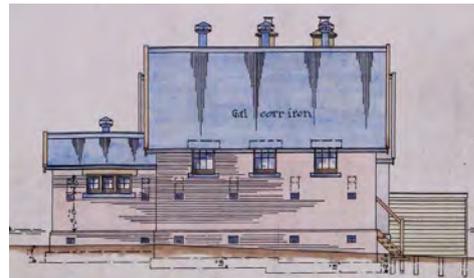


Figure 6. North side elevation of the 1907 addition. (Source: PROV VPRS3686/P7/958)

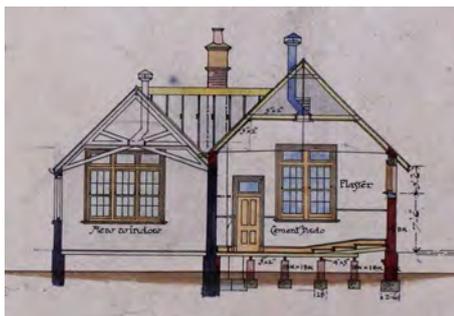


Figure 7. Section through the 1907 addition (right) and the original schoolhouse (left). (Source: PROV VPRS3686/P7/958)

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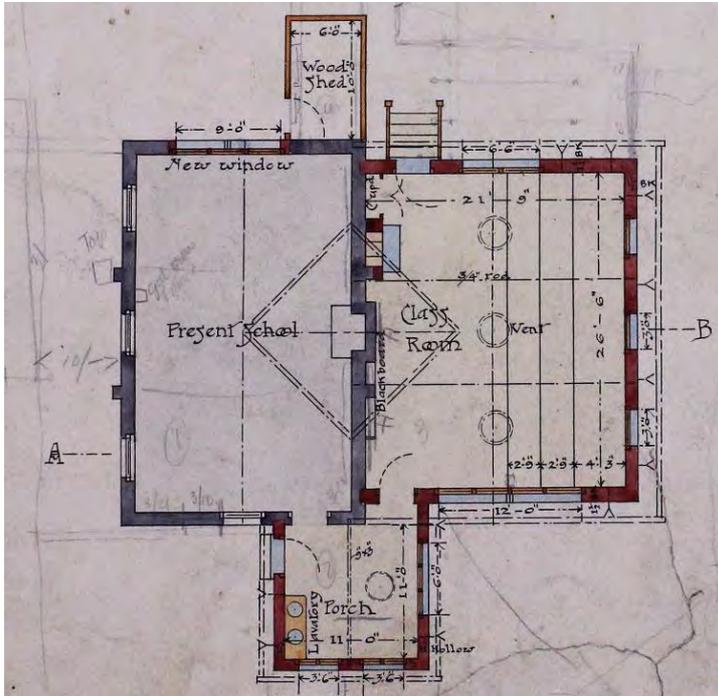


Figure 8. Floor plan drawn for the 1907 addition. (Source: PROV VPRS3686/P7/958)

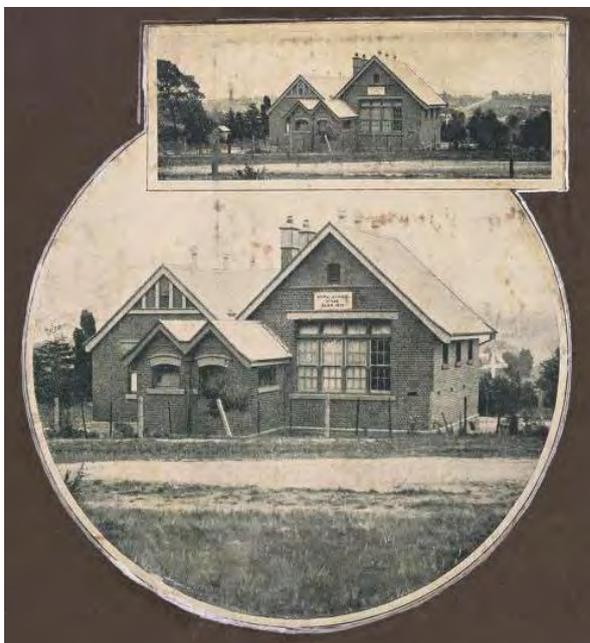


Figure 9. Glen Iris State School in the 1920s, after completion of the 1907 addition. (Source: 'Glen Iris Heights Estate [between 1925 and 1929?], SLV)

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By May 1909, the new section was opened by the Mayor of Camberwell W G McBeath (*Age* 25 May 1909:8). The enlarged building provided accommodation for 111 pupils (*Prahran Telegraph* 31 March 1922:4).

Until 1910, the school was without a fence or outside shelters, and had no trees on the grounds. The school concert of 1911 yielded generous funds for the erection of the school's first shelter shed, followed by two swings in 1912 and asphaltting in 1913 (GIPS 2015:17).

In the early 20th century, the area experienced steady population growth. A stimulus was the opening of the Tooronga Road tramline to Glen Iris railway station in 1914. Residential development mainly occurred near the Glen Iris railway station due to the lack of tram services further east.

In 1916, despite the 1907 addition, overcrowding was becoming more serious. Local students could not gain admission to the congested schools of Glen Iris, Tooronga Road and Spring Road, Malvern, and had to travel all the way to Armadale (Blake 1973 Vol. 3: 327). In 1922, attendance at the Glen Iris State School was 150, well exceeding the capacity of the building (*Prahran Telegraph* 31 March 1922:4).

Suburban growth during the interwar period changed the rural character of the Glen Iris area. Glen Iris was now a desirable location for middle-class housing. The issue of overcrowding at the two-roomed school building continued through to the 1920s without any improvements. In 1922, the Glen Iris State School Committee criticized about the process and correspondence between the Education Department, Public Works Department, and the State Government being so 'painfully slow' and inefficient. Even if plans were prepared, the required works would be delayed, as the Government failed to provide full funding for the expenses and urged metropolitan councils to pay (*Prahran Telegraph* 31 March 1922:4). In 1922, the Education Department's decision to relocate a pavilion-type schoolroom from Carnegie State School No 2697 to Glen Iris made many parents anxious, as the room was open and draughty, and was unsuitable especially during the winter (*Argus* 21 April 1922:14; *Prahran Telegraph* 31 March 1922:4).

In early 1924, the head teacher J Brodie confirmed that almost 200 children were enrolled since Christmas 1923, and that the school would have to refuse further admissions, considering the health and safety of the students (*Prahran Telegraph* 14 March 1924:5). Around the same time, alterations and additions to the school were exhibited by the Education Department. The PWD's chief architect E Evan Smith proposed to build three new classrooms to the existing building. However, the Glen Iris State School Committee saw that the proposed additions would be only a very temporary solution for the congestion, and continued to appeal for 'a new school [building]' (*Prahran Telegraph* 8 February 1924:5).

In March 1924, in response to the Committee's strong request for resolving overcrowding, a supplementary plan for further additions was prepared by the PWD, proposing to expand the earlier plan with two more teaching spaces and a teachers' office on the north side. The plan was adopted, and the addition consisting of 6 classrooms and a teachers' room was completed by the end of that year (GIPS 2015:16).

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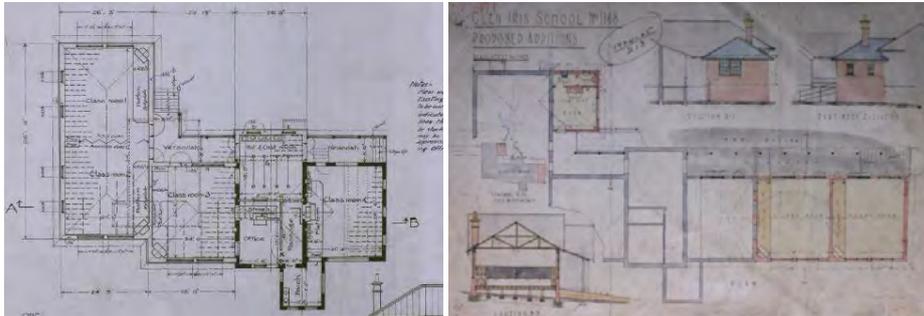


Figure 10. The initial plan prepared for the 1924 addition on the south side (left) and the amended plan with extra rooms (right). The area shaded light yellow on the floor plan on the right-hand side shows the further additional rooms to the north side. (Source: PROV VPRS 3686/P7/482 & VPRS 3686/P7/482)

In 1925, neighbouring Crown Land reserved for the Mechanics' Institute was granted to the Glen Iris school, significantly expanding the size of the school grounds (*Herald* 10 March 1925:7).

As predicted, the 1924 additions did not provide enough teaching space for the growing population in the area. By 1927, attendance had doubled, and the overcrowding peaked in 1928-29 to the point where children were being taught in the cloakroom and on the floor. In June 1928, a parent wrote to the editor of the *Herald*, describing conditions at the school as 'wretched':

... a class is being housed in a small, draughty porch, to the detriment of health. The dimension of this porch would be about 7 ft by 7 ft, with no provision whatever for heating. At present, I have refused to allow my child to attend the school until more healthy conditions prevail. (PROV VPRS 795/P0/2147)

Upon the Department's inspection of the school in February 1929, the promised plans for further additions were discarded, in view that the Ashburton State School, which was only 1 mile away, had capacity for 480 pupils and the attendance was only 146 thus far (PROV VPRS 795/P0/2148).

In 1931, a new shelter shed was erected at a cost of £124. The funds for the work were raised by a bazaar organised by the local Mothers' Club and the School Committee. The construction work was carried out by three unemployed local parents (PROV VPRS 795/P0/2148; *Malvern Standard* 15 January 1931:2). During the Depression, it was not uncommon for pupils to observe their parents employed on sustenance site works in the grounds (Blake 1973 Vol. 3:328).

No further work on the main building was carried out until after the war. In May 1946, plans for a first-floor addition with two classrooms and a second teachers' room was approved by PWD chief architect Percy Everett, and tenders were invited (PROV VPRS 795/P0/2148; *Construction NSW* 22 May 1946). This addition sat above the northern addition made in 1924. The existing building was updated at the same time, and new windows were introduced to the 1924 ground-floor classrooms below (PROV VPRS 3686/P7/960). The work was completed by 1947 (GIPS 2015:18).

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Figure 11. West (rear) and east (front) elevations drawn for the 1946-47 additions. Coloured sections indicate the proposed additions and changes to the building. (PROV VPRS 3686/P7/960)

During the renovation and alterations, students were housed temporarily in the nearby Camberwell South State School No 4170 and the adjacent Wesleyan Church and its kindergarten, which had provided on-going assistance in that matter over a century since the establishment of the school (GIPS 2015:18; Blake 1973 vol. 3:328).

Over the second half of the 20th century, a number of buildings were constructed to house art and craft rooms and additional learning spaces (GIPS 2015). In 1972, a new library was built with local funds and in 1973 over \$20,000 was spent on "improvements" which included the replacement of old metal roofs of the single-storey section of the main building with tiles. The Pavilion shelter shed near Glen Iris Road was built in the late 1980s (GIPS 2015:19).



Figure 12. Construction of the Pavilion in the 1980s. (GIPS 2015:19)

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More recently, in the early 2010s, three new classrooms, a new library and technology space, a performing arts facility, and a covered outdoor sports area were added to the school premises (GIPS 2015:20). They were appended to the north end of the school building.

Description & Integrity



Figure 13. View of Glen Iris Primary School from the south-east. (Context 2018)



Figure 14. Aerial view of the school site. The extent of the contributory fabric of the school building is outlined in red, with the proposed extent of the Heritage Overlay indicated in green (Source: Nearmap, 2018)

Glen Iris Primary School occupies a rectangular site, bounded by Glen Iris Road to the east and Gladstone and Florence streets to the west. The school adjoins residential properties to the north of the site boundary, and the Glen Iris Road Uniting Church to the south.

The school buildings are mainly distributed around the southern portion of the site, with a playing field to the north.

Expanded over four major stages, the main school building is a face brick building with a terracotta tiled roof. The building is asymmetrical in plan and elevation and has a complex roof form, reflecting its construction over two centuries. The northern wing is double storey with multiple gable ends, while the southern portion is single-storey with a hipped roof.

Centrally positioned, the front (east) elevation of the first school building (1872) partially survives. This earliest one-roomed schoolhouse is of brownish brick, and had undergone internal and external alterations coinciding with the later additions. While still recognisable as the earliest stage of the school, its Gothic Revival rural school design is not legible. The alterations include the relocation of the original multi-pane sash window, addition of a stringcourse and render to the gable apes, and removal of its scalloped timber bargeboard and turned finial. The rendered school signage reading 'Glen Iris School 1148' was added some time after 1907.

Reflective of the Edwardian era, the 1907 addition displays picturesque design with the asymmetrical composition, double gabled entry porch, use of roughcast render, lintels and window sills. Located to the north of the 1872 building, the new classroom had a bank of four large multi-pane sash windows with highlights and a higher gabled roof. The segmental arched windows on the porch had been extended, possibly after 1999 ('Glen Iris C.S.' c1970-1999). On the roof ridge of the central section, one of the two Edwardian-era brick chimneys with a roughcast render cap and terracotta pots survives, but all three ventilation turrets on the gable ridge of the new section are lost (one survives to the entrance porch). While the front gable of the 1907 section was originally finished in roughcast render, a new gable treatment was introduced as part of the 1947 works, to visually link it to the new section. Now the gable of the 1907 section and the higher 1947 gable on its north side have decorative vents at their apex, created by projecting horizontal bricks.

The third addition (1925) extended the building towards the north and south. Viewed from Glen Iris Road, the southern wing is more intact, with the intact paired multi-pane sash windows with multi-paned highlights, typical of 1920s schools designs overseen by E Evan Smith. One has been replaced with a multi-paned door added since the 1950s. The chimneys on the southern wing adopted a design similar to the existing Edwardian-period chimney. Four out of five chimneys from this period appear to be intact.

The postwar upper-level addition (1947) had a substantial impact on the northern part of the building. The whole structure above the ground floor window heads, including the 1907 gabled roof, was rebuilt at this time. The first-storey continues the slope of the 1907 schoolhouse roof to create a tall vergeless gable which intersects with a rectangular chimney with projecting horizontal brick bands. The three upper-level gables to the east, north and west elevations are treated with fachwerk (half timbering with brick nogging). From this use of gables, it is evident that Percy Everett wished the new work to be sympathetic to the earlier school buildings. The 1924 ground floor has been wholly transformed with two large banks of typical 1940s school windows, as seen on the extension above.

In 1973, the galvanised corrugated iron roof on the older section was reclad with terracotta tiles, making it consistent with the rest of the building.

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Figure 15. Detail of the 1947 upper level gable intersecting with the brick chimney. (Source: Context, July 2018)



Figure 16. Detail of the surviving fachwerk on the north-facing gable end and the later addition attached to the upper level. (Context, July 2018)

While none of the historic designs (1872, 1907 and 1925) are intact to their full extent, the front facade is highly intact to its 1947 form. Around 2007, a new teaching facility was constructed and attached to the first-floor of the northern wing, while leaving the gable and ground floor intact. To the rear (west) elevation, ground floor infill occurred in the west-facing verandahed space, and the original school room has been extended to the west. Other newer school buildings have been added to the west of the main building, and a 1980s timber shelter shed is located in the southeast corner of the school field.



Figure 17. Aerial view of the main building from the west. Note more recent alterations including the ground floor infill. (Source: Nearmap, 2017)

Comparative Analysis

Glen Iris Primary School is one of a small number of pre-1875 schools to survive whole or in part in Boroondara. As it was enlarged in distinct stages over time there are no precise comparisons, so it is instructive to look at other school buildings constructed during these four periods, either in multiple stages or a single one.

Early schools,

The one-roomed rural school type building (1872) partly surviving at Glen Iris Primary School is a rare example of a mid-Victorian school in Boroondara, of a type that illustrates the district's rural character during the nineteenth century. (NB: Heritage Victoria defines the mid-Victorian period as 1860-75 in *What house is that?*) In the City of Boroondara, other known examples of early to mid-Victorian schools are the following:

Former Hawthorn National School (now Hawthorn West Primary School No. 293), Burwood Road/2A Wood Street, Hawthorn (Contributory in HO220). A small portion of the original 1853 bluestone building has been incorporated into a late-Victorian wing (either the 1878 or 1892 section). Unlike the Glen Iris school, the extent of surviving fabric does not allow an understanding of the original architectural form of the front façade or the building overall, only its construction materials.



Figure 19. 'Remaining reconstructed wall of Hawthorn West National School 1853' (Source: L Burchell, SLV)

Former St Joseph's RC School, 102 Power Street/97 Elgin Street, Hawthorn (in HO152). This was Boroondara's first Catholic parish school, built in 1857 (transepts added in the 1860s). It is a brick building in the form of an Early English Gothic sacral building, and also served as a Sunday school from its early years. It is now incorporated into an aged-care facility. (Note that this building was graded B - individually significant - in the 1993 Hawthorn Heritage Study, while other buildings on the site were graded C - contributory. While the 1857 former school is still recognised as significant in the Hermes heritage database, the entire site is mapped as contributory in the City of Boroondara's grading maps. This is considered by the current assessor to be an obvious error that should be rectified.)

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Figure 20. Former St Joseph's School of 1857-1860s. (Source: Hawthorn Heritage Study, 1993)

Camberwell Primary School No. 888, 290 Camberwell Road, Camberwell (Significant in HO506). As noted in the HO506 citation: 'The State School in Camberwell Road was originally built as a Common School to a Crouch and Wilson design in 1868, and retains some of that fabric. Its later 1886 frontage has polychrome and jerkin-headed gabling characteristic of the Henry Bastow period in government school design. It also has a striking infant school addition of 1909, with flamboyant Art Nouveau signage and a curved bay Later linkages and extensions, from the 1920s and following, run through to Reserve Road but do not interfere with the Camberwell Road elevations of 1909.'

The entire Camberwell Primary School building exterior and much of the interior was inspected in 2019 to determine where the 1868 fabric is located and how legible it is in the present school complex. While the three later stages of the school were clearly legible, with the 1886 section built of polychrome brickwork (Hawthorn bricks with cream, red and black dressings), no external 1868 walls could be identified. It appears that the original rooms have been completely refaced or enclosed within the later building phases, meaning that the early establishment of the school is known from its documented history but is not legible from its external appearance.



Figure 21. Camberwell Primary School, showing the 1886 frontage. (Source: Context, 2019)

Kew Primary School No. 1075, established in 1882 (recommended for HO as an individual place by the 'Kew Heritage Gap Study', 2017). While dating from several years after the mid-Victorian period, this is another example where a token section of the first school building was incorporated into a later expansion. A partial wall section of the original bichrome brick school was incorporated in the north end of the 1923 school building.

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Figure 18. Remnant brickwork from the 1882 Kew Primary school building, seen at the north end of the Main building façade. (Source: Context 2017)

Amongst these examples, the former St Joseph's School is by far the earliest and intact. It only comprises two building phases in short succession, and reads as a cohesive building campaign. In the case of the three state school examples, the earliest development phase forms only a small (and sometimes illegible) part of a later building. Glen Iris is distinguished among them by the high level of legibility in the front façade of its four building phases. Unlike the three other state schools, the linear manner of extensions over time means that each period is clearly presented to interested members of the public.

Outside Boroondara, specifically in south-eastern metropolitan Melbourne, Burwood East Primary School No. 454 (City of Whitehorse HO48, 1907) is an increasingly rare and highly intact example of the same sort of rural schoolhouse like the first Glen Iris school building, but of much later construction date.



Figure 21. View of one-room school building surviving at Burwood East Primary School. (Source: AU School, 2010)

Federation-era schools

In the City of Boroondara, other known schools designed by J B Cohen, the then chief architect of the PWD, are Canterbury Primary School No. 3572 (Significant in HO145) built in 1907. Camberwell Primary School No. 888 (Significant in HO506) also has an addition from 1909 designed by Cohen. Although constructed at a similar time, both examples are much larger in scale and have more elaborate high-style details than Glen Iris Primary School, thus are not directly comparable. Instead, its second phase was constructed in the simple rural school type as the original, reflecting Glen Iris's continued rural character at that time.

GLEN IRIS

Interwar schools

The major extension of the mid-1920s was overseen by Edwin Evan Smith, who exemplified a new style of school building that is notable for its Stripped Classicism, during his role of Chief Architect of the PWD from 1922 to 1928. A number of fine primary and secondary schools were designed outside Boroondara, including University High School, Parkville (VHR H2183), Kyneton Secondary College (H1999), Bendigo Senior Secondary College (H2229), and Caulfield Primary School (H1708).

In Boroondara, several schools were designed and built in the interwar period, and a few of them have been recently added as interim Heritage Overlay listings Buildings closest in style to the 1920s extension include:

- Camberwell South Primary School (1927, also recommended in this study)
- Chatham Primary School (1927)
- Ashburton Primary School (1928, to be investigated in the forthcoming Ashburton Heritage Gap Study)
- Kew East Primary School (1923, recommended in the Kew Heritage Gap Study),
- Canterbury Girls' High School (1927, former East Camberwell Domestic Arts School – interim HO685)
- Auburn South Primary School (1925, recommended in the draft Hawthorn East Heritage Gap Study) and
- Hartwell Primary School (1922 & 1928 – interim HO721).

All of the above examples adopted a Georgian Revivalist design. The Glen Iris Primary School lacks one of the elements commonly observed in the above examples: the decorative statement axis or vertical piers, at which the main entrance bay is located. Each of these schools are relatively intact examples of their types, although Camberwell South Primary School (also recommended in this study) appears to be the most unaffected by large contemporary extensions.



Figure 22. Camberwell South Primary School, Glen Iris. (Source: Context, 2018)

Post-war schools

The 1947 addition, designed by Percy Edgar Everett, Chief Architect of the PWD between 1934 and 1953, can be compared to late 1930s and 1940s schools. Camberwell High School (1940-1941, interim HO722) is one of the very few school designs by Everett in Boroondara, in this case in an up-to-date Art Deco or Jazz Moderne design executed in cream brick.

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Figure 23. Principal elevation, Camberwell High School, looking south east. (Source: Trethowan Architecture, 2016)

This is in contrast to the revivalist approach Everett took with the Glen Iris school, in deference to the surviving sections of the two earliest schoolrooms, with their gabled fronts. Percy Everett was a very versatile designer who could use the latest styles, as seen at Camberwell High School, or adapt contemporary expression to earlier forms. Apart from Glen Iris Primary School, this approach is also seen in Everett's extensions to Victoria's Government House in 1949, where he designed a new kitchen addition. Its external articulation was in keeping with the architectural language of the original nineteenth-century building, but with indication of its more recent date, such as porthole windows and a simplified parapet (Trethowan et al 2012: Vol 1, 58).

In conclusion, Glen Iris Primary School is one of a very small number of mid-Victorian (pre-1875) school buildings to survive in Boroondara, in whole or in part. It is not as early or intact as the former St. Joseph's School in Hawthorn, but among the early schools that have been added to and expanded over time, it is by far the most legible. All four stages, including the original 1872 section, have remained legible in the front façade. As a building with four distinct parts of the façade built in successive decades, no one stage is considered intact enough to be of significance for their architectural design.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

Glen Iris Primary School No. 1148 is historically significant as a reflection of the early residential development of Glen Iris village and its subsequent growth into a densely populated suburb in the first half of the twentieth century. First established in a Wesleyan Church in 1865 and relocated to the new building in 1872, the one-roomed rural schoolhouse served the semi-rural community of Glen Iris. Glen Iris Primary School is historically significant as an expression of the changing needs of the school community through expansion, firstly in 1907 (an additional room), 1924 (six classrooms and a teachers' room) and 1947 (a first floor). They respectful approach of the Victorian Public Works Department over time means that the four stages, including the original 1872 section, have remained clearly legible in the front façade. The school's development phases coincide with the periods of

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major expansions in the western portion of Glen Iris. Limited residential development took place during the late 19th century, brought on by the short-lived Outer Circle railway line, which had two stations in Glen Iris district: Gardiner and Glen Iris. Glen Iris became an attractive suburban town and there was more intense residential growth in the area, brought by establishment of tramlines in the mid-1910s, followed by major improvement of railway services in the 1920s. By 1945, Glen Iris was densely populated. The school is an expression of the local community through their aspiration for its initial construction and its continual improvements.

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

While enclosed within later extensions to both sides, Glen Iris Primary School is the most intact of the early (pre-1875) state schools in Boroondara. Its front façade still illustrates the simple gabled form that characterised small rural schoolhouses of the nineteenth century.

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).

N/A

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).

As the first school of the suburb, Glen Iris Primary School as a whole is of social significance due to its long tenure at this site since 1872 as a centre of the local community. Its many alumni hold particularly strong associations with the school.

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?

Glen Iris Primary School No. 1148 at 170 Glen Iris Road, Glen Iris is significant. The school was established on the current site in 1872, and expanded in 1907, 1924 and 1946. The school building, comprising elements of the 1872 one-room school building, the 1907 additional classroom, the 1924 ground-floor extension and the 1946 upper-level north addition is significant.

How is it significant?

Glen Iris Primary School No 1148 is of local historic and social significance to the City of Boroondara.

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Why is it significant?

Glen Iris Primary School No. 1148 is historically significant as a reflection of the early residential development of Glen Iris village and its subsequent growth into a densely populated suburb in the first half of the twentieth century. First established in a Wesleyan Church in 1865 and relocated to the new building in 1872, the one-roomed rural schoolhouse served the semi-rural community of Glen Iris. Glen Iris Primary School is historically significant as an expression of the changing needs of the school community through expansion, firstly in 1907 (an additional room), 1924 (six classrooms and a teachers' room) and 1947 (a first floor). They respectful approach of the Victorian Public Works Department over time means that the four stages, including the original 1872 section, have remained clearly legible in the front façade. The school's development phases coincide with the periods of major expansions in the western portion of Glen Iris. Limited residential development took place during the late 19th century, brought on by the short-lived Outer Circle railway line, which had two stations in Glen Iris district: Gardiner and Glen Iris. Glen Iris became an attractive suburban town and there was more intense residential growth in the area, brought by establishment of tramlines in the mid-1910s, followed by major improvement of railway services in the 1920s. By 1945, Glen Iris was densely populated. The school is an expression of the local community through their aspiration for its initial construction and its continual improvements. (Criterion A)

While enclosed within later extensions to both sides, Glen Iris Primary School is the most intact of the early (pre-1875) state schools in Boroondara. Its front façade still illustrates the simple gabled form that characterised small rural schoolhouses of the nineteenth century. (Criterion B)

As the first school of the suburb, Glen Iris Primary School as a whole is of social significance due to its long tenure at this site since 1872 as a centre of the local community. Its many alumni hold particularly strong associations with the school. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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
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

Context

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St Oswald's Anglican Church Complex

Prepared by: Trethowan Architecture in association with Context

Address: 100-108 High Street, Glen Iris

Name: St Oswald's Anglican Church Complex	Survey Date: June 2018
Place Type: Church	Architect: Louis Williams and Wystan Widdows (1957), Wystan Widdows and David Caldwell (1964)
Grading: Significant	Builder: Unknown (1957), Johns and Reid (1964)
Extent of Overlay: To title boundaries	Construction Date: 1957, 1964

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattleree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Post-war development

Post-war development was stimulated by the Housing Commission of Victoria (HCV), founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at

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Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates, including nearby Ashburton for the construction of 800 homes (Built Heritage 2012:133-34). In the late 1940s, the HCV established two other estates within the former City of Camberwell. Both were considerably smaller in scale and were created within existing subdivisions. One of these estates was a small development in Queens Parade in Glen Iris, where 18 brick (or brick veneer) dwellings were erected in what was otherwise an area of late Victorian/Edwardian residences (Built Heritage 2012:134).

Glen Iris's significant interwar development is plainly evident in its streetscapes. Little trace remains, however, of the nineteenth-century origins of Glen Iris

History***The Anglican Church in Glen Iris***

The earliest Anglican services in Glen Iris were conducted on the grounds of the former Glen Iris State School site in 1895, when the area was a corner of the Parish of St John's, Camberwell. Due to a lack of support, the services lapsed in 1896 and did not resume until 1901, when Rev A W Cresswell conducted a service in the Wesleyan chapel which was rented by the Anglican Church. The services lapsed once again in 1905 due to the decline of attendance, but resumed in the following year at the Glen Iris Methodist Church. This time the services were well attended and by May 1908, St James' Anglican parish was established in the area. At that time, the parish covered South Camberwell, East Malvern, Burwood and Glen Iris (*St Oswald's Anglican Church*, 1976: 8). In around 1917 a realignment of Parish boundaries led to the separation of areas from St James' Parish, which included St Mary's in South Camberwell, All Saints, East Malvern (1921), and St Faith's, Burwood (1922). St Oswald's Anglican Parish, Glen Iris, was excised from St James' in 1925 (*St Oswald's Anglican Church*, 1976: 8).

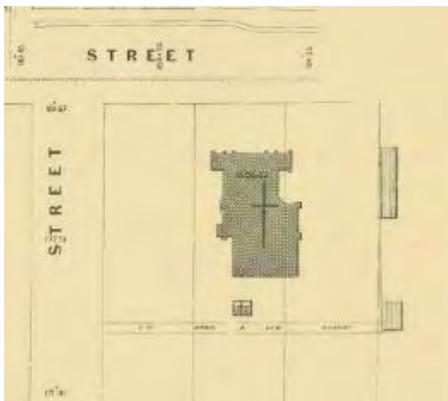


Figure 1. MMBW Plan No 3162, 1927, showing the first St Oswald's Anglican Church at 100-108 High Street. (Source: SLV)



Figure 2. First St Oswald's Anglican Church designed by Dossitor and Frew. (Source: St Oswald's Anglican Church, 1925-1976, p11)

In March, 1926, the Anglican Congregation purchased two lots on the south side of High Street as the site for a church (CT: V4751 F151). In 1885, these two lots had been part of a 22-acre property owned by James Wotton Shevill, a gentleman based in Brighton. The remainder of the land was subdivided and sold as smaller lots in the subsequent years (CT: V1840 F917). In 1933, the congregation enlarged the church site by purchasing the adjacent lot at the southeast corner of High and Seaton streets (CT: V4513 F481).

The first St Oswald's Anglican Church was completed in 1927. The building and lodge were designed by Dossitor and Frew Architects, and the construction work was carried out by A F Fullard, a builder based in East Malvern. However, this church had already become too small for the local community by the 1940s, when housing development in the Burwood and Glen Iris area led to a sharp increase in the local population. The congregation started to raise funds for a new church. In 1953, they commissioned two architects, Louis Reginald Williams and Wystan Widdows, to design a new church with side chapel and vestries (BP 16263). The construction of the new church proceeded in 1955-57. The new church was designed in a simplified Romanesque style and was located on the corner of High and Seaton Streets adjacent to the 1927 church which was converted for use as the parish hall at this time. The architects chose clinker brick for the exterior of the new church and cream brick for the interior. J. J. Booth, Archbishop of Melbourne, laid the foundation stone on 6 August 1955 (*St Oswald's Anglican Church*, 1976: 21). Two years later, he returned to St Oswald's to perform the Opening and Dedication of the new church (*St Oswald's Anglican Church*, 1976: 21).

In March 1962, a fire destroyed much of the 1927 church building, which had been serving as the parish hall. The congregation, after raising sufficient funds, commissioned Wystan Widdows and David Caldwell to design a new parish hall at the same location on site, which would also serve as vestry and education centre for the children (*St Oswald's Anglican Church*, 1976: 23). The tender was accepted by Johns and Reid, who completed the new hall in 1964 (BP 33816). The dedication of the new hall was conducted by T. W. Thomas, Dean of Melbourne, on 12 July of the same year (*St Oswald's Anglican Church*, 1976: 24).

The Congregation has actively commissioned local artists for the decoration of St. Oswald's Anglican Church. The font was designed by Clifford Last in 1967 (Figure 13). The stained-glass windows in the sanctuary and baptistery were produced by Hungarian-born artist, Bela Kozak, in 1969-71 (Lesley Baxter, pers. comm., 17 July 2018). The eight windows in the nave, installed in 1984-1991, are the work of David Wright (Maidment, 2013). The organ, built by Danish-born Knud Smeenge, was installed in 1989 (Figure 13).

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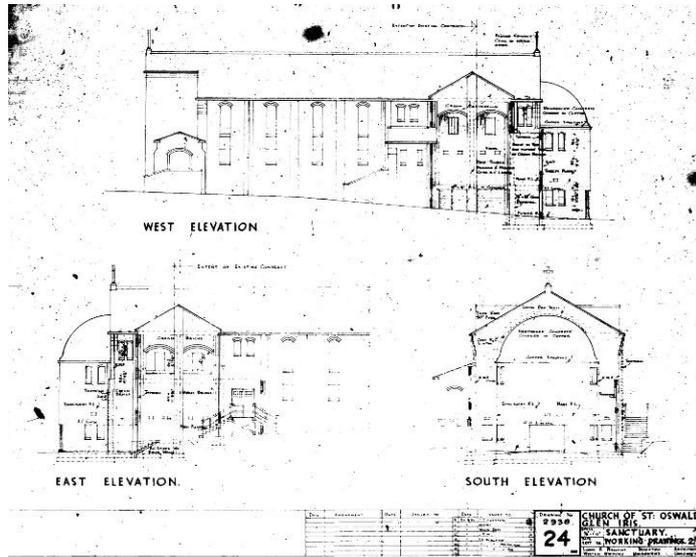


Figure 3. Architectural drawings of St Oswald's Anglican Church (dated 1954) by Williams and Widdows. (Source: BP 19553)

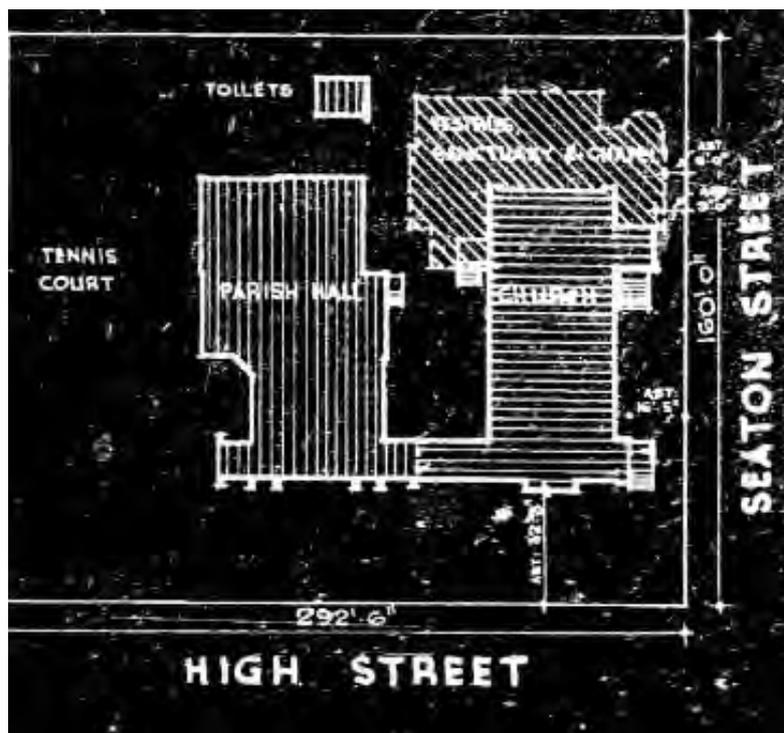


Figure 4. Proposed site plan of the new St Oswald's Anglican Church (date 1955). The old church building is referred to as Parish Hall in the plan. (Source: BP 16263)

Louis Reginald Williams

Louis Reginald Williams (1890-1980) was born in Hobart in 1890. His religious upbringing bestowed a lifelong passion for church architecture. He was articulated initially to Frank Heyward in 1910, then in

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approximately 1912 to Alexander North (1858-1945), then Diocesan Architect of Tasmania. In 1913 Williams became North's junior partner and they ran a private practice in Melbourne until 1920.

Many of Williams' works were religious buildings, as church organisations soon became his major clients. He inherited the Arts and Crafts philosophy and often incorporated obliquely placed towers, triangular buttressing and bellcotes, surmounted by spikes, into his design. His works include chapels, church halls, vicarages, Sunday schools and kindergartens. Williams' preferred material was brick with the occasional use of reinforced concrete. He also designed most of the furniture and fittings, to ensure they would be in harmony with the building. He later became the Diocesan Architect to Bathurst and Grafton and served as Advisory Architect to the Chapter of the Goulburn Cathedral. Apart from Victoria, he also worked with dioceses in South Australia, Queensland, Tasmania and Western Australia (Goat and Willis, 2012, 765-66).

Williams' other major designs in Boroondara include:

- Camberwell South Anglican Church, 101-103 Bowen St, Camberwell (no heritage protection)
- Camberwell Methodist Church, 58 Cooloongatta Rd, Camberwell (contributory within interim HO735)
- Junior school block, Korowa Church of England Girls' Grammar School, Glen Iris (City of Whitehorse, within HO351)
- Methodist Church at 15A Balwyn Rd and 1 Erica Street Canterbury (contributory within precinct HO264)
- Parish Hall at St Mark's Anglican Church, 1 Canterbury Road, Camberwell (HO483 and VHR H2158)

Wystan Widdows and David Longstaff Caldwell

Wystan Widdows (1912-1982), architect, was born in 1912 in Ipswich, Suffolk, England, where he was qualified as an architect. In 1948 he migrated to Australia and established a private practice in Mooroolbark, Victoria (*Age* 28 April 1954:24). In the 1950s, he collaborated with Louis Reginald Williams on the design of St Oswald's. Widdows' other major work as a sole architect is Anglican Church of St Peter's by the Lake, 33 Newlands Drive, Paynesville (1959-61, no heritage protection).

From 1956 to 1966, Widdows formed a partnership with David Longstaff Caldwell (1929-2015). Caldwell, who was born in Glen Iris, was a grandnephew of the Australian artist, Sir John Longstaff (Brian Tseng pers. comm. with Margaret Caldwell, 26 July 2018). He received his architectural training in Melbourne Technical College (now RMIT University) and Melbourne University between 1945 and 1952 (Caldwell *LinkedIn Profile*). He and Widdows co-designed many church buildings as well as private residences in Victoria.

Their major works include:

- St Thomas's Anglican Church, Langwarrin (1964) HO42 City of Frankston
- All Saint' Anglican Church, Footscray (1964)
- All Souls War Memorial Church, Andrew Street, Edenhope (1965)
- Mary's House Childcare Centre, 97 Cunninghame Street, Sale (1966) within HO86 Shire of Wellington
- All Saints Anglican Church, Rosebud (1964).

The partnership of Widdows and Caldwell dissolved in 1966, and Caldwell took up the role as Supervising Architect of Commonwealth Housing and Construction Department, where he worked until retirement in 1990 (Brian Tseng pers. comm. with Margaret Caldwell, 26 July 2018). David Longstaff Caldwell died in 2015.

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Bela Kozak (1906-1975)

Bela Michael Kozak was born in 1906 in the then Austro-Hungarian Empire, where he was trained as a glass artist. He migrated to Australia in 1957 under the Hungarian Refugee Assisted Scheme (NAA A2478, KOZAK B). In the late 1950s Kozak briefly worked for Brooks Robinson and Co Ltd, then the major stained-glass studio in Melbourne, but soon left the company to establish his own studio, AB Stained Glass Studio. Kozak received commissions from individuals and organisations across Australia, however many of Kozak's installation works in Australia still remain to be traced (Brian Tseng pers. comm. with Dr Bronwyn Hughes, 10 August 2018).

Kozak belonged to the generation of post-war émigré artists who brought a new style into the Australian stained glass. These artists, including Stephen Moor, John Orval and Klaus Zimmer, incorporated modern design to the liturgical and residential stained glass, and revitalised art glass as an art form in Australia. His style, however, could appear too bold to some of his contemporaries, which led to the rejection of sales and commissioned work, and became a source of depression to Kozak in the late stage of his life (Brian Tseng pers. comm. with Leslie Baxter, 17 July 2018).

Bela Kozak became an Australian citizen in 1962 (Commonwealth of Australia Gazette, 8 November 1962: 3949). He lived in Ringwood with his wife Maria, a teacher, until his death in 1975.

Kozak's other works are also installed in:

- St. Arnaud Christ Church, St Arnaud (listed on Victoria War Heritage Inventory but no statutory heritage protection)
- Holy Trinity Anglican Church Balaclava, 2 Brighton Road (City of Port Phillip, HO65 - with internal controls)

David Wright OAM

David Willmer Wright was born in Melbourne in 1948, the third child of Ferdinand Heathcote Wright, an Australian businessman, and Anne Wright (nee Willmer), an American citizen. He was educated at Melbourne Grammar School and then Melbourne University, from which he graduated with a Bachelor of Architecture in 1972. As a glass artist he has worked mainly with kiln-formed flat and slumped glass, and religious iconography has been the main focus of his work. Since the 1970s, Wright has produced hundreds of art glass windows, many of which are installed in the Australian national churches, school and hospital chapels, and synagogues. His art glass windows include:

- Queen's College, University of Melbourne (2009-2010)
- Windows for Temple Beth Israel, Melbourne, (1995-2006)
- Mary Magdalene our Ministry of Women window, St Peter's Cathedral, Adelaide (2000-2001)
- A combined Hindu-Christian Worship Centre in Fiji (1998-1999)
- 'Creation' window for St James Church, Sydney (1987-1990)
- Windows for Cabrini Hospital Chapel, Melbourne (1994)
- New Parliament House, Canberra (1987-1988)

Wright has held exhibitions in Australia and overseas since 1975, his works are collected by the National Gallery of Australia, the National Gallery of Victoria, the National Art Glass Collection and by many Australian and overseas collectors. As a teacher, Wright has taught glassmaking at the Caulfield Institute of Technology, now Monash University, and at the Pilchuck Glass School, in Washington State, USA. He has served as a Board Member of the Craft Centre at the Meat Market, Melbourne, and as President of the Australian Association of Glass Artists (Wright) He was awarded an Order of Australia on Australia Day, 2013, for 'services to the visual arts in the medium of stained glass' (OAM, 2013, p372).

Knud Smenge (1937-2018)

Knud Smenge was born in Denmark in 1937. He trained and worked for twenty-one years with renowned international organ builders Marcussen & Son and Bruno Christensen & Son before migrating to Australia in 1979 to take up the position of Tonal Director and Head Voicer with well-

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established Australian firm George Fincham & Sons (Parsons, 2018). Within two years, he had started his own organ building business.

Smenge designed and built over 40 organs before retiring and rebuilt or restored several others. His instruments were commissioned by churches, schools, universities and private individuals. Many of his organs were smaller, but he also built some larger examples including those at St George's Cathedral, Perth, and St Stephen's Cathedral, Brisbane, as well as performance organs for Newcastle and Hobart universities (Maidment, 2018). The pipe organ for the St Oswald's Church, Glen Iris, was installed in 1989 (St Oswald's Anglican Church, 2018). Smenge is also credited with working on a 1958 organ at the former St Mary's Church of England in 1983 (163 Howard Street, North Melbourne, VHR H0010). The organ has its own specific Statement of Significance in the VHR citation

Clifford Last

Clifford Last was a founding member of Centre 5, a group formed to raise awareness of Modern sculpture in Australia. Other Centre 5 members include Inge King, Julius Kane, Vincas Jomantas, Lenton Parr and Norma Redpath. The group 'set out to transform Melbourne by shunning figurative form and experimenting with industrial materials' (Age, 23 October 2004).

Last, who migrated from England in 1947, was a largely self-taught sculptor known primarily for his work in wood. Last's work is held in major collections throughout Australia, including the National Gallery of Victoria and the National Gallery of Australia. The font at St Oswald's Church was designed by Clifford Last in 1967.

Description & Integrity

St Oswald's Church complex is a collection of redbrick buildings comprising the Church itself, Church Hall and offices (Figure 5). The 'Wominjeka Reconciliation Garden' has recently replaced an original tennis court adjacent to the Church Hall (Figure 6). The complex is located at the south east corner of High Street and Seaton Street in Glen Iris. The complex faces to High Street in a north-south arrangement with the Church occupying the prominent corner position, the Hall and the reconciliation garden are adjacent to the east; the features are arranged with a gradually reduced scale across the site from west to east. The Church is oriented to the south, with the 'west door' (the customary main entrance) in this case facing north. Two arcuated linking structures separated by a courtyard sit between the Church and the Hall, in the form of a cloister, and create a visually cohesive front façade to the complex of buildings (Figure 7).

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Figure 5. Aerial view of the Church complex with building elements labelled. North is to the top of the page. (Source: Google Maps, edited by Trethowan Architecture, 2018)



Figure 6. Wominjeka Reconciliation Garden. (Source: Trethowan Architecture, 2018)



Figure 7. Cloister-form linking structure as seen from High Street. Entry to the Church is within this cloister. (Source: Trethowan Architecture, 2018)

St Oswald's Church

The Church building, dating from 1955-57, is a large cruciform plan church in a simplified Romanesque style with a red and clinker face brick exterior. The pitched roof is clad in glazed terracotta tiles and forms tall gable ends. The Church has no spire or tower but does feature large white crosses at each ridge end; which may be discreet antennae (Figures 7 and 8). The double height form is punctuated by tall, narrow windows on each wall, many of which feature the characteristically Romanesque detail of a semi-circular arched opening. Semi-circular domed apses form chapels at the south end of the church plan (Figure 9). Circular panels featuring bas-relief sculptures of the Raven symbol of St Oswald are found on the front transept walls (Figure 10). Entry to the Church is via the north-east corner beneath the covered walkway / cloister structure.

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Figure 8. View of Church from corner of High and Seaton streets. Note the large crosses at each ridge end. (Source: Trethowan Architecture, 2018)



Figure 9. Domed semi-circular apse ends. (Source: Trethowan Architecture, 2018)

The interior is clad in unpainted cream brick, contrasting with the exterior, and the portal frame roof structure has no ceiling finish (Figure 11). The wall framing structure has not been concealed and it is not clear if the unadorned, functional interior was a deliberate design choice or due to a lack of funds and a preference for exterior adornment. The internal layout is a single nave form with the sanctuary and altar to the south and a baptistery at the north. Internally, the cruciform plan is diluted as the transepts form service spaces (at the east) and the Ascension Chapel (to the west). The interior space generally forms a large, rectangular space with complementary blonde timber pews and furniture. The interior is decorated with mid-century artwork and the organ, built in 1989 by Knud Smege (Figures 12 and 13).

In 1991, works were carried out to construct a raised floor and new altar within the church to a design by architect Clive Hamilton.



Figure 10. St Oswald's Raven symbol in bas relief at the transept walls. (Source: Trethowan Architecture, 2018)



Figure 11. Interior view of the Church. Note the cream brick walls and expressed portal frame structure. (Source: Trethowan Architecture, 2018)

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Figure 12. Pipe organ designed by Knud Smenge. (Source: Trethowan Architecture, 2018)



Figure 13. Modern interior furniture and sculptural items. This font was by Clifford Last (1967). (Source: Trethowan Architecture, 2018)



Figure 14. View of one of the Wright stained glass windows from the exterior. (Source: Trethowan Architecture, 2018)

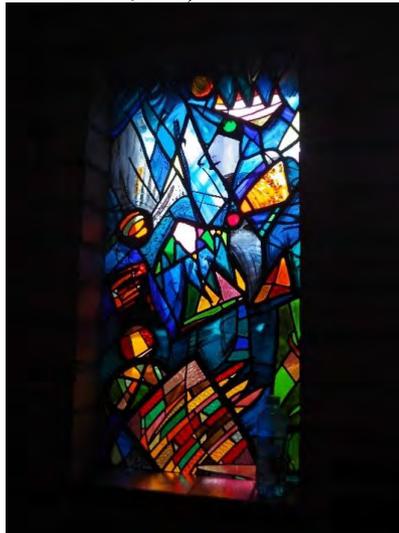


Figure 15. View of one of the stained glass windows from inside. (Source: Trethowan Architecture, 2018)

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Figure 16. View of St Oswald sculpture and stained glass in the Sanctuary. (Source: Trethowan Architecture, 2018)

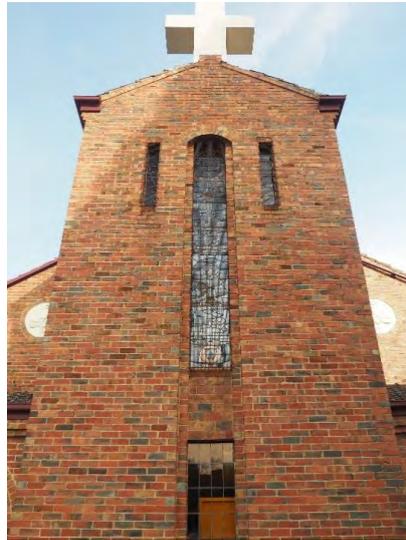


Figure 17. View of the front of the church including tall stained glass window. (Source: Trethowan Architecture, 2018)

Church Hall

The adjacent Church Hall, dating from 1964, complements the Church in terms of its materiality but contrasts in form, scale and stylistic language. The Hall is single-storey, clad in red and clinker bricks, forming an off-axis hexagon shaped plan. The pitched, tiled roof combines with the hexagon plan form to create an unusual and striking roof shape that gives an impression of floating and movement (Figure 14). Unusual, high-level diamond-paned windows with yellow glass occupy the gable ends (Figure 15). Diamond paned windows are found at the side walls of the Hall. Fascias, window frames and other functional elements of the exterior are painted in a maroon. The external form and aesthetic quality of the Church Hall is obscured by functional spaces at the north and south which are lower and appear to be additions. These are office spaces to the rear (south) and subsidiary spaces for the hall such as foyer and kitchen at the front (north). These spaces detract from the Hall's unusual hexagonal form and mean that secondary service spaces such as WCs and kitchen face High Street. The Hall's overall appearance is complementary and subservient to the Church but is expressed in a distinctly different design language free of revival influence.



Figure 18. Side view of the Hall, showing the effect of the unusual roof form. Note diamond-pattern glazing at the right-hand side. (Source: Trethowan Architecture, 2018)



Figure 19. High level diamond pattern windows facing to High Street. (Source: Trethowan Architecture, 2018)

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Both the Church and the Hall appear to be in good condition and maintained a high level of integrity from their original construction. Despite having been developed in stages the overall church complex is cohesive and reflective of post-war community and church functions, including the transition from revival to more Modern and functional styles.

Comparative Analysis

St Oswald's Church is constructed in an unusual blend of styles, blending traits of the interwar Romanesque Revival style on the exterior with an interior that draws heavily on the Post-war ecclesiastical style.

The interwar period had seen a revival of the Romanesque for ecclesiastical architecture. Romanesque had originally emerged in the early Christian period in Europe and was the architectural predecessor of the Gothic. The style, and its subsequent revival, was characterised by brick walls giving a sense of solidity, with few openings. Walls featured rounded arches and were simply ornamented other than the detailing of the brickwork walls, such as blind arches and deep reveals, which serve to emphasise the heavy massing. Interiors of the interwar Romanesque were also simple, described as 'bland...often with smooth, light coloured surfaces' (Apperly et. al.:197). The structure was concealed behind this plain interior.

Louis Williams Churches in Boroondara

Canterbury Uniting Church, 15A Balwyn Road, Canterbury

Similar features could be seen in the Interwar Gothic, which was greatly simplified from its Victorian incarnation. Louis Williams was responsible for several designs in this style, including Canterbury Uniting Church, 15A Balwyn Road, Canterbury (contributory within HO264) (Figure 20).



Figure 20. Canterbury Uniting Church (HO264) was a 1928 design by Louis Williams. (Source: RBA Architects + Conservation Consultants Pty Ltd, “Balwyn Road Residential Precinct: Place Citation 15a Balwyn Road, Canterbury” 2005)

The Church is located at the corner of Balwyn Road and Erica Street. It is a large, interwar, clinker brick church in the Gothic style with pitched, tiled roof and tower to the north-east corner of the site. The cruciform plan church was designed by Louis Williams and constructed in 1928, replacing an 1890 Methodist Church located to the west. Similar to St Oswald's, this Church forms a complex of buildings with a hall, constructed 1996, located at the rear, and replacing two previous structures

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which were located there. The church is a fine and fairly intact example of Williams' work, with a significant organ by George Fincham in the interior.

Similar to the subject site, the Canterbury Uniting Church is of a substantial scale that is unusual for the period. Both churches are clad in clinker brick and designed in simplified historical styles – Gothic in this case and Romanesque at the subject site. St Oswald's forms a larger and more prominent complex of buildings and is notable for the contrasting, yet complementary, Hall building that forms a unified appearance. The rear extension to the Canterbury Uniting Church is a distinctly new and separate element which, while it does not detract from the Church building, does not add heritage value. It is this successful, complementary relationship between the built elements at St Oswald's that is unusual and adds value to the site.

The Canterbury Uniting Church is notable as one of few non-Anglican churches that Williams designed. It has a more prominent streetscape presence than St Oswald's by virtue of its large tower. However, St Oswald's compensates for its lack of tower or spire through its scale and Romanesque solidity.

Following World War II, there was a gradual shift away from ornate and expensive revival styles. Rather than moving into the International Style that was prevalent in other architectural areas, however, the conservative nature of many religious organisations called for a different response. Instead, traditional medieval styles like Gothic and Romanesque were greatly simplified. The pitched roof was retained, although now it was constructed in steel or reinforced concrete portal frames exposed internally, and the spire was often detached from the main building.

St Silas' Anglican Church, 77-81 Maud St Balwyn North

By 1956, Williams was also starting to work in a moderate Modern style that can be seen at St Silas' Church at 77-81 Maud St, Balwyn North, another Anglican church, completed in 1963 (Figure 21). St Silas' was included in the Heritage Victoria Victorian Church Survey but has not been included in the Boroondara Heritage Overlay.



Figure 21. St Silas' Anglican Church, 77-81 Maud St Balwyn North, 1986. Photograph by Steve Altman. (Source: National Trust of Australia (Victoria))

St Silas' is clad in cream brick and is oriented east-west with a rectangular plan. The pitched, tiled roof forms three small gables across the long façade above bays of full height decorative windows,

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a nod to the earlier Gothic style. A tall, detached bell tower is located to the east on Osburn Avenue. Two structures to the north of the Church are a Hall and an earlier Church; St Silas' is similar to the subject site as a complex of buildings that gradually reduce in scale across the site such that the Church is the prominent form at the corner.

Compared with St Silas', the subject site is a modern form, style and plan. St Silas' has a lightness due to its cream bricks, large areas of glazing, and angular roof which has a sense of vertical movement. St Oswald's, on the other hand, is a solid structure typical of the Romanesque, with few small openings and heavy, round arches. Nevertheless, both churches are strongly vertical and feature prominent gable ends. St Oswald's is unusual both for its period and within Boroondara as a church in the Romanesque style when much post-war ecclesiastical architecture was taking on modern influences, more often drawn from the Gothic as seen at St Silas'.

Other Post-war churches in Boroondara

Just as the more traditional medieval style of architecture was simplified and reinterpreted following World War II, traditional plan forms were also simplified, drawing on a wider range of geometries. This can be seen in a variety of churches in Boroondara, from the circular St Faith's (HO571, VHR H2254) by Mockridge Stahl and Mitchell (1957), to the almost octagonal North Balwyn Uniting Church at 17-21 Duggan Street.

As a group, post-war churches in Boroondara display an eclectic character, ranging from revival styles evoking traditional basilica forms, to the modern 'round' church. Post-war churches are not well represented on the Heritage Overlay.

North Balwyn Uniting Church, 17-21 Duggan Street, North Balwyn

While the North Balwyn church has not been included in the Boroondara Heritage Overlay, it was identified in *Twentieth century churches in Victoria: a study for the Historic Buildings Council* by Ian Coleman (1996), which noted that it may be 'one of the best examples' of 1960s Modern churches in Victoria.



Figure 22. View of North Balwyn Uniting Church from Duggan Street in 1964-65, photograph by Peter Wille. Note the unusual roof form created by the octagonal plan and the very tall, detached bell tower. (Source: State Library of Victoria)

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The North Balwyn Uniting Church (Figure 22) opened in 1962. It was designed by Eggleston, MacDonald and Secomb, originally without the structures to the west; and the original entrance porch has been replaced. It is the second church at the site after the previous 1940s church became too small for the congregation. The church's modern design, particularly the octagonal plan form and roof shape, directly compare with the Church Hall at St Oswald's by Widdows and Caldwell. The North Balwyn Uniting Church is set back from the street and is oriented east-west on its site presenting its side wall to the street, in contrast with St Oswald's Hall which has its shorter elevation towards the street. Clad in cream brick, the North Balwyn Uniting Church is dominated by a very tall bell tower, detached from the main body of the Church, connected by a linking structure. The slate-tiled, pitched roof is punctuated by a conical glass roof light. Narrow, rectangular window openings face to Duggan Street.

The North Balwyn Uniting Church is of a comparable scale to St Oswald's Hall, and is also part of a complex. However, the elements forming the North Balwyn Uniting Church complex, which includes three tennis courts, are less integrated and complementary than at St Oswald's. North Balwyn Uniting Church is a more prominent element in its streetscape than St Oswald's Hall, largely due to its orientation and its dominant bell tower and despite its being set further back. However, St Oswald's Hall is notable as an earlier structure and for its complementary integration into a wider complex.

Other post-war churches in Boroondara include:

- St. Anne's Church, Kew East (1957, 53 Windella Avenue, recommended as individually significant in the draft Kew East and Mont Albert heritage gap study)
- St Paul's Anglican Church, Kew East (1960, 63 Windella Avenue, recommended as significant within a precinct in the draft Kew East and Mont Albert heritage gap study)
- Ashburton Baptist Church, Ashburton (1959, 8 Y Street, no heritage protection)
- Shrine of St Anthony, Hawthorn (1961-69, 180-184 Power Street, recommended as individually significant in the Hawthorn heritage gap study)
- Church of SS Cyril & Methodius, Kew (1968, 19 A Beckett Street, significant within HO143)
- Greek Orthodox Chapel, Hawthorn East (1975, 15 Rose Street, no heritage protection).

Summary

St Oswald's is architecturally distinctive within the municipality as an example of Louis Williams' Romanesque Revival church building in the post-war period. The adaptation of the prolific church designer's traditional interwar revival style within the post-war context distinguishes the church from other examples. The complex as a whole comprising the post-war revival church and the more unashamedly modern church hall connected by the arcuated cloister form demonstrates the evolution of post-war ecclesiastical styles within the one complex. St Oswald's is thus notable for the successful and complementary integration of the Modern style Church Hall building with the adjacent Romanesque Revival style Church. Modern stylistic influences were popular church design trends in Boroondara at this time, as seen at St Silas' and the North Balwyn Uniting Church. Williams' other works, such as the Gothic-style Canterbury Uniting Church, demonstrate his ability to design in simplified historic styles that are nevertheless appropriately contemporary. St Oswald's compares favourably with other work by Williams and against other churches of the same period in Boroondara.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

St Oswald's Anglican Church is historically significant for its association with the history of the Anglican Church in the municipality and for its association with the period of post-war residential growth in Glen Iris which increased the demand for religious community facilities. (Criterion A)

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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).

St Oswald's Anglican Church is of representative of a religious complex constructed in phases, in this case during the post-war period and combining a revival style church with a Modern church hall. The complex combines combinations of styles and artists upon an earlier site, illustrating the continuous evolution of the religious community over time.

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

St Oswald's Anglican Church is of aesthetic significance for its ability to demonstrate principal attributes of the Romanesque Revival style and for the transitional nature of its design which combines Romanesque on the exterior with a post-war ecclesiastical interior. The church is a notable example of the work of prolific church architect Louis Williams, demonstrating the evolution of his revival style in the post-war context and the partnership between Williams and Wystan Widdows. The church is distinguished by its impressive massing in red and clinker brick, terracotta tile roof, and cruciform plan with domed semi-circular apse ends.

The church hall is significant as an example of the work of Wystan Widdows and David Caldwell, demonstrating the evolution to more Modern ecclesiastical styles. It is notable for its off-axis hexagonal plan combined with a striking roof shape and unusual diamond paned windows.

The church brings together works of recognised Australian and émigré artists of the post-war period, including glass windows by prominent glass artists Bela Kozak and David Wright OAM, font by sculptor Clifford Last, and pipe organ by Knud Smenge. These elements contribute to the Modern aesthetic of the church interior.

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).

St Oswald's Anglican Church and church hall has local social significance for its strong association with the Anglican community in Glen Iris. The use of the land demonstrates the provision and continuing evolution of social functions related to the church community.

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?

St Oswald's Anglican Church complex, comprising the 1955 church and 1964 Parish Hall, is significant to the City of Boroondara. The Reconciliation Garden is not significant.

How is it significant?

St Oswald's Anglican Church is of local historical, representative, aesthetic and social significance to the City of Boroondara.

Why is it significant?

St Oswald's Anglican Church is historically significant for its association with the continuing history of the Anglican Church in the municipality and for its association with the period of post-war residential growth in Glen Iris which increased the demand for religious community facilities. (Criterion A)

St Oswald's Anglican Church is of representative significance as a particularly fine example of a post-war church complex. The complex has been constructed in phases using combinations of styles and artists upon an earlier site, illustrating the continuous evolution of the religious community over time. (Criterion D)

St Oswald's Anglican Church (1957), designed by prolific church architect Louis Williams, in partnership with Wystan Widdows, is of aesthetic significance for its exhibition of a post-war Romanesque Revival style. The transitional nature of its design combines Romanesque Revival on the exterior with a simpler post-war ecclesiastical interior. The church brings together works of recognised Australian and émigré artists of the post-war period, including glass windows by prominent glass artists Bela Kozak and David Wright OAM, font by sculptor Clifford Last, pipe organ by Knud Smenge. The church hall (1964) is significant as an example of the work of Wystan Widdows and David Caldwell, demonstrating the evolution to more Modern ecclesiastical styles. It is notable for its off-axis hexagonal plan combined with a striking roof shape and unusual diamond paned windows. Together, the church and hall exhibit the use of contrasting revival and Modern styles unusually well-integrated in the one complex. (Criterion E)

St Oswald's Anglican Church complex has social significance for its strong association with the Anglican community in Glen Iris. The use of the land demonstrates the provision and continuing evolution of social functions related to the church community. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually significant 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>	Yes - main church building only (stained glass, font and organ).
Tree Controls <i>Is a permit required to remove a tree?</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

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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

Context

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CAMBERWELL SOUTH PRIMARY SCHOOL NO. 4170

Prepared by: Context

Address: 4 Peate Avenue, Glen Iris

Name: Camberwell South Primary School No. 4170	Survey Date: July 2018
Place Type: Community	Architect: E Evan Smith (1925), Percy E Everett (attributed 1937)
Grading: Significant	Builder: Unknown
Extent of Overlay: To eastern title boundary. 10 metre curtilage to north and south of building, and 5 metre curtilage to rear.	Construction Date: 1925, 1937 (second level)

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening c1923-~~(see Figure 4)~~ (Built Heritage 2012:98, 104).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929.
(Source: Kerr Brothers c1920-1929, SLV)

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services. Schools subsequently opened and new church buildings were constructed. Camberwell South Primary School (the subject site) was established in 1925, and two Catholic primary schools, St. Cecilia's and St. Roch's (the latter not in the study area), opened in 1931 and 1923 respectively. All three schools continue to operate today. The Methodist church was rebuilt in Glen Iris Road in 1932, and in 1936, the City of Camberwell opened its seventh centre infant welfare centre in a new building in High Street, Glen Iris (Built Heritage 2012:197). During the 1930s economic depression Gardiners Creek was straightened in sections by men on sustenance (welfare payments) (City of Boroondara 2018).

State Schools in Boroondara 1900-1960

After somewhat modest beginnings in the late nineteenth century, the network of state schools across the study area burgeoned considerably from the early twentieth century. In 1903, the Boroondara Shire Secretary applied for another local school, pointing out that the existing one at Camberwell was overcrowded, and its counterpart at Balwyn was a little too inaccessible for the developing residential areas in the south of the municipality. A two-acre site was duly acquired in Canterbury, where a new eight-roomed brick school building, with a striking hip-roofed tower, was officially opened on 20 June 1908 (Blake 1973 Vol. 3: 423).

This was hardly sufficient to stem the rising tide of residential settlement in the area; barely three years later, in January 1911, another new state school was established at nearby Deepdene, which was housed in the Congregational Church's hall on Gordon Street before a new purpose-built two-roomed schoolhouse opened on Burke Road in 1915 (Blake 1973 Vol. 3: 429-30). Around this time, there were also local agitations to provide a state school at East Camberwell, and a three-acre site in Mangarra Road was acquired for the purpose in 1916. However, the school itself did not open until September 1927. The 1920s represented a significant boom in the establishment of local state schools. Most of these, not surprisingly, were located in the eastern half of the study area, and included those at Hartwell (1921), the subject site at Camberwell South (1925), Chatham (1927) and Ashburton (1928). A notable example in the west of the study area was the new Auburn South State School, which was erected in 1925 at the corner of Auburn Road and Burgess Street – a site that had first been mooted as the ideal location for a local state school back in 1889. This interwar boom in local state schools extended also to some of the children's welfare institutions in the study area, with schools being established at the Salvation Army Girls' Home at East Camberwell (1922) and at Kew Cottages, in the grounds of the Kew Mental Hospital (1929).

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It was not until after the Second World War that the study area underwent a second boom in the establishment of state schools – prompted, as had been the case in the early twentieth century, by new residential settlement expanding into hitherto underdeveloped areas.

History

In 1915-1916, tramlines were established along Burke Road. In addition, the 1920s railway expansion and electrification in the former City of Camberwell invited suburban development in the area. The Camberwell South Primary School (formerly known as State School) No. 4170 was one of the direct results of the rapid suburban expansion in the area (Myatt 1985:6).

Prior to 1923, a letter was written by the Camberwell Road School (No. 888) Council to the Camberwell South Progress Association, stating that serious overcrowding apparent at the Camberwell Road School was mainly due to the increasing number of children coming from the South Camberwell region. The head of the Association and former Mayor of Camberwell, James Henry Nettleton, took the matter to the Education Department, which advised him to obtain 350 signatures from interested residents in order to apply for a new school in the district. A petition with the necessary 350 signatures was successfully completed with the support of local parents, and (Sir) Alexander Peacock, Minister of Education, recommended the purchase of the subject site for a new school. In 1924, J Nettleton paid the deposit from his own pocket to secure the 3 ½ acres of land that at a cost of £2300 (Myatt 1985:6; Blake 1973 Vol. 3: 457; VPRS 640 P1 Unit 1753, Item 4170).

Currently known as Charles Goode Building, the two-storey red brick building facing Peate Avenue was constructed in two stages, in 1925 and 1937, with the latter being the upper storey.

On 21 March 1925, the foundation stone was laid for the erection of a building to accommodate 500 children. The foundation ceremony was attended by Cr T Purves (City of Camberwell), T J Currie (President of South Camberwell Progress Association), J T Saxton (Education Department), W H Edgar (MLC) and the builder Mr Phillips (CSPS 2015). E W Green Wood (MLA) made a speech on that day. E Evan Smith, the chief architect of the Public Works Department, supervised the design for the 1925 construction.

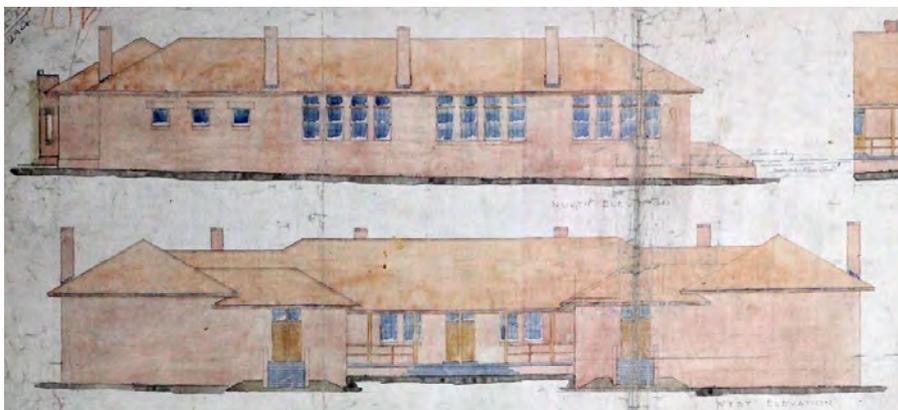


Figure 2. North (upper) and West (lower) elevations prepared by Evan Smith in 1924 (PROV VPRS 3686/P6/4020).

The initial plans for a single-storey school budgeted at £11,700 were amended during the foundation work, and subsequently the foundations were constructed to carry the load of a possible first floor addition in the future (Myatt 1985:7). The timber used for the building had been sourced from Australia. Joists and bearers were Victorian hardwood, the framework was to be of Douglas fir and the flooring Tasmanian hardwood (CSPS 2015).

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On 20 September 1925, the Camberwell South State School was established by the first Head Teacher David Walton with an attendance of 267 pupils. Ninety of the first students were relocated from Camberwell, whilst others came from Glen Iris, Gardiner, Hartwell and Auburn South State Schools (Myatt 1985:7).



Figure 3. The children of Camberwell South Primary School in 1925, showing the front of the school and surrounding open spaces. (Source: Myatt 1985)

Due to the on-going expansion of the area, the school was overcrowded within two years of opening. In 1929, the net enrolment was 627, and in 1931, the number reached the peak of 720. In 1929, an appeal for additions to the building made to the Education Department was unsuccessful mainly due to the economic stagnation during the interwar period. Instead, it led to the installation of four temporary timber pavilion classrooms to the west of the main building. Although the temporary pavilions did not provide ideal or adequate learning spaces, pupils had to be accommodated in them until the 1937 addition was made (Myatt 1985:12).

In August 1937, with the improvement of the economy, the additions at a cost of £3257 were approved by the Education Department (VPRS 3686 P6 Unit 4019). The additions included three new classrooms on the first floor, and an extra classroom was to be added on the lower level. Under the floor of this new ground floor classroom was a storage and boiler room that introduced hydronic central heating to the school (Myatt 1985:15). As indicated by his signature on the plans, then chief architect of the Public Works Department (PWD), Percy E Everett, supervised the plans for the erection of boiler room and the ground floor classroom (VPRS 3686 P6 Unit 4019). The main elevation may have also been prepared by Percy Everett or under his supervision. During the building work, the classes affected were housed in the Methodist School Hall in Park Street and also in the school's shelter sheds exposed to weather conditions (Myatt 1985:16).

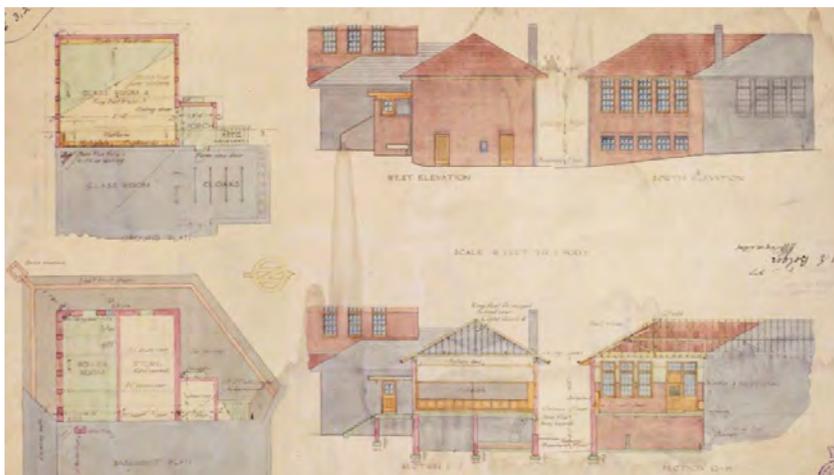


Figure 4. Building plan for the 1938 additions (PROV VPRS 3686/P6/4019)

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The additions were open by the Minister for Education, Sir John Harris, on 6 April 1938 (CSPS 2015).

While there were a number of additions to the school facilities over the latter half of the 20th century, a 'Major Building Redevelopment Project' took place in the early 2000s, which included construction of new teaching facilities including Dorothy Lever Building and Barry Humphries Hall, and also renovation of the existing buildings (CSPS 2015).

The original building was named after notable alumnus Charles Goode, who is a prominent director of Australian public companies including ANZ Bank, Australian United Investment Company Limited and Ian Potter Foundation. Today, the Charles Goode Building is used as administration block, housing the general office, offices for the Principal and Assistant Principal, staffroom, first aid room, resources centre, meeting rooms and storerooms. Two learning spaces occupy the upper storey (CSPS 2015).

Description & Integrity



Figure 5. Aerial view of the school site. The Charles Goode building is at centre right, with a red tiled roof. (Source: Nearmap, 2017)

Camberwell South Primary School occupies a site with boundaries to Peate Avenue (east) and neighbouring properties (north, south and west). The school buildings are mainly located in the southern part of the site, with open space occupying the northern part and the west of the main building. Lomond Street connects to the southwest corner of the site.

The austere Georgian Revival main building (currently known as Charles Goode Building) faces Peate Avenue and centrally located near the eastern boundary, behind a front garden. The building has a terracotta tiled hipped roof with slightly projecting eaves. The building is C-shaped in plan, with an open courtyard to the west. The walls are of red brick in a common bond pattern.

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Originally built in 1925 as a symmetrical single storey face brick building with austere design (by E Evan Smith), the upper level of the central block and the room at the southwestern corner are later additions from 1937-38 (partly or wholly by Percy Everett). The building is articulated by the smooth render banding across the width of the main elevation. Overall, detailing is restrained, limited to the contrast between the light-coloured beltcourse and the red brick walls, and the use of soldier courses of clinker brick, both of which are part of 1937 addition.

The ground-floor windows are timber, multi-paned, vertically proportioned, with six-paned transom lights above, grouped in fours on the principal elevation except around the central entry bay. The upper level windows are double hung sash with the lower part being a hopper window.

The entry bay is marked by a rendered parapet with school signage, which appears to be original. All of the original simple, rectangular brick chimneys survive on the northern and southern wings.



Figure 6. Closer view of the primary elevation with the central entry bay. (Source: Context, July 2018)



Figure 7. View from southeast corner, showing the clerestory windows on the south elevation. (Source: Context, July 2018)

The primary elevation, especially the central block, is highly intact to its 1937 form. The 1924 design by E Evan Smith has been well retained in the northern and southern wings and appears to be highly intact. Additions to the building include window screens and a modern air conditioner installed on the northern elevation. Temporary shades are installed in the courtyard (Figure 7). The modern additions

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to the site are freestanding and located behind or to the sides of the original school building, rather than attached.



Figure 8. Panoramic view of the main building from the west, showing the rear of the building. (Source: Nearmap, 2017)

Comparative Analysis

The Charles Goode Building at Camberwell South Primary School was built to the 1924 design by then PWD's Chief Architect E Evan Smith and enlarged with a second level in 1937, under the supervision of Percy Everett, the current Chief Architect. As the addition largely was in keeping with the 1920s design, instead of the Art Deco style common in the late interwar period (such as Camberwell High School of 1940 by Percy Everett), the school is best compared with other early interwar schools supervised by E Evan Smith.

In his role of Chief Architect of the Public Works Department from 1922-29, E Evan Smith's work exemplified a new style of school building that is notable for its restrained use of Georgian Revival design. A number of fine primary and secondary schools outside Boroondara were designed in this style, the first three by E Evan Smith, including University High School, Parkville in 1929-30 (H2183), Kyneton Secondary College in 1927 (H1999), the James King Hall at Bendigo Senior Secondary College in 1929-30 (H2229), and Caulfield Primary School of 1921 (H1708). These examples listed on the Victorian Heritage Register are, however, much more elaborate examples and not directly comparable to Camberwell South Primary School.

In the early twentieth century, Australian architecture was influenced by the Georgian Revival movements in both England and America, and its own legacy of Georgian tradition (Cuffley 1990:75). William Hardy Wilson, and his book of drawings titled *Old Colonial Architecture in New South Wales and Tasmania* published in 1924 were considered to be amongst the greatest inspirers of this style (Cuffley 1990:85). In addition to Hardy Wilson, Professor Leslie Wilkinson, was a key influencer of the style as a lecturer on English and Mediterranean architectural traditions who had arrived in Australia in 1918, Writing extensively on the Georgian Revival, Wilkinson became highly sought after as a designer of private houses amongst a select clientele in the late 1920s (Cuffley 1990:75).

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Increasing in popularity throughout the 1920s and 30s, and Georgian Revival architecture became synonymous with the upper-middle-class concepts of 'good taste' (Apperly, Irving & Reynolds: 1989:150) and architects throughout Australia began to apply the principles espoused by Professor Leslie Wilkinson (Cuffley 1990:77). Georgian Revival architecture was noted for its clarity, simplicity, reasonable proportions and restrained, simplified classicism often adopting the use of Classical detail and Orders. The style was favoured by academically trained architects, and by the mid-1930s, was often combined with Moderne streamlining and details typical of the eclectic Interwar period. Subsequently, the style became popular a range of building types including houses, blocks of flats, institutional buildings and modestly sized commercial structures (Apperly, Irving & Reynolds: 1989:150).

In Boroondara, several schools were designed in the interwar period by E Evan Smith, which are Georgian Revival in style. At present, Canterbury Girls' Secondary College of 1927 (former East Camberwell Domestic Arts School, HO685 - interim control) and Hartwell Primary School of 1922 and 1928 (HO721 – interim control) are in the Heritage Overlay. Other primary schools, designed before Smith's time, are on the VHR: Auburn, 1899 (HO110, H1707) and Glenferrie, 1881-1924 (HO95, H1630), and exemplify the Gothic Revival and Queen Anne styles.

The 1920s represented a significant boom in the establishment of local state schools, in response to the growing population in the municipality. This interwar boom was located mostly in the eastern half of Boroondara, and included Hartwell (1922), Kew East (1923 and 1929), and Ashburton (1928), as well as the subject school.

Buildings closest in style and period to Camberwell South Primary School No. 4170 include:

Hartwell Primary School No. 4055 (1922, 1928), interim HO721: a large two-storey school building of red face brick, with concrete lintels and sills. In contrast to Camberwell South PS, its two-stage construction is very apparent in its asymmetrical form, with a prominent two-storey entrance portico to the first section (at right), and a more utilitarian later wing set back along the left-hand side. There is also a modern wing at the west (left-hand) end of this building. It has an overall picturesque composition, enforced by the decorative details of the 1922 section. In contrast, Camberwell South PS was enlarged in a far more seamless manner, retaining a formal Palladian symmetry of a central built form flanked by lower pavilions. In this it is a more faithful, and less eclectic, example of the Georgian Revival style. It is also more intact in its presentation to the street, as no modern additions are visible and it retains its tiled roof cladding.

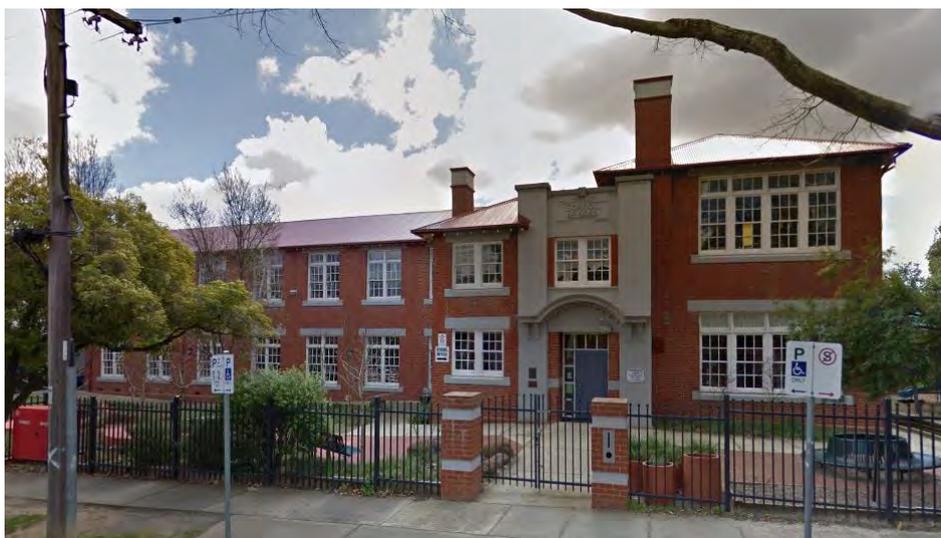


Figure 9. Hartwell Primary School No. 4055 (1921) (HO721). (Source: Google Maps, 2016)

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Kew East Primary School No. 3161 (1923): A large two and three-storey interwar restrained Georgian Revival school building, asymmetrical in plan, with red brick walls, multi-paned vertically proportioned windows and rendered banding. Recommended for a site-specific Heritage Overlay in the recent Kew East Heritage Gap Study. Like Hartwell PS, this is a less formal rendition of the style, with a subtle asymmetry created by the three-storey pavilion at the western (left-hand) end of the front façade, and a contemporary (not Georgian Revival) touch seen in a decorative rendered panel above the ground floor of this section. Again, Camberwell South PS is distinguished in relation to it by its Palladian formality.



Figure 10. Kew East Primary School No. 3161, 1923. (Source: Google, 2014)

Auburn South Primary School No. 4183 (1925) is a fine two-storey Georgian Revival style school building distinguished by the use of roughcast render on the upper level, a boldly rusticated entrance portico in a Stripped Classical form, and tall chimneys along the front facade. The massing is formally composed, with projecting pavilions at either end. The school building is highly intact with no extensions or alterations visible from the two street frontages. It is recommended for a site-specific Heritage Overlay in the recent Hawthorn East Heritage Gap Study. Camberwell South PS is similar in its architectural restraint and formal symmetry, and comparable intactness to its final, 1937, form.



Figure 11. Auburn South Primary School No. 4183, principle elevation and main entry. (Source: Context, 2018)

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Canterbury Girls' Secondary College (1927), interim HO685: a very elegant example of the Georgian Revival which is distinguished by the use of traditional decorative details, in contrast to other more stripped-back examples, such as a rooftop cupola, columned entrance porticos. The use of arched windows to the first floor is also unusual in this group. Its principal (north) elevation is highly symmetrical, and the building is intact as viewed from the public domain. Overall it has a richer composition than Camberwell South PS.



Figure 12. Canterbury Girl's Secondary College. (Source: Trethowan Architecture, 2016)

Ashburton Primary School (1928) is a large two-storey school with central decorative feature of a highly decorative curved pediment and rendered panels in the Anglo-Dutch style. It was also built in two phases, with four bays added to the west (right hand) end of the front façade in the 1950s. The 1920s section has similar multi-paned windows to those of Hartwell and Camberwell primary schools. It is currently under assessment as part of the Ashburton Heritage Gap Study. Like Camberwell South PS, the walls are of red face brick with rendered panel accents, and the roof is terracotta tiled. It appears that the original design foresaw an ultimately symmetrical composition with projecting pavilions at both ends, as at Auburn PS, and the pedimented entrance bay at the centre. The composition was only partially completed with the 1950s addition. In contrast, Camberwell South has a more cohesive massing, despite its construction over two decades.



Figure 13. Ashburton Primary School. (Source: Google, 2017)

Built in two stages in 1920s and 1930s, Camberwell South PS shares many features with the comparative examples of interwar Georgian Revival schools built by the Public Works Department in

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Boroondara. They share a common materiality of red face brick walls, often with smooth or roughcast rendered accents, hipped roofs clad in terracotta tiles (tiles survive at all but Hartwell PS), tall multi-paned windows, the use of projecting or receding pavilions often to create a symmetrical composition, and feature entrance porches or porticos. For the most part, the classical details are of a stripped, simplified kind, with the exception of Canterbury Girl's Secondary College and the Anglo-Dutch parapet of Ashburton PS.

Camberwell South PS is one of the group of school buildings, including Auburn South PS and Canterbury Girls' Secondary College, that retains a formal symmetry that was a key element of the classically derived Georgian Revival architectural style, in this case a Palladian massing with lower flanking pavilions. It is notable that this architectural intention was retained in the 1937 upper-storey extension, which is entirely in keeping with the Georgian Revival original design.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

Established in 1925 and enlarged in 1937, Camberwell South Primary School No. 4170 was built in direct response to the rapid suburban growth during the interwar period of the northern portion of Glen Iris, near the southern border of Camberwell. Glen Iris had largely remained a semi-rural landscape up until the beginning of the 20th century. Accompanied by the expansion of sewerage services and improved public transportation, it became a desirable location for middle class suburban residences, and the landscape changed through an intensive boom of residential development between the 1910s and 1940s. During the 1920s, new schools such as Camberwell South were built to serve this growing population, and extended during the consecutive decades to house a growing school population. The school is an expression of the local community through their agitation for its initial construction following overcrowding at neighbouring schools.

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).

Camberwell South Primary School No. 4170 is architecturally significant as a representative example of the Georgian Revival school buildings favoured in the 1920s under Public Works Department Chief Architect E Evan Smith. It shares with them a common materiality of red face brick walls, often with smooth or roughcast rendered accents, hipped roofs clad in terracotta tiles, tall multi-paned windows, the use of projecting or receding pavilions often to create a symmetrical composition, and feature entrance porches or porticos. It is notable that the formal Palladian massing with lower flanking pavilions creating a symmetrical composition was retained as were the stripped Georgian details in the 1937 addition of an upper storey.

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).

Camberwell South Primary School as a whole is of social significance due to its long tenure at this site since 1925 as a centre of the local community. Its many alumni hold strong associations with the school.

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?

Camberwell South Primary School No. 4170 at 4 Peate Avenue, Glen Iris, is significant. The school was built in 1925 to a 1924 design by Victorian Public Works Department (PWD) Chief Architect E Evan Smith (1870-1965). The foundations were designed to carry an upper storey, which was added in 1937, overseen by then PWD Chief Architect Percy E Everett (1888-1967).

Later school buildings within the school site and post-1937 additions and alterations to the building are not significant.

How is it significant?

Camberwell South Primary School No. 4170 is of local historic, architectural (representative) and social significance to the City of Boroondara.

Why is it significant?

Established in 1925 and enlarged in 1937, Camberwell South Primary School No. 4170 was built in direct response to the rapid suburban growth during the interwar period of the northern portion of Glen Iris, near the southern border of Camberwell. Glen Iris had largely remained a semi-rural landscape up until the beginning of the 20th century. Accompanied by the expansion of sewerage services and improved public transportation, it became a desirable location for middle class suburban residences, and the landscape changed through an intensive boom of residential development between the 1910s and 1940s. During the 1920s, new schools such as Camberwell South were built to serve this growing population, and extended during the consecutive decades to house a growing school population. The school is an expression of the local community through their agitation for its initial construction following overcrowding at neighbouring schools. (Criterion A)

Camberwell South Primary School No. 4170 is architecturally significance as a representative example of the Georgian Revival school buildings favoured in the 1920s under Public Works Department Chief Architect E Evan Smith. It shares with them a common materiality of red face brick walls, often with smooth or roughcast rendered accents, hipped roofs clad in terracotta tiles, tall multi-paned windows, the use of projecting or receding pavilions often to create a symmetrical composition, and feature entrance porches or porticos. It is notable that the formal Palladian massing with lower flanking pavilions creating a symmetrical composition was retained as were the stripped Georgian details in the 1937 addition of an upper storey. (Criterion D)

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Camberwell South Primary School as a whole is of social significance due to its long tenure at this site since 1925 as a centre of the local community. Its many alumni hold strong associations with the school. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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

Context

References

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McWilliam, Gwen 1992, Early Glen Iris, Camberwell, Vic.: Camberwell City Libraries.

Public Record Office Victoria (PROV), Building Files: Primary Schools, as cited.

Public Record Office Victoria (PROV), Pre-Metric Building Plans, as cited.

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HOUSE

Prepared by: Context

Address: 39 Peate Avenue, Glen Iris

Name: House	Survey Date: July 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1916

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np).

Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

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Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening c1923 ~~(see Figure 4)~~ (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services. Schools subsequently opened and new church buildings were constructed. Camberwell South Primary School was established in 1925, and two Catholic primary schools, St Cecilia's and St Roch's (the latter not in the study area), opened in 1931 and 1923 respectively. All three schools continue to operate today. The Methodist church was rebuilt in Glen Iris Road in 1932, and in 1936, the City of Camberwell opened its seventh centre infant welfare centre in a new building in High Street, Glen Iris (Built Heritage 2012:197). During the 1930s economic depression Gardiners Creek was straightened in sections by men on sustenance (welfare payments) (City of Boroondara 2018).

History

The 100-acre property known as 'Martin's Hill' was offered for sale in 1887 (*Age*, 23 November 1887:2). It was sold to a Mr King of Errol Street in 1888 (*Herald*, 5 July 1888:3). The Australian Deposit and Mortgage Bank Ltd gained title to 90 acres of the total 100 acres of Crown Allotment 123A Parish of Boroondara in 1909. They subdivided into around 20 lots of about 5 acres and began to sell the same year (CT V3332 F.320).

Albert Edward Peate, clerk of 1 St Johns Avenue Camberwell, became the owner of 16 lots, 4½ acres of Plan of Subdivision 3277, in 1910. This block was four lots deep spanning from Rose Street

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(now Lomond Street), across Peate Avenue to Hillside Parade. (CT V.3460 F.948). Charles William Ballard purchased Lot 28 of the 1909 subdivision from Albert Peate in 1911.

Albert Edwin Patterson, engineer, purchased Lot 28 (later 39 Peate) in March 1915, and he appeared as owner of the vacant land in the 1915-16 rate book (CT V.3510 F.858; RB 1915-16). Albert was the son of Edwin Patterson and Jessie (nee Barker) (BDM Event No.27861/1965). In 1913 Albert's father Edwin, who was an enameller, had purchased Lot 29 (later 41 Peate) of the same subdivision and was living in a five-roomed weatherboard house there by 1915. The net annual value of Edwin's house was £30 (CT V.3510 F.858; S&McD 1915; RB 1915-16; *Argus*, 16 September 1914:1). Also in 1915, Albert's mother Jessie Ann purchased Lot 18, behind Lot 28 Peate Avenue on Hillside Parade (CT V.3460 F.948).

The 1916-17 rate book showed Albert Edwin Patterson, draftsman, in a four-bedroomed timber house on his land (Lot 28) in Peate Avenue. The net annual value was £28 (RB 1916-17). By 1924 Cyril Patterson, a carpenter and Albert's brother, was living in a six-roomed brick house on Lot 30 (S&McD 1925; RB 1924-25; BDM Event No.11038/1897).

The MMBW Detail Plans of 1926 showed the timber house on Lot 28, another timber house on Lot 29 and a brick house on Lot 30 (MMBW 1926). The 1930 postal directory includes street numbers with Albert at 39 Peate Avenue (Lot 28), Edwin at 41 (Lot 29) and Cyril at 43 (Lot 30) (S&McD 1930).

Albert and his wife Amy remained at 39 Peate Avenue until Albert died in 1965 and the property was sold (S&McD 1950; BDM Event No.27861/1965; CT V.3510 F.858).

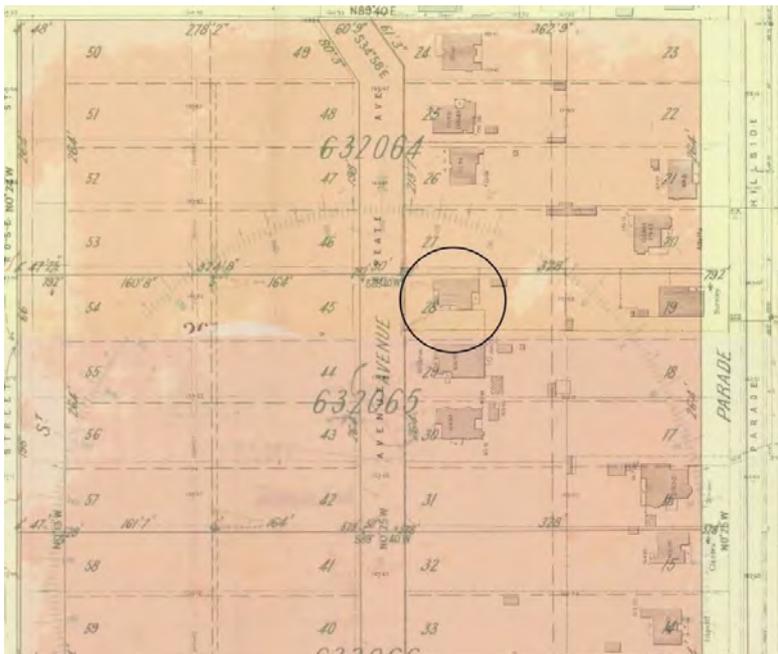


Figure 4. 1926 -MMBW plan indicating 39 Peate Avenue. (Source: Melbourne and Metropolitan Board of Works Detail Plan, No. 2614)

Description & Integrity

39 Peate Avenue, Glen Iris is a substantial timber Edwardian Queen Anne villa on an elevated site, within a large established garden. A steep pyramidal roof form is intersected by gabled wings set perpendicular and extending over a return verandah. The roof is clad in terracotta tiles with decorative

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ridge capping to the gabled wings and a terracotta finial at the roof apex. Two chimneys are of face red brick with a roughcast rendered top and paired terracotta chimney pots.

The projecting front gable has decorative timber brackets at each end and a half-timbered gable end. A tripartite window has double hung sash windows and coloured glass highlights. Decorative timber detail in a cricket bat design is evident on the mullions. A double-curved pressed metal panel sits over the window linking to the jettied gable above.

The return verandah features turned timber posts with a deep decorative frieze and complex curvilinear brackets. The front entry is recessed at the far end of the verandah with the garden path leading past the verandah to a set of steps. A box bay window below the corner of the verandah creates a diagonal axis. The house features a rough cast rendered band that runs at mid wall height around the house. A timber batten detail occurs at regular intervals. Several rows of scalloped edged weatherboards run along the lower section of the walls.

A stepped brick fence of the 1920s is located along the front boundary. It features a central entry set back from the street and a decorative chain-link mesh gate leading to a set of stairs and a garden path. This type of gate was popular in the late 1910s and early 1920s. The fence has clinker brick pillars with red brick panels between the pillars beneath a decorative rendered capping.

A separate gabled timber building sits directly adjacent to the main house. It is not shown on the MMBW plan of 1926, and was built c1983-4 in a sympathetic style. Although visible from the street this extension has a setback from the frontage and therefore is not considered to be overly intrusive.

Comparative Analysis

As part of Stage 1 of the Glen Iris Heritage Gap Study, all streets and properties were surveyed to identify places and precincts of potential heritage significance. As set out in the Locality History, there was only scattered development during the Victorian and Edwardian periods and only a small number of these houses survive (particularly among Victorian examples). For this reason, all largely intact Victorian and Edwardian houses were noted and photographed during the Stage 1 survey. They were then compared amongst themselves and the finest architectural examples in the suburb were chosen for full assessment in Stage 2 of the study. At least four other houses within Glen Iris were rejected for assessment on the basis that they would be best assessed as contributory to a precinct, are either less intact or feature prominent extensions. These include:

- 12 Brixton Rise
- 2 Estella Street
- 29 Iris Road
- 21 Hillside Parade

Several distinct built forms can be distinguished amongst the large number of Edwardian houses in Boroondara. From within a myriad of major and minor stylistic variations, three main built forms are found in Glen Iris.

- projecting gables perpendicular to each other (39 Peate Street, 44 Denman Avenue)
- a lower pitch roof with gables and simpler detailing incorporating elements of the bungalow (50 Valley Road, 26 Summerhill Road)
- a formal or symmetrical composition with central entrance (13 Peace Street)

Comparative examples in Glen Iris

39 Peate Avenue is an Edwardian house belonging to a small cohort of places built during this period in Glen Iris and featuring a built form of perpendicular gables intersecting a hipped roof. 39 Peate Avenue and 44 Denman Avenue (also assessed as part of the Glen Iris review) share a similar built form comprising perpendicular projecting gables intersecting a tall hipped roof and featuring a return verandah. Only two houses on the HO in Glen Iris have been identified from this period, however stylistically they belong to the bungalow style and are not directly comparable apart from their similar dates of construction. The Glen Iris HO examples are at 16 Muswell Hill and 354 Burke Road

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Figure 5. 16 Muswell Hill Glen Iris (Source: Google Maps)

16 Muswell Hill (HO180) is noted as an early example of a bungalow with references to the Spanish Mission style. (HERMES 14936).



Figure 6. 354 Burke Road Glen Iris (Source: Google Maps)

354 Burke Road is individually significant in HO230 Toorak Estate and Environs. It is described as a bungalow. (HERMES 51990).



Figure 7. 44 Denman Avenue Glen Iris (Source: Context, 2018).

44 Denman Avenue, Glen Iris is a single-storey red brick Edwardian villa featuring details such as a curved corner bay, return verandah with arched timber fretwork, and a slate-clad roof with terracotta ridge capping. It has a high level of integrity.

Comparative examples in Boroondara

The examples below illustrate houses with projecting gables that intersect a tall hipped roof with a verandah that returns along the front or both along the front and side elevations.



Figure 8. 534 Tooronga Road, Hawthorn, c.1902 (Source: HERMES 14581)

534 Tooronga Road, Hawthorn (HO477) is an example of a Federation-era house with similar built form and more restrained verandah detail than 39 Peate Avenue.



Figure 9. 48 Foley Street Kew, (Source: HERMES 14620)

48 Foley Street, Kew (HO526) is an example of a Federation weatherboard house. It is distinguished from many other examples by elements such as the striking fretwork gable screens, and the 'hammer beam' composition of Japanese patterning in the verandah frieze.



Figure 10. 17 O'Shaughnessy Street, Kew, 1907-08. (Source: HERMES 14645)

17 O'Shaughnessy Street, Kew, is a single-storey double-fronted timber Federation villa. It is individually significant in HO327 and has a similar built form to that of 39 Peate Avenue and with restrained verandah fretwork.

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Summary

39 Peate Avenue is a representative Edwardian house that is a good example of the projecting gable sub-type with return verandah. 534 Tooronga Road, a house of very similar built form, is more restrained in its verandah detail whilst sharing the typical tall hipped roof, ridge tiles and picturesque chimneys. Compared with this house, 39 Peate Avenue has more elaborate frieze and brackets on the verandah posts, providing a more decorative appearance like 48 Foley Street. 48 Foley Street has a less expansive plan with only one projecting gable and is chiefly of interest for its idiosyncratic timber verandah detail. 39 Peate Avenue shares many features with 17 O'Shaughnessy Street in terms of built form but is also more restrained in decorative detail. 39 Peate Avenue is significant within Glen Iris (with 44 Denman Avenue) as one of two substantially intact Edwardian houses with this particular built form. It features high quality window and verandah detailing, including a diagonal box window accentuating the corner.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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).

39 Peate Avenue Glen Iris is a fine example of an Edwardian house with a built form featuring projecting and opposing gables framing a return verandah. It demonstrates typical characteristics of a picturesque and tall roofscape intersected by the ridge line of the lower gables. The built form is reinforced by the corner bay window that introduces a diagonal component to its planning.

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

Aesthetically 39 Peate Avenue is distinguished by an unusually rich level of architectural detail. Collectively this is evident in the turned timber verandah posts, verandah fretwork, including the frieze and large, curvilinear brackets. The weatherboard cladding is embellished by scalloped edged weatherboards and a band of roughcast render finish. A particular unusual feature is the double-curved pressed metal panel above the window where the joinery features a cricket bat design. The picturesque roofscape is enhanced by brick and render chimneys and terra cotta ridge decoration. Aesthetically the brick fence with rendered cappings makes a fine contribution to the setting of the house and garden.

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

N/A

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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?

39 Peate Avenue, Glen Iris, an Edwardian house built in 1916 is significant. The brick front fence with clinker brick pillars, decorative rendered capping and metal gate is also significant.

The extension on the south side is not significant.

How is it significant?

39 Peate Avenue, Glen Iris is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

39 Peate Avenue Glen Iris is a fine example of an Edwardian house with a built form featuring projecting and opposing gables framing a return verandah. It demonstrates typical characteristics of a picturesque and tall roofscape intersected by the ridge line of the lower gables. The built form is reinforced by the corner bay window that introduces a diagonal component to its planning. (Criterion D)

Aesthetically 39 Peate Avenue is distinguished by an unusually rich level of architectural detail. Collectively this is evident in the turned timber verandah posts, verandah fretwork, including the frieze and large, curvilinear brackets. The weatherboard cladding is embellished by scalloped edged weatherboards and a band of roughcast render finish. A particular unusual feature is the double-curved pressed metal panel above the window where the joinery features a cricket bat design. The picturesque roofscape is enhanced by brick and render chimneys and terra cotta ridge decoration. Aesthetically the red brick fence with rendered cappings makes a fine contribution to the setting of the house and garden. (Criterion E)

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Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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 fence
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

Context

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'THE FOLD'

Prepared by: Context

Address: 26 Summerhill Road, Glen Iris

Name: 'The Fold'	Survey Date: August 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1914-15

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattleree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np).

Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259.) George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840. The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara

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Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see Figure 1), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (*Argus* (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

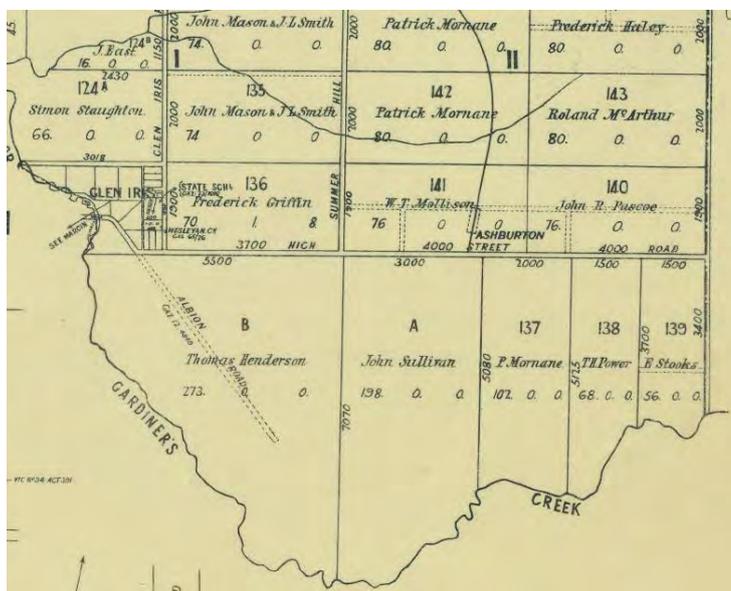


Figure 1. Showing Thomas Henderson’s 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

Glen Iris also includes the small locality of Gardiner, the original name for Malvern, which is located south of Gardiners Creek, east of Malvern. John Gardiner was one of the first overlanders of cattle from the Murrumbidgee River to Port Phillip in 1837. He took up rich pastoral country on both sides of Gardiners Creek and built his home on the Hawthorn side of the creek overlooking the Yarra River. Kooyongkoot Creek, which divided Hawthorn from Malvern, was subsequently renamed Gardiners Creek. Although the name Gardiners Creek was in use by 1840, Kooyongkoot Creek was also used through until the early 1900s (see below) (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; Victorian Places 2015).

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a

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living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

Development of the area occurred from the early 1860s when some larger acreages subdivided into smaller allotments and the construction of two bridges across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2). In the 1860s, a small brickworks operated in the Glen Iris area, near the corner of present-day Warrigal Road and High Street Road, using clay obtained from a pit at Gardiners Creek (Built Heritage 2012:87).

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by architects Crouch and Wilson and built in 1865; and a school site, put aside in 1871 and on which Glen Iris State School No. 1148, designed by architect Nathaniel Billing, opened in 1873 (although a school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator, James Munro (see Figure 3) (McWilliam 1992:np).

By this time, the area of Glen Iris had developed its own sense of identity, evidenced by an attempt to secede from the Shire of Boroondara. Encouraged by the secessions of Hawthorn and Kew, a public meeting held at the town reserve proposed that the southern portion of the Shire of Boroondara (i.e. south of Back Creek) become part of the adjacent Gardiner Road District (later to become the City of Malvern). The scheme, however, failed due to opposition from the Shire of Boroondara (Built Heritage 2012:151).

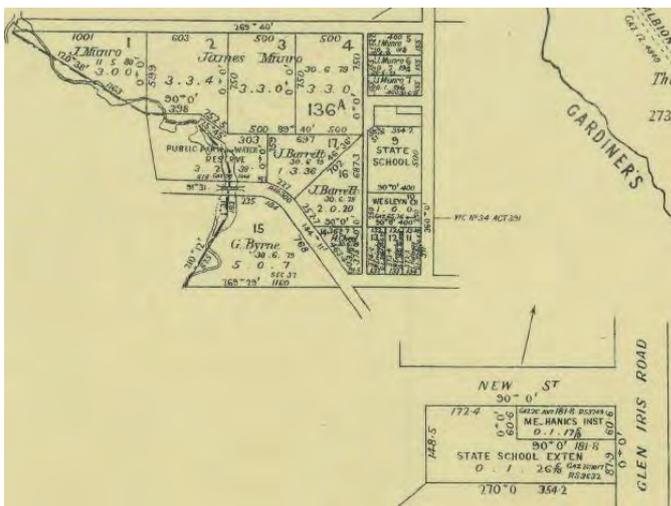


Figure 2. Showing the Glen Iris Township. The township was first known as the Glen Iris village and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

During the land boom of the late 1880s, some residential estates were subdivided in the Glen Iris area and schools established. Although not in the City of Boroondara, these schools included Sacré Coeur Catholic School in Burke Road, East Malvern, in 1888, and Korowa Anglican Girls' School in Ranfurly Crescent, East Malvern, in 1890. Residential development slowed with the economic depression of the early 1890s.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Two local reserves were gazetted in the 1890s: a new site for a mechanics institute in 1892, which, like its earlier counterpart, was never built; and a reserve in 1898 straddling Gardiner's Creek, north of the High Street bridge, as a Public Park and Water Reserve (Built Heritage 2012:49).

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post-town of approximately 200 people on the Kooyongkoot Creek. Anglican and Wesleyan churches were in operation at the time, as was a state school and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

History

Simon Staughton of Exford purchased Crown Portions 133, 123 and 124A, Hartwell, Parish of Boroondara, approximately 180 acres, from the Crown in 1853 (BPP). He died in 1863. In 1887 his son Samuel Thomas Staughton petitioned the Supreme Court for this land to be sold by the estate. The land was only fetching about £90 per year in rent, and if subdivided was expected to realise

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about £43,000. The court agreed, and the land was offered for sale in November 1887. Portion 133 was tenanted at that time by James Ashenden (*Argus*, 7 October 1887:7; 24 November 1887:2). The sale of the Staughton land caused a large increase in prices in the area and was part of the wider land boom (*Argus*, 31 November 1887:11).

In 1904, Crown Portion 133 was subdivided into 120 lots, with the first auction of the 'Burwood Heights Estate' on 25 November 1911 (*Age*, 15 November 1911:3).

Scottish-born Jane Bell Goodbrand purchased Lots 70 and 71 in July 1914 (CT V.3815 F.881). Her husband, William Henry Goodbrand, was an engineer and millwright, with a workshop in Little Bourke Street in the 1890s (*Argus*, 27 October 1890:10; *Age*, 13 October 1894:2).

The Goodbrands had a seven-roomed timber house on their land in Summerhill Road by 1915, the first on the road (RB 1915-16; S&McD 1916; 1917). Previously they had rented in Logan Street Camberwell (RB 1913-14). Their new house was known as 'The Fold' by the time William Henry Goodbrand died there in 1918 (*Argus*, 1 November 1918:1). The designer of the house has not been identified.

A 50ft block at the rear (west) end was sold to Eva Amanda Goodbrand in 1923 (CT V.3815 F.881). The 1925 MMBW plan shows only a chicken run or similar on the rear of the property (MMBW 1925).

The house remained in the ownership of the Goodbrand family until 1976 (CT V.6604 F.787).

Description & Integrity

This substantial late Edwardian Arts & Crafts timber house is set within an established garden on a large corner allotment. It exhibits the simplicity of both form and detail for which the Arts and Crafts movement is noted.

The ridge of the steeply pitched hipped roof runs parallel to the primary street frontage, creating a linear but asymmetrical form. At one end, a gabled-fronted wing projects forward, and at the other end, a smaller gabled-fronted roof projects over the extended verandah. At the centre of the ridge, a gabled dormer window that is highly likely to be original marks an attic room. The roof is clad in terracotta tiles with terracotta ridge capping and finials. The gables are half-timbered. Three tall tapered chimneys penetrate the main roof line and are finished with rough cast render and have tall terracotta chimney pots.

A wide timber verandah runs along the front of the house and extends forward at the far end to create sun porch. Arts & Crafts verandah detailing includes turned timber posts with tapered semi-circular brackets. The porch also has a timber frieze and additional posts to mark the entry to the garden. A small copper plaque is embossed with the house name.

A pair of high waisted and panelled entry doors has glazed panels and tapered architraves around the edge of the pair. Double hung sash windows are located along the verandah and have the same tapered architraves.

The projecting end wing has a bay window. The three-panelled casement window has leadlight to the upper panes. The attic gable has a window in a similar design but scaled to fit the smaller gable and projection. It is probable that the window sashes have been replaced.

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Figure 3. Image shows detail of verandah fretwork, attic gable and double entry doors. (Source: Context 2018)



Figure 4. Image shows detail of extended verandah end. (Source: Context 2018)

A large addition has been added to the rear of the property, extending from the eaves line of the main hipped roof. It comprises a double garage accessed from Denman Avenue, a family room and kitchen. The addition (completed 1980s, BP 78294/85) is set behind the main roof form and replaces a smaller wing to the rear of the house. A chimney from the early structure is still intact and incorporated into the 1980s addition. The roof pitch matches the roof of the original house and is also clad in terracotta tiles.

A sympathetic, but non-original timber fence runs around the perimeter of the site.

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Comparative Analysis

As part of Stage 1 of the Glen Iris Heritage Gap Study, all streets and properties were surveyed to identify places and precincts of potential heritage significance. As set out in the Locality History, there was only scattered development during the Victorian and Edwardian periods and only a small number of these houses survive. For this reason, all largely intact Victorian and Edwardian houses from this period were noted and photographed during the Stage 1 survey. They were then compared amongst themselves and the finest architectural examples in the suburb were chosen for full assessment in Stage 2 of the study. At least four other Edwardian houses within Glen Iris were rejected for assessment on the basis that they would be best assessed as contributory to a precinct, are either less intact or feature prominent extensions. These include:

- 12 Brixton Rise
- 2 Estella Street
- 29 Iris Road
- 21 Hillside Parade

Built immediately prior to World War I, 26 Summerhill Road belongs to a cohort of houses that demonstrate an Arts and Crafts approach to design. Only two houses on the HO in Glen Iris have been identified that belong to this period, but neither are comparable stylistically. Several other 'transitional' houses (incorporating both Edwardian and interwar bungalow) were identified as part of this study (50 Valley Road Parade and 55 Bath Road) and these have been assessed as significant.

The Arts and Crafts movement is generally recognised as the first international modern movement, flourishing in Britain, Europe and the United States of America from the 1880s to World War I (Edquist, 2008: ix). Its somewhat utopian fervour was a combination of both the political and the artistic, placing the artist and craftsman (and women) in a key role in creating a better society. It also served as a portent of Modernism in the simplification of architectural detail and floor plans, and the preference for 'honest' materials. In Australia, the Arts and Crafts movement left its most indelible mark on the suburban house, with new ideas about plan, structure, and form. Key words were simplicity, honesty of materials, abstraction and the vernacular – in essence, looking backwards to hand craftsmanship in order to move forward (Edquist, 2008:34).

Comparative examples in Glen Iris



Figure 5. 354 Burke Road Glen Iris (Source: Google Maps)

354 Burke Road is individually significant in HO230 Toorak Estate and Environs. It is more clearly a bungalow and is a more typical example than 26 Summerhill Road. (HERMES 51990).

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Figure 6. 16 Muswell Hill Glen Iris (Source: Google Maps)

16 Muswell Hill (HO180) is noted as an early example of a bungalow with Spanish Mission overtones (HERMES 14936). It appears to be quite avant-garde with a modest simplicity that echoes the design intentions of the Arts and Crafts movement.



Figure 7. 9 (formerly 7) Muriel Street, Glen Iris, 1932 (Source: HERMES 14722).

The former Gair residence, 9 Muriel Street Glen Iris (HO398), although built somewhat later than the above examples is of interest as a late design by celebrated Arts and Crafts architect Harold Desbrowe Annear. Whilst somewhat decorative in its English revival timber strapping, it has a clear simplicity of form that is consistent with 26 Summerhill Road.

Comparative examples in Boroondara

There are many Edwardian and interwar houses in Boroondara showing Arts and Crafts characteristics. The houses selected for comparison exhibit different built form and detail but share an overriding design philosophy common to the Arts and Crafts movement, of simplicity of form and of detail.

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Figure 8. 78 Athelstan Road, Camberwell, 1891 (Source: HERMES 14689).

'Rokeby' at 78 Athelstan Road Camberwell (HO369) by architects Hyndman & Bates is an early example of an Edwardian house with a simpler composition. The house employs a roof form and restrained decorative elements that areas with 26 Summerhill Road. However, Summerhill Road has a more distinctive Arts and Crafts design.



Figure 9. 51 Walpole Street Kew, 1906, (Source: HERMES 14670)

The house at 51 Walpole Street, Kew (HO351) is a large attic-storey Federation house characterised by a simplified roof form (a dominant gable) and linear plan and showing the beginnings of a shift toward the Arts and Crafts of the 1910s and 1920s. It is an earlier example than 26 Summerhill Road but otherwise has a similar design approach.



Figure 10. 127 Winmalee Road, Balwyn, 1919, (Source: HERMES 14746)

127 Winmalee Road, Balwyn (HO421) is a skilled synthesis of British and American Arts and Crafts influences, in a beautifully composed form. It is one of the finest examples of this style and a more advanced and sophisticated design than 26 Summerhill Road.

Summary

26 Summerhill Road is as notable an example of an Arts and Crafts house as 51 Walpole Avenue, and a more fully developed example than 78 Athelstan Road. 127 Winmalee Road is an outstanding example, although is a little later in its date of construction compared with 26 Summerhill Road. Compared with 534 Burke Road and 16 Muswell Hill, it is also a more fully developed example of the Arts and Crafts and is a much earlier and more innovative example than 9 Muriel Street. 26 Summerhill Road is a fine and relatively early example of an Arts and Crafts house that presents well to the street and is not overly compromised by the rear and side extensions.

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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 Fold' at 26 Summerhill Road, Glen Iris is a notable example of an Arts and Crafts house in Boroondara. The Arts and Crafts movement, as expressed in residential architecture, served as a portent of Modernism through the simplification of timber architectural detail, floor plans and roof form, and the preference for hand-worked as opposed to machine-made materials. 'The Fold' demonstrates the Arts and Crafts movement through its attributes of relaxed asymmetrical composition, simplified roof and plan form with attic dormer window and restrained timber detailing.

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

Aesthetically, 26 Summerhill Road is significant for its demonstration of the Arts and Crafts movement in architecture. This is demonstrated by a simple but strong built form and linear plan that is complemented with restrained decorative detail. Whilst exhibiting typical materials of the Edwardian period including weatherboard cladding, timber strapping and rough cast render to the gables, these are simply designed to great effect. Other attributes contributing to aesthetic significance include the tapered roughcast chimneys with terracotta chimney pots, elegantly curved timber verandah brackets and solid square verandah posts.

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 Fold' at 26 Summerhill Road, Glen Iris, built 1914-15, is locally significant to the City of Boroondara.

The 1985 addition to the rear of the house and the fence are not significant.

How is it significant?

'The Fold', 26 Summerhill Road, Glen Iris is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

'The Fold' at 26 Summerhill Road, Glen Iris is a notable example of an Arts and Crafts house in Boroondara. The Arts and Crafts movement, as expressed in residential architecture, served as a portent of Modernism through the simplification of timber architectural detail, floor plans and roof form, and the preference for hand-worked as opposed to machine-made materials. 'The Fold' demonstrates the Arts and Crafts movement through its attributes of relaxed asymmetrical composition, simplified roof and plan form with attic dormer window and restrained timber detailing. (Criterion D)

Aesthetically, 26 Summerhill Road is significant for its demonstration of the Arts and Crafts movement in architecture. This is demonstrated by a simple but strong built form and linear plan that is complemented with restrained decorative detail. Whilst exhibiting typical materials of the Edwardian period including weatherboard cladding, timber strapping and rough cast render to the gables, these are simply designed to great effect. Other attributes contributing to aesthetic significance include the tapered roughcast chimneys with terracotta chimney pots, elegantly curved timber verandah brackets and solid square verandah posts. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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

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Identified By

Context

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CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

MELBOURNE CHINESE CHRISTIAN CHURCH (FORMER SUMMERHILL ROAD METHODIST CHURCH COMPLEX (FORMER))

Prepared by: Trethowan Architecture in association with Context

Address: 29 Summerhill Road, Glen Iris

Name: Melbourne Chinese Christian Church (former Summerhill Road Methodist Church complex (former))	Survey Date: June 2018
Place Type: Church	Architect: Samuel Charles Brittingham (Former Sunday School Hall & attributed to Former Timber Chapel, 1924-25), HG Schmidt (1952) Alexander Harris and Associates (Post-War Church, 1963)
Grading: Significant	Builder: CD Mason Pty. Ltd. (1963)
Extent of Overlay: To title boundaries	Construction Dates: 1924-25 (Timber Chapel and Sunday School), 1952 (Brick additions) & 1963 (Post-war Church)

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and

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Tooronga Road on the west. Areas of parkland are found on flood prone flats along Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening in approximately 1923 (Built Heritage 2012:98, 104).



Figure 145. **Intersection of High Street and Malvern Road, in the Stonnington part of** Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

By 1945, while central Glen Iris was densely settled (Built Heritage 2012:132), some post-World War Two residential development still took place in the area, with the Glen Iris Upper Post Office opening in 1947 and operating until 1994.

History

Land on Summerhill Road and Maverston Street was subdivided into 23 building blocks and advertised for sale as 'Summerhill and Maverston Estates' in 1922 (*Argus* 29 April 1922:3). In 1924, the local Methodist community built a church on the eastern side of 29 Summerhill Road, fronting Maverston Street (*Herald* 3 May 1924:7; refer Figure 2). This first structure is attributed to Samuel Charles Brittingham, former chief of the Public Works Department of Victoria, as his engagement continued, advertising for tenders for the adjacent timber Sunday School by the end of the year (*Argus* 13 December 1924:6).

Remodelling of the site took place in 1952 when both street frontages were extended in cream brickwork, adding two rooms to the front of the chapel and extending the Sunday school in alignment (BP 11052). Designs were prepared by HG Schmidt.

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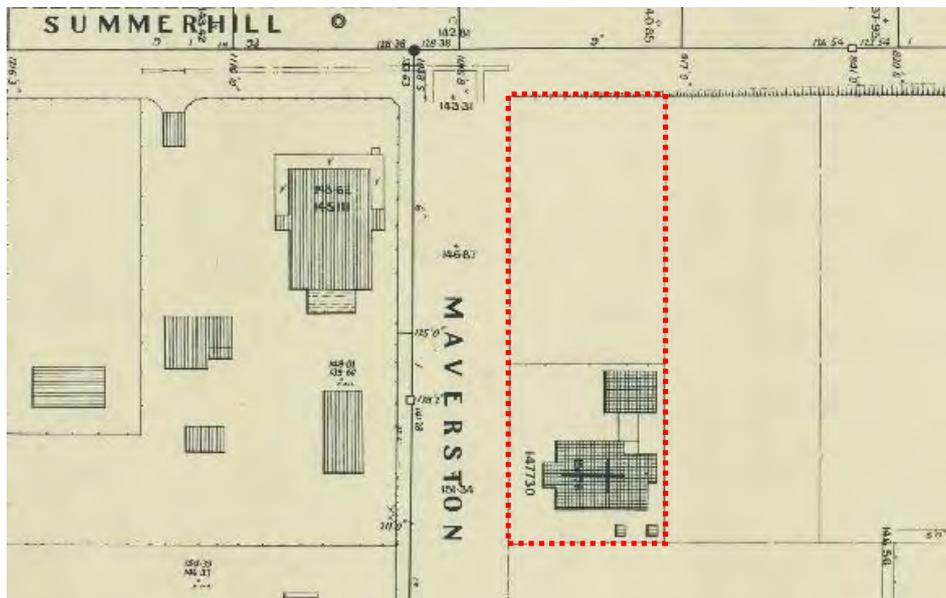


Figure 162. Extract of MMBW Detail Plan No. 2915, dated 1925, with the subject site indicated in red. Note the form of the timber church to the east of the site and the adjacent smaller timber Sunday school. (Source: State Library of Victoria)



Figure 3.47. Plans and elevations for the 1952 additions to the church and Sunday school hall. (Source: Public Record Office Victoria)

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By the late 1950s the congregation were already looking forward with a 'call to stewardship' canvassing the fundraising efforts for a church (Summerhill Road Methodist Church, 1958) and by 1963, a new church, designed by Alexander Harris and Associates, was built. The new church hall, with a Summerhill Road frontage, was oriented east-west and comprised a raised A-frame form, with end walls of angular cream brick and stained glass and a flat roofed porch and vestry, all hallmarks of post-war ecclesiastical architecture.

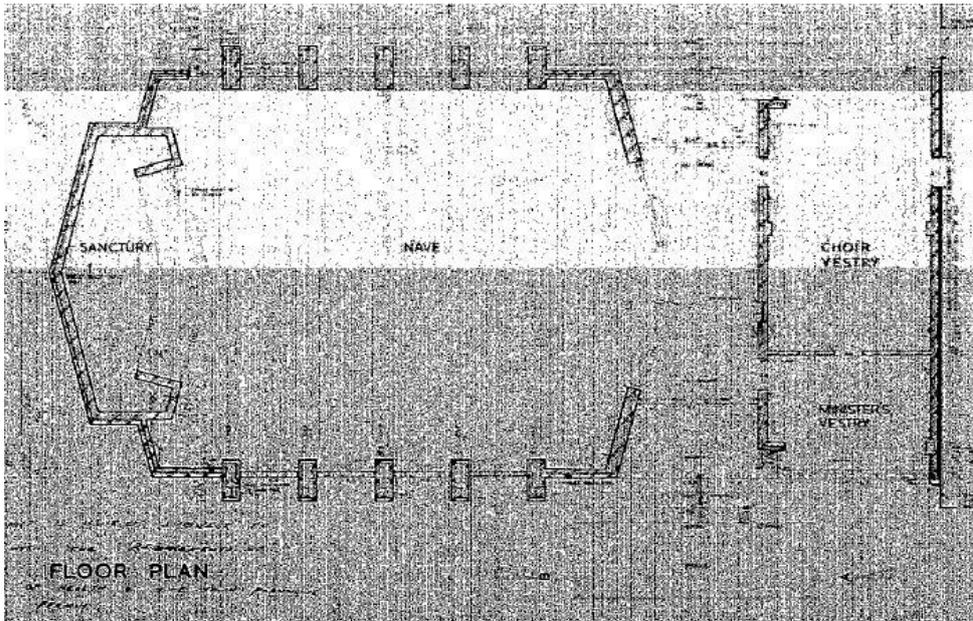


Figure 4-18. Floor plan of the 1963 church. (Source: City of Boroondara, Building Permit No 32135)

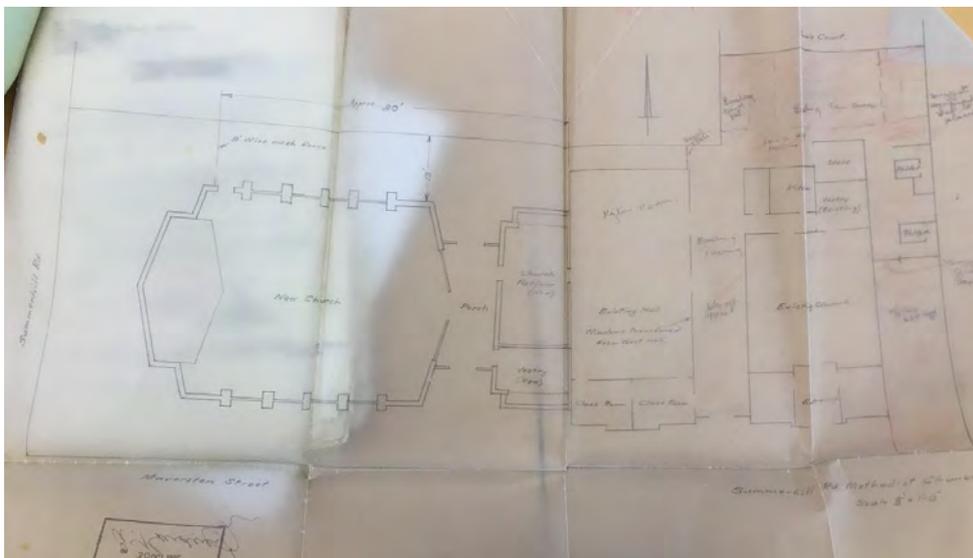


Figure 5-19. Site plan of the church complex c1965. (Source: Public Records Office of Victoria)

The church was bought by the Melbourne Chinese Christian Church in September 1985 and toilet facilities were upgraded in the same year by K Tsolakis and Association Architects (BP 81176).

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Today, the site remains in use and continues its association with this community and has been utilised as a Chinese-English bilingual church ever since (Melbourne Chinese Christian Church, 2015). This came at a time when the Chinese community was the largest overseas-born contingent in Boroondara (2016 census).

Samuel Charles Brittingham

Samuel Charles Brittingham (1860-1944) was a career architect with the Public Works Department in Victoria, rising to the position of Chief Architect in 1916. Brittingham was born in Muckleford, Victoria, to William Brittingham and Amelia Lee in 1860. In 1875, he joined the Architect's Branch of Victoria's Department of Education as a pupil draftsman and stayed on when the Branch was amalgamated with the Public Works Department (*Herald*, 3 August 1922:13). He designed many public and school buildings throughout his forty-seven year career in the Public Works Department (*Herald*, 3 August 1922:13) which include Parkville Post Office, 1887-9 (with SE Bindley, VHR, H1167); Bourke Street West Police Station, 1888-9 (with SE Bindley, VHR, H055); Old Arts Building, University of Melbourne, 1919-24 (VHR, H0924); Fairfield Primary School No. 2711, 1910 (City of Darebin, HO189); and Maryborough High School, 1912 (VHR, H2143),

In 1906, Brittingham passed the examination of Royal British Institute of Architects (*Brisbane Courier* 10 November 1906:5; *Herald* 3 August 1922:13), and was promoted to the position of Chief State Architect in 1915. In 1922, at age 62, Brittingham retired from the Public Works Department and established his own practice. His best-known work as an independent architect was the Horsham Base Hospital (1926).

The timber church at Summerhill Road predates his design for the South Camberwell Methodist Church of 1930 (906-912 Toorak Road, interim HO725), and indicates his continued involvement with the Methodist Church in the Hartwell/Burwood/Glen Iris area.

Alexander Harris

Alexander Harris & Associates were a small architectural firm, working throughout the state of Victoria. They produced a number of private homes and projects for the Methodist Church through the 1950s and '60s.

Early collaborations with architect Stuart McIntosh lead to designs for St. Benedict's Roman Catholic Church in Burwood (1957, City of Whitehorse, HO262), while on his own Harris designed the distinctive A-frame East Burwood Methodist Church, also in Burwood (1961, City of Whitehorse, HO106). The latter was designed to give maximum height at a minimum cost and included a vast array of stained-glass windows to its southern elevation. Other ecclesiastical examples include the Corack East Methodist Church (1961, HO176, Shire of Buloke, see Figures 20 and 21), St. James' Church of England, Glen Waverley (1968, City of Stonnington, HO408), Methodist Kindergarten, Mount Waverley (1964), Methodist Church Centre Annexe, Camberwell (1966, City of Boroondara - interim HO735, contributory within the precinct) and New Church, Mount Waverley (1963).

Alexander Harris and Associates produced a number of interesting post-war Modernist homes, of which a limited number are located in the municipality, predominately in the Balwyn area. 21 High Street, Moe (1958) was the practice's most accomplished Modernist home featuring glass walls and a large floating flat roof. Although identified in Heritage Victoria's post-war study and protected as HO38 in the City of LaTrobe Planning Scheme, it was subsequently demolished and removed from the Heritage Overlay.

Description & Integrity

The church complex is located on the north-east corner of Summerhill Road and Maverston Street and comprises the post-war brick church, a former timber chapel and a former timber Sunday school hall, the latter two of which have brick additions to the street.

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Figure 6-20. Location of the subject site on the north-east corner of Summerhill Road and Maverston Street outlined in red. The former timber chapel is identified in yellow, the former Sunday school hall in green and the 1963 church in blue. (Source: Google Maps, 2018)

Post-war Church

Addressing the corner, the building is oriented east-west and consists of an A-framed church building and adjoining flat roofed foyer and vestry to the east.

The church is rectangular in plan with an extended angled sanctuary to the west. The steep slope of the roof is clad in tiles and projecting eaves are enclosed with timber boarding to the underside. Built of cream brick, buttress-like forms extend along its side elevations and anchor the building to the ground, separated by simple modular timber stained glass windows. The frontage to Summerhill Road is an angular and stepped façade, with expressed brick rising to the peak of the ridge where a diamond shaped geometric vent is placed. With this elevation enclosed, light is predominately provided through eastern elevation, where a large expanse of the upper elevation is covered by a menorah shaped stained glass arrangement.

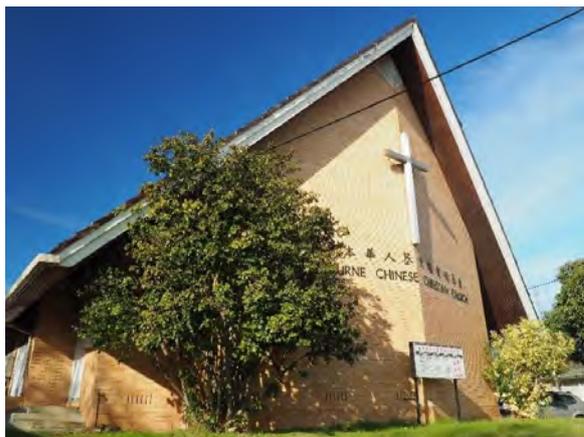


Figure 7-21. The Summerhill Road elevation of the post-war church. (Source: Trethowan Architecture, 2018)



Figure 8-22. The upper gable of the Summerhill Road elevation. Note the geometric vent at the apex of the ridge. (Source: Trethowan Architecture, 2018)

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Figure 9-23. The flat-roofed foyer and vestry of the post-war church, with the narrow and full height doors and high-level window panel. Note the menorah shaped stained glass window to the eastern gable of the 1963 church. (Source: Trethowan Architecture, 2018)



Figure 10-24. Modular stained-glass windows as found between each of the side elevation buttress forms. (Source: Trethowan Architecture, 2018)

The suburban scale of the church is complemented by the flat-roofed foyer and vestry section. The foyer is open to both the north and south and provides a transparent linkage between the church and the vestry, complete with full-height glazing and a pair of narrow full-height double doors inset from the adjoining spaces. The vestry is more private in nature with an expanse of brick linked to the flat roof by a narrow string of windows. This element of the site is in good and intact condition, with a small number of the buttress-like sections to the north infilled.

Former Timber Chapel

The original 1924 Chapel is located on the eastern-most area of site. Predominantly under a tiled gable, a pair of smaller nested gables project to the street, continuing the same roofline forward. Bargeboards are undecorated, and rafters are exposed down the side elevations. The gables are infilled with timber battens and cement sheets, and a single lead-light opening in the upper portion of the gable provides some interest. A similar lead-light motif is repeated above the sixed-paned sash windows to the side elevations. These elevations are clad in weatherboards to the sill level with cement sheeting above.

The brick addition to the front of the chapel is a low single-storey form, of cream brick and simple detailing. The base of the structure, cap of the parapet and the final instep of the arched entrance are of brown brick, providing an outline to the addition. The low form allows the continued visibility of the gabled former chapel to the street. A similarly detailed cream brick linkage wall connects this addition with the addition to the former Sunday School Hall. The addition somewhat compromises the architectural integrity of the timber chapel, however it does indicate the evolution of the congregation in the immediate post-war period. Overall, this structure is in good condition.

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Figure **11-25**. View of the former timber chapel, with the tri-gabled southern façade and the 1952 brick addition in front. (Source: Trethowan Architecture 2018)



Figure **12-26**. The main entry to the former timber chapel with its stepped arched entrance with brown brick surrounds and base. (Source: Trethowan Architecture 2018)



Figure **13-27**. View down the eastern elevation of the former timber chapel. Note the lead-lighting to above the sash windows, and half weather-boarding to the elevations. (Source: Trethowan Architecture 2018)



Figure **14-28**. View of the brick addition to the former Sunday School hall, the form of which is a continuation of the original hall. (Source: Trethowan Architecture 2018)

Former Sunday School Hall

The adjacent original section of the former Sunday School Hall is similarly detailed to the former Timber Chapel, however is clad entirely in weatherboards. The cream brick addition varies in that it continues the building envelope of the original building, bringing a stepped brick gable form to the street. The extent of the brown brick base highlights the sloping nature of the site. Similar to the former timber chapel, the brick additions obscure the earlier building, however can be understood in the extended built form. This too is in good condition.

Other additions to the site were not of merit for assessment and include an addition to the rear of the former Timber Chapel. These are non-contributory to the significance of the place.

Fronting Maverston Street is a row of angled parking, separated to the post-war church by a concrete footpath and low rubble stone wall, which wraps the Summerhill Road footpath and provides a raised lawn to the front of the church. This rockwork retaining wall is likely original and contributes to the overall appearance of the church and is appropriate to its domestic setting. No significant trees or plantings have been identified.

Comparative Analysis**Interwar Ecclesiastical Architecture**

Throughout the first four decades of the twentieth century, and particularly during the interwar years, the use of revived medieval styles for ecclesiastical buildings was popular throughout Australia. The style was a continuation of the nineteenth century Gothic tradition in Australia and elsewhere (Logan 2012:282).

This period developed a restrained and austere approach to the traditional forms and styles elicited in times past. The Gothic and Romanesque Revival styles were occasionally nuanced with examples of stripped classical detailing. Whilst structural progression and the use of steel was more commonplace, the application of clinker and red brick was a mainstay, often with details subtler to the eye.

Key ecclesiastical architects of the period included the American Ralph Adams Cram, whose designs, such as the Princeton University Chapel in New Jersey, featured recognisably modern qualities in a 'Modern Gothic' style and the Melbourne architect Louis Williams whose exceptional church designs, such as St George's Church in Parkes NSW, showed great power and originality (Apperly, Irving & Reynolds 1989:198).

Examples

The following examples display the beginnings of a wider approach considered appropriate during this period. The former South Camberwell Methodist Church (1930, 906-912 Toorak Road, interim HO725), also designed by Samuel Brittingham, is more closely aligned with the traditional ideological forms and features. The Second Church of Christ the Scientist, designed by Bates, Smart and McCutcheon (1937, 41 Cookson Street, Camberwell, VHR H1196) was more radical in its austere presentation to the street, garnering the attention of the architectural community and awarded the RVIA Street Architecture Medal in 1938. These examples show the inclination to use prominent architects in the design of churches.-

The former Timber Chapel is a rare example of a timber church in the municipality. Only one other, the 1922 Balwyn Church of Christ (208 Whitehorse Road, recommended in current planning scheme amendment C276 as individually significant), is known in the municipality. It takes an Edwardian character, a mode Brittingham was more than comfortable in and that was reflected in his other Public Works Department designs.

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Figure 15–29. Former South Camberwell Methodist Church in Camberwell designed by Samuel Brittingham. (Source: Trethowan Architecture, 2018)



Figure 16–30. Second Church of Christ the Scientist, Camberwell, designed by Bates, Smart and McCutcheon. (Source: Google Maps, 2018)

Post-war Ecclesiastical Architecture

In the immediate years post World War Two, there was a period of austerity brought about the almost complete demise of the skilled work force in the manual trades and crafts required to construct designs in the 'revival styles'. Hence, one of the most common architectural solutions was much more conservative versions of those styles, however, still displaying good quality brickwork and details. Recognisable features of the conventional revival styles and church designs were retained, such as a rectangular shaped nave, a narthex and a bell tower. Windows were often tall and slender (Apperly et al., 1989).

By the late 1950s church designs began to embrace Modernism, with the use of new materials, form and structure, in search of the modern church. Traditional stylistic references and forms were avoided, with a focus more towards how modern congregations interact. Firms like Mockridge, Stahle and Mitchell; Earle and Bunbury; Bates, Smart and McCutcheon; and Alexander Harris used abstracted symbolic references and explored ornament through patterned brickwork, stained glass and modern sculpture (Goad, 2012). The subject site is a good example of this modern turn in ecclesiastic design with abstract geometric forms and contemporary structure and materials.

The wide diversity of ecclesiastic buildings produced in Victoria in the post-war period emerged as the product of the highly idiosyncratic negotiations within each parish by religious communities and their architects in their attempt to create meaningful places of worship commensurate with the rapidly modernising landscape. Conflicting desires and expectations for the comfort of tradition and the excitement of new socio-spatial environments were played out in the construction of religious buildings of the post-war period (Richardson, 2017).

A number of modern church interpretations were undertaken in neighbouring suburbs with the new focus on the human scale and rational planning including other examples completed by Alexander

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Harris. This rational, human scale which is seen at the subject site is appropriate to the domestic setting and local congregation of modern churches.

Alexander Harris

Through Alexander Harris and Associates and as an architect in association with Stuart McIntosh, Harris was involved in the design for a number of churches for the Methodist and Roman Catholic communities in Victoria.

One of the earliest examples of the period, St Benedict's Roman Catholic Church, 299 Warrigal Road, Burwood (HO262, City of Whitehorse), was built in 1957 to designs by Stuart McIntosh and Alexander Harris architects in association. The striking chapel utilises a grand butterfly roof with an extended porch, supported by slender sloped steel columns to the corners. Staggered rows of horizontal slit windows pierce the plain side elevations. Whilst the scale and forms are not necessarily comparable with the subject site, the presentation of an uplifting bold character is shared. Both churches utilise bold geometry in contemporary brick and steel with bold presentations to the street.



Figure 17-34. St Benedict's Roman Catholic Church, Burwood. (Source: Cross Section, University of Melbourne Archives)

More closely aligned with the subject site is the Burwood Heights Uniting Church, 347 Blackburn Road, Burwood East (HO106, City of Whitehorse), built in 1961 to designs by Alexander Harris and Associates. The tall A-frame nave and adjacent tower are located on a prominent corner intersection and give the site landmark qualities. Whilst the site shares design similarities with the subject site, each are appropriate for their immediate contexts responding to the varying qualities of suburbia. Upscaled in size and detailing, a reflection the wealth and size of the congregation, the sites also share a subservient flat-roofed foyer. The scale of the Burwood Heights Uniting Church is appropriate to its prominent position on a major intersection, while the subject site is scaled to its domestic setting without losing its grand presence in the streetscape.

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Figure 18-32. Burwood Heights Uniting Church. (Source: burwoodheights.unitingchurch.org.au/history/)



Figure 19-33. Burwood Heights Uniting Church. (Source: burwoodheights.unitingchurch.org.au/history/)

The last example of Harris' ecclesiastical work is the Corack East Uniting Church (HO176, Shire of Buloke). This former Methodist church is an abstracted cruciform in plan, and utilises varying roof heights to define spaces. Built in 1961, the design reflects the progressive nature of its congregations and church council. Diagonal patterned glazing to the wings provide a connection to the outside, a technique not often employed in church architecture. Compared with the subject site, they share a similar and almost domestic scale albeit applied through differing plan forms and massing.



Figure 20-34. Corack East Uniting Church, western elevation. (Source: Shire of Buloke Heritage Study 2000)



Figure 21-35. Corack East Uniting Church, southern elevation. (Source: Shire of Buloke Heritage Study 2000)

Other Post-war Examples

Within the Municipality, the example of most note is St. Faith's Anglican Church, 8 Charles Street, Glen Iris (HO571 and VHR H2254) built in 1957-58. Designed by Mockridge, Stahle and Mitchell the site shares a similar suburban location on a side street, however, the circular planned church contains a curved narthex and triangular sanctuary. The roof was clad in slate tiles and capped with a prefabricated copper spire. Walls of pale brick and stonework ground the building, whilst contrasting the simplicity of the internal finishes. Whilst this building is an exemplar of the period for the state, it is also one of very few post-war churches currently on the Boroondara Heritage Overlay and joins the Kew Jewish Centre (HO559) as the only post-war religious buildings currently protected.

Currently recommended for the Heritage Overlay, the hexagonally planned St Paul's Anglican Church at 63 Windella Avenue, Kew East, does provide another example of suburban approach. Designed by notable church architects Earle and Bunbury and built in 1960, an exposed steel skeleton holds the pyramidal roof which adjoins a full span of clerestory windows. This idea of top lighting a space is a subtle historic reference, and one shared with the subject site, albeit in a modern interpretation. Located on a corner site, this example too takes a non-traditional approach in design of the entrance.

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Figure 22-36. St Paul's Anglican Church, Kew East. (Source: National Library of Australia)



Figure 23-37. Ashburton Baptist Church, Ashburton. (Source: Google Maps, 2018)

The orange brick Ashburton Baptist Church (8 Y Street, Ashburton, of 1959), not covered by the Heritage Overlay, also sits within this experimental period of ecclesiastical architecture. Although more hall-like in form, a shallow gable spans the roof and stands apart from its tower and contains a set of floor to ceiling windows with painted thick timber mullions and a single transom. The tall tapering tower joins another structure offset from the main church and is capped with a narrow spire. Whilst an example from the same period, the subject site presents a bolder design architecturally, and is more reflective of the simplified traditional forms utilised to indicate religious buildings. It is also more intact to its original design, compared to the Ashburton Baptist church which has undergone several additions and alterations.

Along with Harris' Burwood Heights Uniting Church, the following group of A-frame churches form part of a collection across the state that take inspiration from an 'Alpine' aesthetic, characterised by steep gables and robust materials. Whilst not all are located in such climatic conditions, design cues are evident and can be inferred. Examples include St. John the Baptist chapel, Timbertop, Mount Buller Road, Merrijig (Buchan, Laird and Buchan, 1958, no heritage protection); St Thomas' Anglican Church, Langwarrin (Wystan Widdows and David Caldwell, 1963, HO42 City of Frankston); Our Lady of the Snows Catholic Church, Bright (Robert Knott, 1965-66, HO99 Alpine Shire); and Church of Saints Cyril and Methodius, Kew (architect unknown, 1968, 19 A'Beckett Street, significant within HO143, City of Boroondara).



Figure 24-38. St John the Baptist Church, Timbertop. (Source: Google Maps, 2018)



Figure 25-39. St Thomas' Anglican Church, Langwarrin. (Source: Google Maps, 2018)

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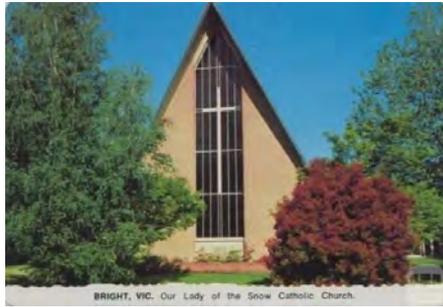


Figure 26-40. Our Lady of the Snows, Bright. (Source: Places Victoria, Bright)



Figure 27-41. Church of Saints Cyril and Methodius, Kew. (Source: Google Maps, 2018)

This set of churches represents the characteristics and fervour of the contemporary modern movement in the post-war period, where reviving medieval styles was seen as 'a sham' (Apperly at al. 1989). New unorthodox plans had the intention of more closely involving the congregations in the revived religious settings growing in suburban Melbourne. Post-war churches are not well represented on the Heritage Overlay in Boroondara and the state more broadly.

The subject site stands as a credible and well-articulated response to its suburban setting, and whilst not directly referencing traditional styles, modern interpretations help to ground the strong form of the building into the site.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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 former Summerhill Road Methodist Church complex is of local historical significance. Established in 1924, the site demonstrates the growth and development of the Church across the twentieth century, from the original timber chapel and Sunday school, expansion in the 1950s and the construction of a new church in 1963. The site has been in continued ecclesiastical use since 1924. The inappropriate addition doesn't necessarily override the significance of the original structure behind, see for example Uniting Church at 314 Camberwell Rd, in Boroondara Civic Precinct.

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 former Methodist Church complex including the former Timber Chapel, former Sunday School Hall and post-war church demonstrate characteristics of an evolving religious community in both the pre and post-war periods and represented in an array of built forms across the site.

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The post-war church is a good and intact example of the experimental nature of post-war ecclesiastical architecture, where traditional styles and references were avoided.

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

The A-frame post-war Church is of local aesthetic significance to the City of Boroondara. The evocative and striking form of the church and the geometric menorah shaped stained glass are notable features, while the scale of the church and flat-roofed foyer structure together with the buttress-like brick projections ground the building in its domestic setting. The low stone retaining wall contributes to the original setting of the church.

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).

The former Summerhill Road Methodist Church complex is of local significance for its connection to the local Christian (and lately Christian Chinese) community. Purchased by the Melbourne Chinese Christian Church in 1985, the ongoing occupation of the complex by religious bodies demonstrates the ongoing ecclesiastical use and evolution of the site for more than 90 years.

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).

The former Summerhill Road Methodist Church complex is associated with noted architects Samuel Charles Brittingham and Alexander Harris.

Previously chief architect of the Public Works Department (PWD) from 1916-1922, Brittingham was best known for his time in the PWD, where he practised Gothic Revival styles in the State Schools Division. Along with the former South Camberwell Methodist Church, the former Summerhill Road Methodist Church represents one of the few known examples of Brittingham's private practice work.

Alexander Harris and Associates were a noted architectural practice of the 1950s and '60s producing a large number of ecclesiastical works for a range of religious denominations. The former Summerhill Road Methodist Church represents a good example of his approach to design and the integration of a community building into a suburban context in Boroondara.

Statement of Significance

What is Significant?

The former [Summerhill Road](#) Methodist Church complex at 29 Summerhill Road, Glen Iris, is significant to the City of Boroondara. The post-war church built in 1963, to designs by architect Alexander Harris and Associates, is a notable example within the municipality of the experimental pursuit of ecclesiastical architecture of the period and is significant.

The former Timber Chapel, former Sunday School Hall and low stone retaining wall along the front of the site contribute to the significance of the place.

The addition to the rear of the former Timber Chapel is not significant.

How is it significant?

The former [Summerhill Road](#) Methodist Church complex is of local historical, architectural, aesthetic, social and associative significance to the City of Boroondara.

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Why is it significant?

The former Summerhill Road Methodist Church complex is of local historical significance. Established in 1924, the site demonstrates the growth and development of the Church across the twentieth century, from the original timber chapel and Sunday school, expansion in the 1950s and the construction of a new church in 1963. The site is also of social significance for its connection to the local Christian community and has been in continued ecclesiastical use since 1924. (Criteria A & G)

The Church complex, including the former Timber Chapel, former Sunday School Hall and post-war church demonstrate characteristics of an evolving religious community in both the pre and post-war periods and is represented in the array of built forms across the site. (Criterion D)

The A-frame post-war Church is of local aesthetic significance to the City of Boroondara. The evocative and striking form of the church and the geometric menorah shaped stained glass are notable features, while the scale of the church and flat-roofed foyer structure together with the buttress-like brick projections ground the building in its domestic setting. (Criterion E)

The Church complex is also associated with noted architects Samuel Charles Brittingham and Alexander Harris. (Criterion H)

Previously chief architect of the Public Works Department (PWD) from 1916-1922, Brittingham was best known for his time in PWD, where he practised Gothic revival styles in the State Schools Division. Along with the former South Camberwell Methodist Church, the former Summerhill Road Methodist Church represents one of the few known examples of Brittingham's private practice work, and notably the smallest.

Alexander Harris and Associates were a noted architectural practice of the 1950s and 60s producing a large number of ecclesiastical works for a range of religious denominations. The former Summerhill Road Methodist Church represents a good example of his approach to design and the integration of a community building into a suburban context.

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Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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 – low stone retaining wall
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

Context

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'LANGLEY BURRELL'

Prepared by: Trethowan Architecture in association with Context

Address: 148 Summerhill Road, Glen Iris

Name: Langley Burrell	Survey Date: 26 June 2018
Place Type: Dwelling	Architect: Unknown (1928), RM and MH King (1944-45)
Grading: Significant	Builder: H Fudge (1928)
Extent of Overlay: To title boundaries	Construction Date: 1928, converted to flats in 1944-5.

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

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Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city proper to new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening in approximately 1923 (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Significant residential development occurred in the 1920s and 1930s, accompanied by the expansion of sewerage services.

By 1945, while central Glen Iris was densely settled (Built Heritage 2012:132), some post-World War Two residential development still took place in the area, with the Glen Iris Upper Post Office opening in 1947 and operating until 1994.

Glen Iris's significant interwar development is plainly evident in its streetscapes. Little trace remains, however, of the nineteenth century origins of Glen Iris.

History

In 1923, Jessie Brown, a married woman who lived in Hillcrest Road, Glen Iris, was the proprietor of several residential lots within the section bound by Summerhill Road, Hillcrest Road and High Street (CT: V4727 F344). In 1927, she sold lots nos. 8, 9 and 10 on Plan of Subdivision No 8911, which are all located on the western side of Summerhill Road, to Harold Walter Sperring, a bank employee (CT: V4683 F426). Sperring then contracted H Fudge to build 'Langley Burrell' on the three lots in 1927-28 (BP 1323; Sands & McDougall 1928). While the architect of this first phase has not been unidentified, the design, scale, and use of architects in the later conversion by the Sperrings suggests

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the involvement of an architect. Other occupants of 'Langley Burrell' included Sperring's mother Sarah Matilda (nee Morris), and his two sisters, Elsie Blanche, a clerk, and Florence Elizabeth, a single woman (ER, 1931).

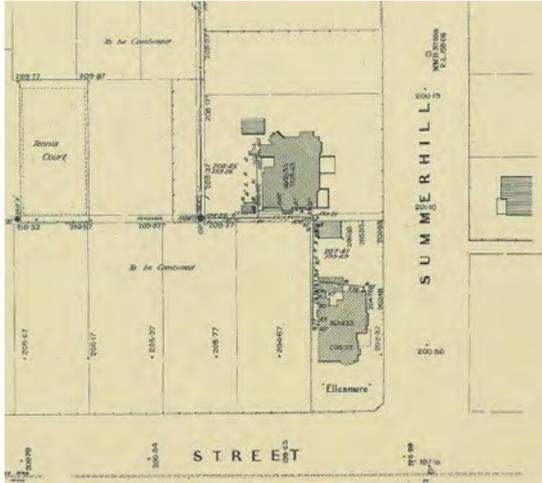


Figure 2. MMBW Plan No. 3166, 1928, showing the subject site. (Source: SLV)

After the death of Sarah in 1939 (PROV, VPRS 28/P3, Unit 2384, 308/594) and Florence in 1943 (*Argus*, 1943, Feb 17:9), the Sperrings contracted [architects](#) RM and MH King ~~architeects~~ to modify 'Langley Burrell'. In 1944-45, the house was converted into two villa flats and the street number was changed to 148 and 148a Summerhill Road (BP 16031; S& Mc 1946). The practice of converting single houses into flats began to emerge in the 1930s and 40s, when 'bachelor flats' catering for single tenants or couples without children were in high demand (*Argus* 13 January 1938:9). Several property owners converted their larger houses into small flats during this period, which typically contain one or two bedrooms, a living room, kitchen and bathroom (*Argus* 13 January 1938:9).

The conversion appears to have affected the interior and rear of the house. A new bathroom and an upper floor bedroom were added at the rear northwest corner of the house. The upper floor bedroom extension is still visible and a built in wardrobe has been added.

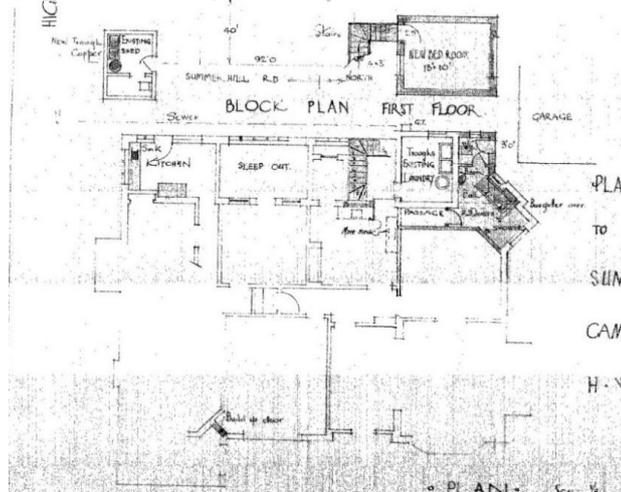


Figure 3. RM and MH King's alteration plan for the first floor of 148 Summerhill Road, dated 1944. (Source: Building Permit Plan 16031)

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The occupier of 148a Summerhill Road from 1947 to 1951 was George W French, whereas Harold Sperring continued to live in 148 Summerhill Road until 1951, when he put the flats up for sale (*Herald*, 1951 July 4: 4). Both 148 and 148a were bought by Edward Campbell, a dentist, and his wife Valmai Joyce (CT: V7622F011). Edward and Valmai Joyce lived in 148 Summerhill Road, and No 148a became the residence of Edward's father, Leonard Charles (d.1956), a traveller (i.e., salesman), and Lillian Campbell.

Leonard Charles Campbell died in 1956. After his death, Edward, Valmai Joyce and Lillian Campbell continue to live in 148 and 148a Summerhill Road until at least the early 1970s (S& Mc, 1951, 1952, 1955, 1960, 1965, 1970, 1974).

RM and MH King

Ray Maurice King moved from Adelaide to Melbourne in 1892. In 1926 he entered partnership with his son Maurice Harrington King, an engineer by training. Together, they designed numerous industrial and residential buildings around Victoria. Maurice 'transformed the fledging practice established by his father into one of Melbourne's most prolific architectural firms of the mid-twentieth century' (175 Collins Street, 2006).

RM & MH King designed many residential houses in the Tudor Revival, Mediterranean and Bungalow styles that were popular in the 1920s and 30s, however their Moderne, or Art Deco, houses of the 1930s are regarded as some of the best examples of this style in Melbourne (Kurrajong House website). Many of the firm's clients were high profile Victorians including theatrical entrepreneurs J & N Tait, Arthur Rylah, lawyer and later Chief Secretary of Deputy Premier of Victoria; the Myttons and Beaupaires. Ray King died in the early 1950s. Maurice King died prematurely in 1956 and the practice was closed shortly afterwards (175 Collins Street, 2006).

RM and MH King had also designed a range of commercial, religious and industrial buildings, including Kurrajong House on Collins Street, Hopkins Odlum Apex Belting Factory in Footscray, the Knox Presbyterian Church in Ivanhoe, and the Sunday school of Canterbury Baptist Church.



Figure 4.3: Aerial view of the site showing boundaries of 148 Summerhill Road. (Source: Google Maps 2018)

Description & Integrity

From the street, the house presents as a wide, low single storey building with a dominant hipped roof form covered in terracotta tiles. Two porticos with heavily rusticated pillars and Doric columns in antis project forward from the stepped façade. Each portico protects an entrance to the building. The central entry (Figure 6) is a glazed door with sidelights and a shallow arched fanlight over, all featuring delicate curving leadlight motifs typical of the restrained classicism of the Adams style. The timber framed screen door appears original, mimicking the pattern of glazing in the door behind. The original terrazzo porch floor remains intact. A later accessibility handrail has been added to one side. Original low brick walls capped in render flank the stairs, terminating in original planters with Greek Revival patterned rims. Full height columns support an arched beam, echoing the curve of the fanlight. Roundels reminiscent of Greek Revival rosettes ornament the arch above each column.

The second entry is less ornate, with columns terminating at a low half-wall. A central glazed door is flanked by double-hung sash windows, with diamond pattern leadlight to the upper sash. Concrete steps echo the simplified approach at this entry.

The façade of the house is made up of stucco walls on a clinker brick plinth. Ornate cruciform chimneys match the walls of the house, also with stucco and clinker brick finish. Timber framed double hung sash windows feature diamond paned leadlight upper sashes. Unusual angular forms articulate the side façade of the house along the driveway.



Figure 5-42. Detail showing the chimney treatment, original garage to rear, and the shingled hood to the bay window. (Source: Trethowan Architecture 2018)



Figure 6-43. The central entry to the building features glazed sidelights and a shallow arched fanlight. The portico employs classical details. (Source: Trethowan Architecture 2018)

The house remains substantially intact. Alterations were carried out in 1944 to convert the single dwelling into two flats. The footprint of the building is largely the same as that shown on the 1928 MMBW plan (Figure 2), however some alterations carried out at this time can be identified. An upstairs bedroom was added to the rear, infilling an earlier courtyard, and a bathroom was created in the north western corner by enclosing a cutaway corner. Of these, only the upstairs room can be glimpsed from the street and, as the works were carried sympathetically, the alterations do not detract from the significance of the property.

Internal details, including a substantially intact bathroom with terrazzo floor and surface mounted plumbing, have been retained and can be seen in photographs from the 2015 sale of the property. These internal details include an inglenook fireplace in the living room (Figure 7), original doors and joinery.

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Figure 7-44. Original glazed doors, ceiling details and inglenook fireplace in the living room. (Source: Marshall White Real Estate 2015)



Figure 8-45. The bathroom includes original fittings and finishes, such as surface mounted plumbing, wall tiles, terrazzo flooring and original doors and door hardware. (Source: Marshall White Real Estate 2015)

The original garage indicated on the MMBW plan remains but has been expanded to the rear. The roof tiles appear to match those used on the house. The original timber garage doors with highlight windows have also been retained. A second shed and an octagonal rotunda are later additions and are not significant.

The landscape appears to retain several original or early features, including established plantings, terraces marked out in volcanic stones and a pond. The pedestrian entrance, with a curving concrete retaining wall (possibly a later addition), retains its original steps. The gate post retains numbering, indicating that this was the entrance to 148A. The concrete driveway also appears to be largely original, although it is assumed that the central strip was originally planted with grass. This has since been concreted over. A gate post on the driveway is numbered 148.



Figure 9-46. Original pedestrian entry to the property, with what appear to be original concrete steps. (Source: Trethowan Architecture 2018)



Figure 10-47. The original concrete driveway has been altered with the paving and painting of the central strip. (Source: Trethowan Architecture 2018)

Comparative Analysis

'Langley Burrell' is in a transitional style, combining traits of the bungalow style that dominated 1920s suburban house design with the emerging Colonial Revival style. Its construction coincides with the gradual shift away from the bungalow styles which had prevailed over the previous decade into the more diverse range of architectural styles that would characterise the 1930s.

California Bungalow

The bungalow style originally emerged in the United States, inspired by the Arts and Crafts movement in the United Kingdom. The earliest bungalows, described as 'Craftsman's Bungalows', appeared in the later years of the nineteenth century. The style would prove extremely popular on the west coast of the United States and regional variations began to appear between the coastal 'Californian' bungalow and that seen in the Midwest. Bungalows began to appear in Australia in the years prior to the First World War but would only become a dominant form in the 1920s.

Early bungalows were more rustic, showing their Arts and Crafts roots. They had low-pitched roofs over gable fronts infilled with a different treatment, often shingles, asbestos sheeting with wide cover straps, or pressed metal sheeting. Walls were increasingly constructed in brick as the style was adapted regionally. Roughcast was often applied over a brick plinth. Tapered chimneys were used as features, with inglenook fireplaces being placed in living rooms where they were more decorative than serviceable given that gas and electricity had begun to supply heating and cooking within homes.

A deep porch or veranda was a feature of the style. The porch allowed for the creation of sleep-outs and outdoor rooms, encouraging an outdoor lifestyle. Porches might be under the main roof, given their own gable, or under a flat roof. Squat, heavy columns of early styles gave way to lower pillars, sometimes under a metre tall, supporting timber posts. In some cases, the heavy pillars became buttresses, sloping out to the front of the house.

The versatility of the style would lead to it becoming ubiquitous in Australian suburbs. It was adapted into regional variations across the country and became popular with speculators and developers as well as State Bank and War Service Home Schemes. The style was dominant until the Great Crash of 1929 halted much building in cities around the country. Prior to this, the late 1920s saw the beginnings of a transition from the bungalow towards other styles, particularly among architect designed homes. One of the emerging styles was the Colonial Revival.

'Langley Burrell' incorporates key elements of California Bungalow design, notably the low-pitched roof, roughcast on brick walls, Arts & Crafts decorative elements such as tall chimneys, shingles, and a deep porch.

Colonial Revival

The Colonial (or Georgian) Revival had begun in the United Kingdom and United States in the 1890s as a reaction to the 'free ranging eclecticism' of the time. By the First World War, it had become well established in Britain through the work of first Ernest Newton and then Edwin Lutyens.

In Australia, the interwar Colonial Revival was championed by William Hardy Wilson. Wilson had admired American Colonial architecture while travelling and when he returned home set about 'discovering' Australia's colonial architecture in New South Wales and Tasmania. This was the first time that an early style of Australia's own architecture was 'revived'. The timing of Australia's Colonial period makes it difficult to distinguish between Colonial and Georgian Revival, meaning the two terms are often used interchangeably. Goad and Willis's *Encyclopedia of Australian Architecture* differentiates between them by noting that the Georgian Revival tends to look back to English sources, while Colonial Revival examples are more likely to have drawn on references from the Australian or United States Colonial period, leading to comparatively simpler details (Goad and Willis:164).

In the lead up to WWII, the style would come to be associated with 'upper middle-class concepts of good taste' (Apperley et al:150), due in large part to the emergence of university educated architects, heavily influenced by the English academics such as Leslie Wilkinson who trained them.

Colonial Revival buildings are typically symmetrical and often free standing. Detailing is often simple, using restrained classical elements. Walls are generally in a plain finish, typically either brickwork or render/stucco surface. Simple roofs of slate or tile were most common. Windows were often multi-paned and borrowed heavily from Georgian designs – the use of semi-circular window heads, shallow

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arched fanlights over doors and the use of classical orders in porticos and pediments. Entries were given more elaborate treatment, making them features of the building. The presence of Colonial Revival features suggests architect involvement in the design of the house, perhaps RM and MH King who designed the later addition.

'Langley Burrell' incorporates elements of the Colonial Revival style, notable the use of classical elements in the porch, Georgian treatment of the elaborate porch including the classical pillars and fanlights over the door. The simple tiled roof adds to the Colonial Revival effect.

Comparative examples within Boroondara

Transitional style houses use a wide range of features from each style in varied combinations.

27 Mason Street, Hawthorn

In form, 'White Lodge' (Figure 11) at 27 Mason Street, Hawthorn (HO462, individually significant) is a typical attic storey bungalow, with a single transverse ridge, deep porch and wide eyelid dormer. The walls are of overpainted render above a clinker brick plinth. A rounded bay window dominates a corner and there are deep porches carved out of the built form. Like 'Langley Burrell', however, it also includes features from the Colonial Revival. The entry is marked with Tuscan columns and flanked by a projecting hipped roof. The deep eaves are boxed in, and structural expression has been suppressed behind the smooth lines of stucco and boxed eaves.



Figure 11-48. 'White Lodge', 27 Mason Street, Hawthorn (HO462, 1926-27). (Source: Lovell Chen, 2006)

The eclectic composition of 27 Mason Street is highlighted by its corner location. Viewed from Mason Street, it appears to be a simple, if somewhat large, attic storey bungalow. The Colonial Revival elements of the design only become apparent from the Calvin Street frontage, gradually becoming more the dominant style towards the rear. A large carport extends to the boundary and there is a large addition to the rear of the house which, while sympathetic, casts some doubt on the original extent of Colonial Revival features. Few other original features remain at 'White Lodge'. 'Langley Burrell', in contrast, has not been substantially altered since 1945 and retains many original features both internally and externally.

6 Summerlea Grove, Hawthorn

Figure 12-49. 6 Summerlea Grove, Hawthorn (HO476, 1927). (Source: Marshall White, 2017)

The individually significant house at 6 Summerlea Grove, Hawthorn (Figure 12, HO476) was also split into two flats. In this case, it is unclear if it was originally designed as two units, or if, like 'Langley Burrell', it was a single dwelling that was later altered. The façades of both buildings are stepped, broken by dominant porches that serve to unify the wide façades. The material palette is also similar, using clinker brick, roughcast walls, terracotta tiled roof and shingled accents. However, the Summerlea Grove house is lacking the Colonial Revival characteristics of the subject property. Instead, it retains strong links to the Bungalow style, although unusually applied over two levels. Another example of conversion into flats from the interwar period is 227-229 Cotham Road, Kew, (individually significant, HO288). The Arts and Crafts attic-style house built in 1912 was converted and enlarged in 1940 to create a block of six Old English-style flats called 'Tanfield Lea Flats' to designs by architect James Wardrop. By comparison, the subject property's conversion was more sympathetic to the original style.

'Wynnivy', 15 Deepdene Road, Balwyn

A comparable Colonial Revival style house in Boroondara is 'Wynnivy' at 15 Deepdene Road, Balwyn (individually significant, HO605). This house was designed by Marcus Barlow in the 1920s. Located within two allotments, the house's elevated position, broad hipped roof and long verandah, gives a homestead-like presence. By comparison, 'Langley Burrell' exhibits a prominent porch entry and a similarly dominant low roof form. The subject property is particularly distinguished by its variety of classical motifs, second entry and tall chimneys. Since 'Wynnivy' was recently subjected to a dominant addition, the subject property is also substantially more intact.



Figure 13-50. 'Wynnivy' at 15 Deepdene Road, Balwyn before recent renovations. (Source: realestate.com)

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'Rab-Nov-Jea', 10 Wimba Avenue, Kew



Figure 14-51. 'Rab-Nov-Jea' 10 Wimba Avenue, Kew (HO363, 1928). (Source: Lovell Chen, 2005)

'Rab-Nov-Jea' (individually significant, HO363) is more closely aligned with the blend of bungalow and Colonial Revival features of 148 Summerhill Road. Like the subject property, it has a dominant hipped roof form with projecting porches supported by classical columns and makes use of a simple material palette. Leadlight double-hung sash windows are found in both. Both draw from the bungalow and Colonial Revival styles but they use different features of each style. Trios of Tuscan columns support the hipped roof over the porch, rather than the Doric columns and heavy rusticated pillars of 'Langley Burrell'. The projecting bay window to the side of the entrance in this instance is faceted and under its own flat roof. At 'Langley Burrell', projections are incorporated into the hips of the main roof form. 'Rab-Nov-Jea' more closely resembles the simpler, symmetrical designs of the Colonial Revival with some bungalow touches, while 'Langley Burrell', with its more ornate decorative motifs, variety of materials and asymmetrical projections, is a more transitional design clearly drawing on both styles. Substantial additions to the rear of 10 Wimba Avenue, while not preventing the grading as 'significant', have somewhat detracted from the intactness of the site. In contrast, 148 Summerhill Road is substantially intact with little change since 1945.

Summary

In summary, the subject site is distinguished from other transitional bungalow houses by its particularly fine demonstration of a mixture of Colonial Revival and Bungalow styles. Compared to other examples of this type in Boroondara, 'Langley Burrell' is intact and aesthetically distinguished. Its strongly transitional style, combined with the unusual use of irregular angles in its design, and its unusual chimneys, makes it a significant example of this transitional bungalow style within the municipality.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

'Langley Burrell' at 148 Summerhill Road is of historical significance as evidence of the changing patterns of living in Boroondara that saw single family homes adapted to accommodate multiple residences in the 1930s and '40s, before being returned to single dwellings in the later years of the twentieth century. The conversion into two residences by RM & MH King in the 1940s coincides with the development of higher density living in Boroondara (Thematic History 6.7.5 Developing higher density living

Low-rise flats and apartments to 1940). Antagonism towards multiple dwellings in the municipality meant that such units were 'invariably designed in such a way that they resembled overscaled single

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dwelling and thus did not besmirch the quality of the residential streetscape' (Built Heritage 2012:146). The two entry porticos testify to this former use so the history is evident in the fabric of the place. The discrete location of the rear upper addition is also an interesting and early example of this kind of development, evident in the fabric of the place.

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).

N/A

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

'Langley Burrell' at 148 Summerhill Road is of aesthetic significance as a substantially intact example of an interwar single storey dwelling in a transitional style between the Bungalow and the Colonial Revival. The Bungalow characteristics include the use of materials such as shingles, bay windows and projecting corner treatments at unusual angles.

The house also demonstrates characteristics of the Colonial Revival such as a dominant hipped roof form, classical orders, semi-circular windows or shallow arched fanlights and elaborate entry treatment. The unusual chimneys outside both Bungalow and Colonial Revival traditions, illustrating the ways in which multiple styles were beginning in influence designers after the long dominance of the Bungalow 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?

'Langley Burrell', 148 Summerhill Road, Glen Iris, a single storey dwelling constructed in 1927-28 and converted into flats in 1944-45 by architects RM & MH King, including original garage, fence, and upper addition by Rm & MH King, is significant.

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How is it significant?

'Langley Burrell' is of historical and aesthetic significance to the City of Boroondara.

Why is it significant?

148 Summerhill Road is of historical significance as evidence of the changing patterns of living in Boroondara that saw single family homes adapted to accommodate multiple residences in the 1930s and 40s, before being returned to single dwellings in the later years of the twentieth century. (Criterion A)

148 Summerhill Road is of aesthetic significance as a substantially intact example of an interwar single storey dwelling in a transitional style between the Bungalow and the Colonial Revival. The bungalow characteristics, including materials such as shingles, bay windows, and a dominant, low-pitch roof form, while the house draws on the Colonial Revival for its use of classical orders, semi-circular windows, curved fanlights and elaborate entry treatment. The unusual chimneys are outside both Bungalow and Colonial Revival traditions, illustrating the ways in which multiple styles were beginning to influence designers after the long dominance of the Bungalow style. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually significant 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
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 boundary fence, original garage.
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

Context

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'WOORAYL'

Prepared by: Context

Address: 3 Valley Parade, Glen Iris

Name: 'Woorayl'	Survey Date: July 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: c1889-91

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattleree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np).

Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after larger estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259.) George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840. The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see [Figure 1-Error! Reference source not found.](#)), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (*Argus* (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

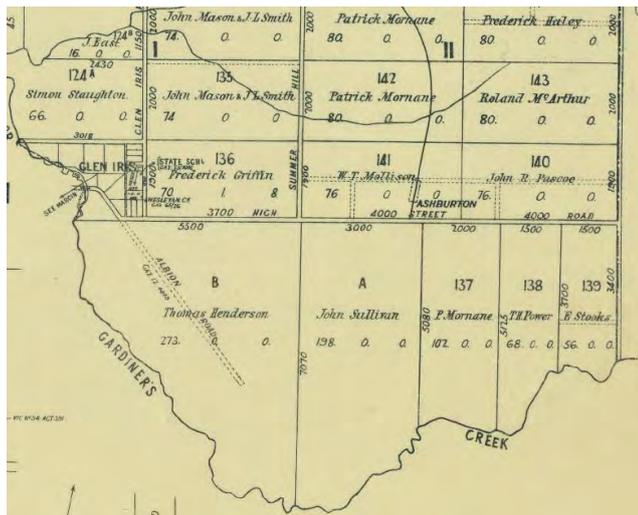


Figure 1. Showing Thomas Henderson's 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

Glen Iris also includes the small locality of Gardiner, the original name for Malvern, which is located south of Gardiners Creek, east of Malvern. John Gardiner was one of the first overlanders of cattle from the Murrumbidgee River to Port Phillip in 1837. He took up rich pastoral country on both sides of Gardiners Creek and built his home on the Hawthorn side of the creek overlooking the Yarra River. Kooyongkoot Creek, which divided Hawthorn from Malvern, was subsequently renamed Gardiners Creek. Although the name, Gardiners Creek, was in use by 1840, Kooyongkoot Creek was also used through until the early 1900s (see below) (Malvern Historical Society 2005; *Port Phillip Gazette* 14 October 1840:2; Victorian Places 2015).

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a

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living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

Development of the area occurred from the early 1860s when some larger acreages subdivided into smaller allotments and the construction of two bridges across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2). In the 1860s, a small brickworks operated in the Glen Iris area, near the corner of present-day Warrigal Road and High Street Road, using clay obtained from a pit at Gardiners Creek (Built Heritage 2012:87).

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by architects Crouch and Wilson and built in 1865; and a school site, put aside in 1871 and on which Glen Iris State School No 1148, designed by architect Nathaniel Billing, opened in 1873 (although a school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator, James Munro (see Figure 3) (McWilliam 1992:np).

By this time, the area of Glen Iris had developed its own sense of identity, evidenced by an attempt to secede from the Shire of Boroondara. Encouraged by the secessions of Hawthorn and Kew, a public meeting held at the town reserve proposed that the southern portion of the Shire of Boroondara (i.e. south of Back Creek) become part of the adjacent Gardiner Road District (later to become the City of Malvern). The scheme, however, failed due to opposition from the Shire of Boroondara (Built Heritage 2012:151).

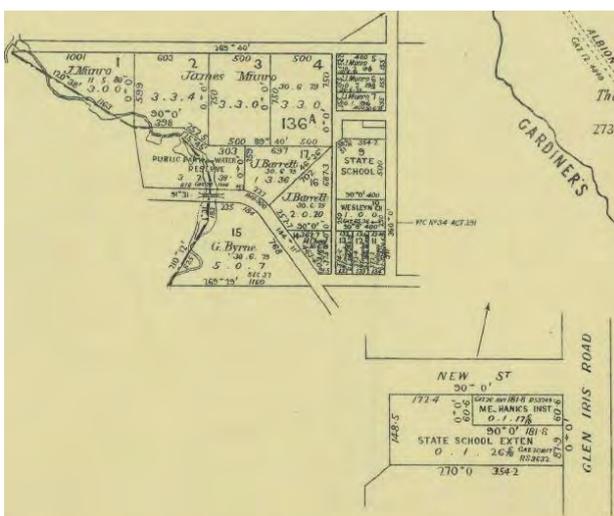


Figure 2. The Glen Iris Township. The township was first known as the Glen Iris village, and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon-curing establishment opened in the mid-1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

During the land boom of the late 1880s, some residential estates were subdivided in the Glen Iris area and schools established. Although not in the City of Boroondara, these schools included Sacré Coeur Catholic School in Burke Road, East Malvern, in 1888, and Korowa Anglican Girls' School in Ranfurly Crescent, East Malvern, in 1890. Residential development slowed with the economic depression of the early 1890s.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Two local reserves were gazetted in the 1890s: a new site for a mechanics institute in 1892, which, like its earlier counterpart, was never built; and a reserve in 1898 straddling Gardiner's Creek, north of the High Street bridge, as a Public Park and Water Reserve (Built Heritage 2012:49).

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post-town of approximately 200 people on the Kooyongkoot Creek. Anglican and Wesleyan churches were in operation at the time, as was a state school and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

Passengers can now go direct from St. Kilda-road, via High-street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke-road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High-street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

History

In 1889 Samuel Grey King, draper of Errol Street North Melbourne, and Joseph Button, of Harcourt Street, Hawthorn, became the owners of 40 acres, part of Crown Portion 109 Parish of Boroondara. The block lay between Toorak Road on the north, Park Road on the west, Gardiners Creek on the south and an easement on the east. They subdivided the block and sales had started by August 1891

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(CT V.2127 F.377). This may have been called the 'Toorak East Estate' (*Age*, 19 September 1891:3; RB 1892-3).

In August 1891 Joseph Stephen Treweek, warehouseman of Errol Street North Melbourne, became the owner of Lot 2 on Plan of Subdivision No.3275 (CT V.2377 F.212). Joseph was born in Scarsdale in 1867 to Nicholas Treweek and Mary Trenerly (Harper) (BDM Event No.18145/1867). In November 1891 Treweek offered for sale a villa in a 'splendid position' in Glen Iris, two minutes from the Gardiner Station. It had six rooms, bath, wash house and pantry (*Age*, 21 November 1891:7). It is likely this was the subject house, and it did not sell, as in 1892 Treweek still owned and occupied a brick house in Valley Parade, on Lot 2 Toorak East Estate (RB 1892-3; S&McD 1892).

Treweek became a draper with shops in North Brighton and Cheltenham but appears to have fallen victim to the 1890s crash. In 1893 he succeeded Mr G. Spicer in his drapery in North Brighton (*Oakleigh Leader*, 25 March 1893:4). He had a 'great sale' at his shops in North Brighton and Cheltenham in January 1895, indicating he was already in financial difficulty (*Caulfield and Elsternwick Leader*, 12 January 1895:4). In February 1895 he became insolvent due to losses in business, dullness of trade and depreciation of losses in real estate (*Age*, 15 February 1895:6). Treweek's stock in trade and plant was auctioned by the trustee in March 1895 (*Argus*, 2 March 1895:3). The same month there was an auction of his furniture, including an 'ebony and gold Thurmer piano' (*Age*, 13 March 1895 p.2).

In 1894-5 Samuel Crew was renting Treweek's house on Lot 2 Valley Parade, 'Toorak East Estate' (RB 1894-5). In 1895-6 Treweek was back in his house (RB 1895-6). By 1898 he was living in Elsternwick (S&McD 1898). In 1898 Louisa Robotham, widow of West Brunswick, became the owner and by 1899 she was living in the 6-roomed brick house (CT V.2377 F.212; RB 1899-1900).

In 1903 Charlotte Leishman of Stony Creek Gippsland purchased Treweek's land, Lot 2, with its 6-roomed brick house (CT V.2377 F.212). It appears from the rates book records that that she had also purchased a number of surrounding blocks by this time, including Lots 1, 3 and 4 on Valley Parade and 6-8 on Iris Road, presumably from earlier purchasers in the subdivisional sale (RB 1903-04, 1904-05). In 1905 she purchased yet another 3 acres in the 1891 subdivision, including Lots 9-12 on Iris Road and Lots 46-57 on Sunhill Road (CT V.2377 F.212).

The 1905 postal directory showed Miss Charlotte and Miss Elizabeth Leishman (sisters) in residence in 'Woorayl'. This is the first mention of the name 'Woorayl', so it is likely that the Leishmans were responsible for naming the house (S&McD 1905; BDM Events Nos.23445/1865 & 23008/1867). By 1910 'Woorayl' was rented to Mrs Ellen O'Toole (S&McD, 1910; RB 1910-11).

By 1913, George Leishman, an iron founder who was Charlotte and Elizabeth's brother, was shown in the rate book as owner of the Valley Parade, Iris Road and Sunhill Road land, although Charlotte retained title. The property was now rented to Alfred Martin. Lot 4 had been sold. (RB 1913-14; BDM Event No.16013/1863). By 1916-17, George was back living there with Charlotte (RB 1916-17). 'Woorayl' appears on the 1918 MMBW detail plan with Lot 3 as garden/yard (MMBW 1918).

In 1919 the brick villa 'Woorayl' on Lots 2 and 3 was offered for sale, along with separate offers of the corner allotment (Lot 1) and 7 allotments along Iris Road (Lots 6 to 12) (*Argus*, 15 November 1919:3; CT V.2127 F.377). It appears that the sale of the house at least was unsuccessful, as in the 1919-20 rate book George is still the owner and occupier (RB 1919-20; S&McD, 1920). The 1925 postal directory shows Alfred Martin in the first house on Great Valley Parade (previously Valley Parade), indicating the subject property was rented to him again (S&McD 1925).

Elizabeth Ann FitzSimons became the owner of 'Woorayl', on Lot 2, in 1927 (CT V.2377 F.212). The 1930 postal directory shows her in residence at No.3 Valley Parade (S&McD 1930). The 1935 directory shows Arthur E. Adamson, presumably a renter, at 3 Valley Parade (S&McD 1935). At some point the double-width block on which 'Woorayl' sat was subdivided.

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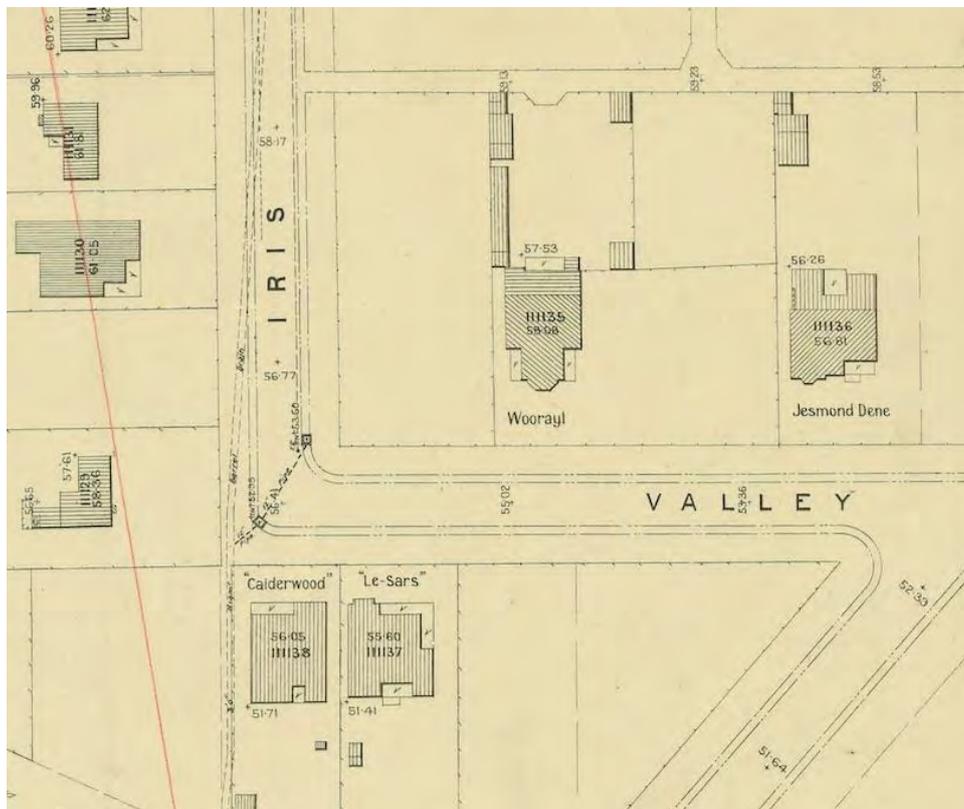


Figure 3. Detail from 1918 Melbourne and Metropolitan Board of Works plan Detail Plan No. 2610. The subject house, ‘Woorayl’ is at the centre. (Source: SLV map collection)



Figure 4. Present-day cadastral plan showing the location of 3 Valley Parade on a reduced block. (Source: Planning Maps Online, <http://services.land.vic.gov.au/maps/pmo.jsp>)

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Description & Integrity

This bichrome brick Victorian-era house is sited on a large garden allotment. Essentially Italianate in its styling, the house is unusual in its form. A projecting central wing has a faceted bay and is flanked on each side by a narrow side verandah which leads to a recessed entry door on the east side. More commonly, Italianate houses were asymmetrical in form with a wing projecting to one side and a central entry door.

The hipped roof has a pitch typical of the Italianate style and is clad in slate. Three chimneys are intact and feature face Hawthorn (brown) brick with cream brick detailing and wide banded rendered top. Paired timber eaves brackets are notable below the eaves line.

The bichrome brick walls are of face brown Hawthorn brick with cream brick banding around the faceted bay, over the window openings, and as feature courses on the walls.

The tall narrow window openings have a low segmented arch to the upper edges, with timber double hung sash windows.

The narrow return convex verandahs have corrugated iron roofing (not likely to be the original roof cladding but sympathetic). They each have a single cast iron post at the corner and are joined to the house with decorative timber brackets. A cast iron verandah frieze runs between the post and the brackets. A timber four panelled entry door is evident on the eastern side of the house. Leadlight highlights and sidelights are intact. There appears to be door beneath the western side verandah as well.

The verandah on the east side functions as the main entry point to the house and has a tessellated tiled floor with bluestone edging. It is set slightly above ground level and accessed from a location close to entry door, marked with stone urns on stone plinths.

Changes to the site comprise a bluestone front fence and a garage of contemporary construction. In addition, the original rear skillion, housing the kitchen and other utilitarian spaces, has been replaced with a large, flat-roof extension. It is not visible from the street.



Figure 5. Image showing front entry door (east side), with leadlight sidelights and highlight. (Source: Context 2018)

Comparative Analysis

As part of Stage 1 of the Glen Iris Heritage Gap Study, all streets and properties were surveyed to identify places and precincts of potential heritage significance. As set out in the Locality History, there was only scattered development during the Victorian and Edwardian periods and only a small number of these houses survive (particularly among Victorian examples). For this reason, all largely intact Victorian and Edwardian houses were noted and photographed during the Stage 1 survey. They were then compared amongst themselves and the finest architectural examples in the suburb were chosen for full assessment in Stage 2 of the study.

At least five other houses within Glen Iris were rejected for assessment on the basis that they would be best assessed as contributory to a precinct, are either less intact or feature prominent extensions. These include:

- 35 Alfred Road
- 47 Alfred Road
- 3 Queens Parade
- 22 Queens Parade
- 57 Iris Road

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Residential architecture of the Victorian period is concentrated mainly in the southern part of the suburb around Kerferd Road and Bourne Road near Glen Iris Station. The Victorian-era houses in Glen Iris were constructed relatively late in the Victorian era in the 1890s-1900s.

Comparative examples in Glen Iris

Like much of Boroondara, Glen Iris is predominantly a brick area; but unlike the earlier developed parts of the municipality, the suburb was developed too late for the use of the popular Victorian stucco finishes, consequently, the use of face brick as the finished wall surface is widespread. Brick was used as both the primary wall material and as a feature using dark brown, red and cream bricks to decorative effect. While the three houses illustrated below feature red brick with brown and cream banding, Woorayl at 3 Valley Parade features dark brown Hawthorn brick as the background wall material. Three houses of the Victorian period and style are in Glen Iris, at 22 Bourne Road, 13-15 Kerferd Road and 30 Howard Street (HO387).



Figure 6. 30 Howard Street Glen Iris (Source: HERMES 14708)

A two-storey Federation Queen Anne house at 30 Howard Street Glen Iris (HO387). It is an unusual example with links to American free-style architecture (HERMES 14708).

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Figure 7. 13-15 Kerferd Road, Glen Iris. (Source: Context, 2018)

13-15 Kerferd Road is individually significant in the proposed Glen Iris Precinct and is a two storey late Victorian/Federation villa of polychrome brickwork.



Figure 8. 22 Bourne Road, Glen Iris (Source: Context, 2018)

22 Bourne Road is a two-storey red brick late Victorian mansion of polychromatic brick with double storey canted bay window front. Like 13-15 Kerferd Road and 30 Howard Street, it is tall in its proportions and asymmetrical in its form. It has been assessed to be of local significance as an individual place.

Comparative examples in Boroondara

Victorian polychrome brick houses in Boroondara are widespread, with many on the HO throughout Kew, Camberwell, Canterbury and Hawthorn. Some are asymmetrical with canted bay window like 27 Anderson Street (HO430) and 36-38 Alma Road (HO368). The symmetrical form is also widespread including an example at 35 Chatham Road (HO683).

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Figure 9. 27 Anderson Street Hawthorn East (Source: HERMES 14532)

27 Anderson Street Hawthorn East (HO430) is an asymmetrical 1880s Victorian villa, with dichrome brickwork. It has a typical built form and verandah for the period.



Figure 10. 35 Chatham Road Canterbury (Source: HERMES 202085)

35 Chatham Road Canterbury (HO683) is a single storey symmetrical polychrome Victorian house in the Italianate style. Its built form and verandah is typical for the Victorian period.

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Figure 11. 36-38 Alma Road Camberwell (Source: HERMES 14688)

36-38 Alma Road Camberwell (HO368) is an asymmetrical Victorian villa of the 1880s with dramatic decorative dichrome brickwork. Otherwise the built form is typical of the Victorian period.



Figure 12. 27 Inglesby Road Camberwell (Source: HERMES 14709)

27 Inglesby Road Camberwell (HO388) is an intact example of a late 1880s asymmetrical dichromatic Italianate house. The brick patterning is quite restrained.

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Figure 13. 25 Alma Road Camberwell (Source: HERMES 14686)

25 Alma Road Camberwell (HO366) is an intact example of a late Victorian Italianate villa with dichrome brickwork in a restrained pattern.

Summary

Within the Glen Iris context Victorian houses are relatively rare and 30 Howard Street, and 13-15 Kerferd Road demonstrate a more freestyle approach to design that is atypical. 22 Bourne Road is more typical of Victorian styling with the asymmetrical form provided by the bay window. 'Woorayl' at 3 Valley Parade is distinguished from comparative examples by its fine roof massing and its pair of side verandahs flanking a central bay window which is more unusual than many of the symmetrical and asymmetrical examples above. Like other comparative examples it demonstrates a high level of decorative brickwork patterning and within Glen Iris, a rare use of Hawthorn brick. Within Boroondara more generally, the use of Hawthorn brick is widespread. 3 Valley Parade is an unusual form of Victorian house and is distinguished by a high level of integrity of decorative detail.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

'Woorayl' at 3 Valley Parade, Glen Iris is a tangible representation of the scattered early development of Glen Iris during the nineteenth century. Its nineteenth-century origins are demonstrated by its Italianate form and details along with its Hawthorn and cream brick walls. In the 1880s, the land was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. The opening in 1890 of the railway line to Oakleigh, with two stations in the Stonnington part of Glen Iris, provided some impetus for suburban development and the opening of the Glen Iris Post Office, but this was limited due to the subsequent economic downturn in the early 1890s. It was only in the interwar period that Glen Iris was extensively developed, infilling old streets around the few surviving Victorian houses, and creating many new subdivisions.

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

N/A

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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).

'Woorayl' at 3 Valley Parade, Glen Iris is a representative example of a Victorian era Italianate house in the Glen Iris context; and one of a small number of houses from this era to survive intact in the suburb. The house is also an uncommon example of a Hawthorn brick house in the suburb. Architecturally it has an unusual presentation for a Victorian Italianate house – the symmetrical form features a central projecting bay and is flanked by narrow verandahs down each side. Its significance is enhanced by a high degree of integrity, retaining a number of features associated with the Italianate style including: bi-chrome brickwork, with Hawthorn (brown) brick walls contrasting with cream brick trim to the faceted bay, window openings, and as feature courses on the walls and chimneys; two side verandahs with cast-iron posts, frieze and brackets; tessellated tiled verandah floor with bluestone edge; and timber four panelled entry door on the eastern side of the house, with leadlight highlights and side lights.

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?

'Woorayl', at 3 Valley Parade, Glen Iris, built in 1891, is significant. Built for Joseph Stephen Treweek in 1891, the house retains original Hawthorn bricks with cream brick detailing, cast iron verandah elements, slate roof and brick and rendered chimneys.

The later rear addition, bluestone front fence and garage are not significant.

How is it significant?

'Woorayl' is of local historical and architectural significance to the City of Boroondara.

Why is it significant?

'Woorayl' at 3 Valley Parade, Glen Iris is a tangible representation of the scattered early development of Glen Iris during the nineteenth century. Its nineteenth-century origins are demonstrated by its Italianate form and details along with its Hawthorn and cream brick walls. In the 1880s, the land was

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largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. The opening in 1890 of the railway line to Oakleigh, with two stations in the Stonnington part of Glen Iris, provided some impetus for suburban development and the opening of the Glen Iris Post Office, but this was limited due to the subsequent economic downturn in the early 1890s. It was only in the interwar period that Glen Iris was extensively developed, infilling old streets around the few surviving Victorian houses, and creating many new subdivisions. (Criterion A)

'Woorayl' at 3 Valley Parade, Glen Iris is a representative example of a Victorian era Italianate house in the Glen Iris context; and one of a small number of houses from this era to survive intact in the suburb. The house is also an uncommon example of a Hawthorn brick house in the suburb. Architecturally it has an unusual presentation for a Victorian Italianate house – the symmetrical form features a central projecting bay and is flanked by narrow verandahs down each side. Its significance is enhanced by a high degree of integrity, retaining a number of features associated with the Italianate style including: bi-chrome brickwork, with Hawthorn (brown) brick walls contrasting with cream brick trim to the faceted bay, window openings, and as feature courses on the walls and chimneys; two side verandahs with cast-iron posts, frieze and brackets; tessellated tiled verandah floor with bluestone edge; and timber four panelled entry door on the eastern side of the house, with leadlight highlights and side lights. (Criterion D)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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
Context

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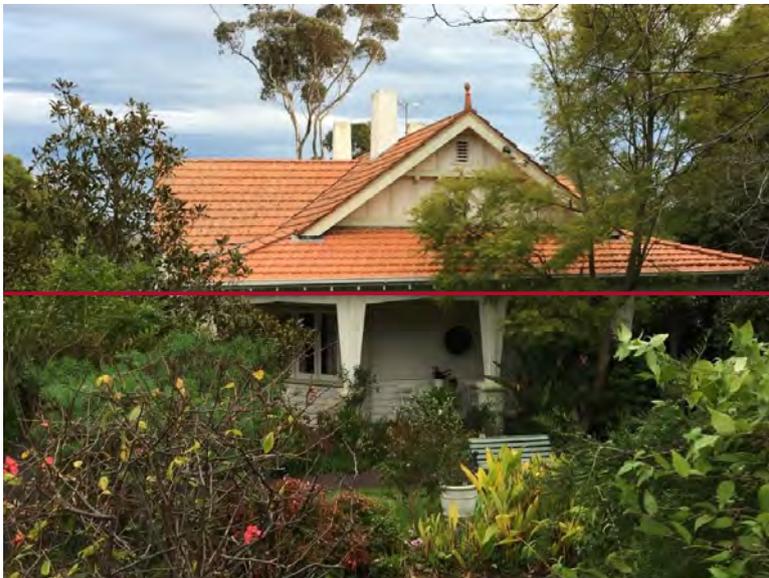
GLEN IRIS

HOUSE

Prepared by: Context

Address: 50 Valley Parade, Glen Iris

Name: House	Survey Date: July 2018
Place Type: Residential	Architect: Unknown
Grading: Significant	Builder: Unknown
Extent of Overlay: To title boundaries	Construction Date: 1917-18

**Historical Context**

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road on the north, Summerhill Road and Warrigal Road on the east, Wattletree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood-prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np).

Glen Iris is an area dominated by middle-class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Development to 1914

In 1838, squatters Robert Allan and William Logie took up three square miles of land on the west side of a waterway called Kooyongkoot (later renamed Gardiners Creek) on the traditional lands of the Woiwurrung people. They named the pastoral run 'Allan's Creek' (Spreadborough and Anderson 1983:259.) George Downing took up a run on Back Creek, north of Allan and Logie's run, in 1840. The homestead block of 640 acres on this run roughly corresponded with an area bounded by today's High Street, Summerhill Road and Toorak Road (McWilliam 1992:np).

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Gold discoveries increased the demand for land in the colony of Victoria and consequently runs leased by squatters were subdivided and sold. Crown land auctions occurred in the Boroondara Parish from 1850. As part of the survey process for the land sales, a public reserve was put aside on Gardiners Creek in 1853. The reserve, swampy and flood-prone in places, was situated on deep water holes and crossing places on Gardiners Creek. A quarry was later established on the reserve (McWilliam 1998:7).

In September 1850 Captain Thomas Henderson purchased 273 acres of the former Allan's Creek run (Allotment B, Section 1, Parish of Boroondara – see Figure 1), which he named Glen Iris after the ship 'Iris' he sailed on to reach the Port Phillip District (later Victoria). By 1851, Henderson owned most of Allan's Creek run (Spreadborough and Anderson 1983:259).

The Glen Iris Estate was advertised by Henderson for sale in 1852 (Malvern Historical Society 2005). The property comprised extensive, cultivated land along with a substantial villa. In the sale notice, the property was described as being situated on Allen's Creek, Dandenong Road, about seven miles from Melbourne (Argus (12 June 1852:5). From 1855 the homestead was owned by Robert Kent, who also acquired 16 acres of land on the Stonnington side of Gardiners Creek (Malvern Historical Society 2005). Much of the remaining Glen Iris Estate land was not sold until 1879 as part of the Township of Glen Iris subdivision (Built Heritage 2012:49).

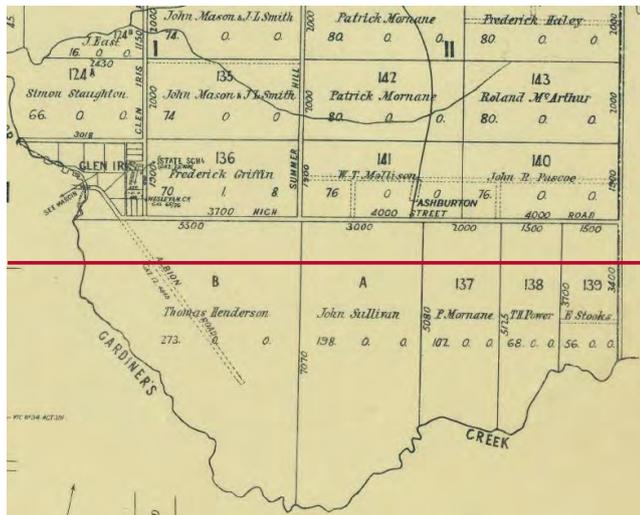


Figure 1. Showing Thomas Henderson’s 273 acres and the location of the Glen Iris Township, where allotments were put up for sale in 1879. (Source: Boroondara Parish Plan 1931)

Glen Iris also includes the small locality of Gardiner, the original name for Malvern, which is located south of Gardiners Creek, east of Malvern. John Gardiner was one of the first overlanders of cattle from the Murrumbidgee River to Port Phillip in 1837. He took up rich pastoral country on both sides of Gardiners Creek and built his home on the Hawthorn side of the creek overlooking the Yarra River. Kooyongkoot Creek, which divided Hawthorn from Malvern, was subsequently renamed Gardiners Creek. Although the name, Gardiners Creek, was in use by 1840, Kooyongkoot Creek was also used through until the early 1900s (see below) (Malvern Historical Society 2005; Port Phillip Gazette 14 October 1840:2; Victorian Places 2015).

Unlike nearby suburbs of Camberwell, Hartwell and Box Hill, which were situated on main thoroughfares, or were developed around inns that provide services to travellers, up until the 1860s Glen Iris comprised mainly farms overlooking the Gardiners Creek valley. Stock routes existed on high ground (marked today by Malvern Road and Waverley Road) and some white settlers earned a living from cutting timber from the red gum and box forests and carting it to Melbourne for firewood (Victorian Places 2015; Lambert 1932:6; McWilliam 1992:np).

GLEN IRIS

Development of the area occurred from the early 1860s when some larger acreages subdivided into smaller allotments and the construction of two bridges across Gardiners Creek by 1861, one at Auburn Road and another at Tooronga Road. Three more bridges, at Toorak, Glenferrie and Burke roads, were completed by 1874 (City of Boroondara 2018). In 1877, the Boroondara Shire called for tenders for repairs to the bridge in Glen Iris Road (see Figure 2) (*South Bourke and Mornington Journal* 13 June 1877:2). In the 1860s, a small brickworks operated in the Glen Iris area, near the corner of present day Warrigal Road and High Street Road, using clay obtained from a pit at Gardiners Creek (Built Heritage 2012:87).

The Glen Iris village which developed on the 1853 Gardiners Creek public reserve, by the 1860s consisted of reserves for a mechanics' institute put aside in 1861; a Wesleyan church designed by architects Crouch and Wilson and built in 1865; and a school site, put aside in 1871 and on which Glen Iris State School No 1148, designed by architect Nathaniel Billing, opened in 1873 (although a school had commenced earlier in 1865 in the Wesleyan church). A foundation stone for a mechanics' institute was laid in December 1861, but the building was never finished. A water reserve on Gardiners Creek was also gazetted in February 1861 (Built Heritage 2012:49).

In 1879, the remainder of the Gardiners Creek reserve was surveyed as the Glen Iris Township (Allotment 136A, Section 1, Parish of Boroondara). Township allotments, comprising six small rectangular blocks (fronting Glen Iris Road and High Street) and eight larger blocks (fronting Kerferd Road and High Street), were put up for sale in June 1879 and were mostly purchased by politician and speculator, James Munro (see Figure 3) (McWilliam 1992:np).

By this time, the area of Glen Iris had developed its own sense of identity, evidenced by an attempt to secede from the Shire of Boroondara. Encouraged by the secessions of Hawthorn and Kew, a public meeting held at the town reserve proposed that the southern portion of the Shire of Boroondara (i.e. south of Back Creek) become part of the adjacent Gardiner Road District (later to become the City of Malvern). The scheme, however, failed due to opposition from the Shire of Boroondara (Built Heritage 2012:151).

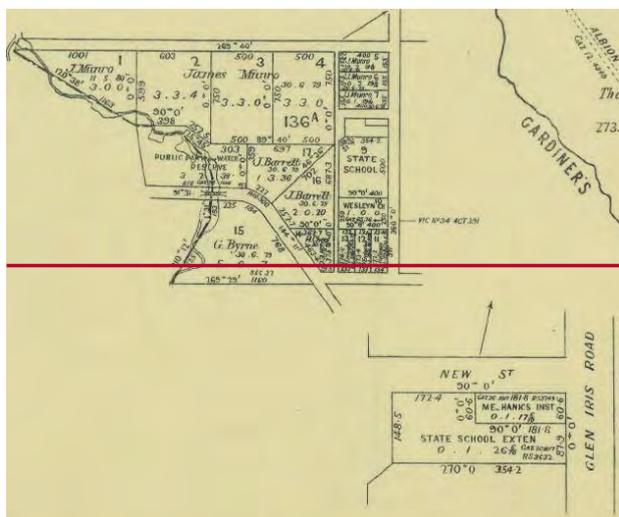


Figure 2. Showing the Glen Iris Township. The township was first known as the Glen Iris village and consisted of reserves for a mechanics' institute (1861), a Wesleyan church (1865) and a state school (1871). With further subdivision in 1879, allotments 1-7 were purchased by James Munro. Land was set aside for a public water reserve in 1898. (Source: Boroondara Parish Plan 1931)

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

By the early 1880s, land in Glen Iris was largely utilised for market gardens, dairying, orchards and brick-making, with little residential development beyond the occasional villa. Commercial activity included a general store that opened in 1882 in Glen Iris Road at the intersection with High Street in 1882, and where a small shopping centre subsequently developed. A bacon curing establishment opened in the mid 1880s near the east corner of Albion Road, where William and Henry Bainbridge had operated a butchery from the 1860s (McWilliam 1998:3; McWilliam 1992:np; Victorian Places 2015).

During the land boom of the late 1880s, some residential estates were subdivided in the Glen Iris area and schools established. Although not in the City of Boroondara, these schools included Sacré Cœur Catholic School in Burke Road, East Malvern, in 1888, and Korowa Anglican Girls' School in Ranfurlic Crescent, East Malvern, in 1890. Residential development slowed with the economic depression of the early 1890s.

In 1890 a railway line opened from Burnley to Oakleigh junction via the Glen Iris valley. The railway line in fact joined the Outer Circle line a little east of Glen Iris, and, subsequently, was truncated when the Outer Circle line was partly closed in 1895. The line had two stations in the Glen Iris district: Gardiner and Glen Iris (both just outside of Boroondara). With the opening of the railway, some residential development occurred resulting in the opening of the Glen Iris Post Office on 28 August 1890 (Victorian Places 2015). For the most part however, because the railway opening coincided with a major economic downturn, only limited residential development took place in the area.

Two local reserves were gazetted in the 1890s: a new site for a mechanics institute in 1892, which, like its earlier counterpart, was never built; and a reserve in 1898 straddling Gardiner's Creek, north of the High Street bridge, as a Public Park and Water Reserve (Built Heritage 2012:49).

In 1903, Glen Iris, described as a favourite picnic spot in the *Australian Handbook* of that year, consisted of a railway station and post town of approximately 200 people on the Kooyongkoot Creek. Anglican and Wesleyan churches were in operation at the time, as was a state school and ladies' high school. The township also comprised numerous market gardens and villa residences (cited in Victorian Places 2015).

In 1914, the extension of the High Street electric tramway from Tooronga Road to the Glen Iris railway station was opened. The *Prahran Telegraph* reported that:

Passengers can now go direct from St. Kilda road, via High street, passing the Malvern Town Hall and gardens, and the Tooronga settlement, over the crest of the Burke road hill to Glen Iris railway station. Across the creek the Glen Iris original township lies in the territory of Camberwell, and the High street road stretches further east through high, picturesque and undulating country, passing Ashburton, the residents in the locality of which sometime since were willing to subsidise a further tramway extension (Prahran Telegraph 11 April 1914:3).

By 1917 Malvern had three tramlines: in Malvern Road, turning north into Burke Road; in Wattletree Road, terminating at Burke Road; and in High Street, terminating at Glen Iris Railway Station. No tram service to Glen Iris existed on the eastern side of Gardiners Creek. Residents in this area lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other (Victorian Places 2015).

Spurred by the expansion of public transport, building activity in the area resumed, but was interrupted again by World War One.

History

The 100-acre property known as 'Martin's Hill' was offered for sale in 1887 (*Age*, 23 November 1887:2). It was sold to a Mr King of Errol Street in 1888 (*Herald*, 5 July 1888:3). The Australian Deposit and Mortgage Bank Ltd gained title to 90 acres of the total 100 acres of Crown Allotment 123A Parish of Boroondara in 1909. The Bank subdivided it into around 20 lots of about 5 acres each and began to sell the same year (CT V3332 F.320). Lots 16 to 19 of this subdivision, between Valley

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Parade and the creek to the south, were further subdivided into long blocks with narrow frontages to the south side of Valley Parade.

Loftus John Richards, a nurseryman of Burnley, bought two adjacent sub-lots of Lot 17 (later Nos. 48 and 50) in 1914. One encompassed the subject property and they were both 58 ft wide and 776 ft long at this stage (CT V.3332 F.320; RB 1915-16 & 1916-17).

There was no building activity on the subject site in 1915 or 1916 (S&McD 1915; RB 1916-17). The 1918 rate book showed a timber house of four rooms on the 116ft wide holding of Loftus John Richards, then a tailor, indicating construction in 1917-18 (RB 1918-19).

The 1919 rate book showed Richards' relatives had acquired another (vacant) 58ft wide lot part of Lot 17. His wife Mrs L. Richards had acquired another vacant 58ft wide lot and Elizabeth Richards yet another part of Lot 17 58ft wide (RB 1919-20). This probably corresponds to the 5 adjacent 58ft wide lots which form part of the subdivision of Lot 17. This accumulation of the family in this locale would lead to their re-subdivision in 1927 (see below).

The 1921-22 rate book shows the house on one 58ft lot and the Richards owning the four adjacent vacant 58ft lots. If the lots were entered into the rate book in order, this indicates this 1917-18 house was on the subject property (RN 1921-22). In the 1925-26 rate book the 59ft wide lot immediately to the west of Loftus John's was listed as owned by his eldest son John Loftus Richards, with a new timber house of 5 rooms (RB 1925-26; S&McD 1925; BDM Event No.26786/1958). The 1926 MMBW plan show the subject house in place and houses on either side (MMBW Detail Plan No. 2614, 1926).

By October 1927 four members of the Richards family had acquired six sub-lots of Lot 17, amounting to 4¾ acres and including the sub-lot with the subject house. The Richards family subdivided into smaller suburban house lots, creating Richards Avenue for this purpose (CT V.5344 F.737).

In March 1927 J. Richards, of 'Goolwa', Valley Parade, offered for sale a "superior tiled villa, builder's home", for £1400. The lot dimensions correspond to the lot 31 in the Richards' subdivision, immediately to the west of the subject house, later 48 Valley Parade. He also had another house to sell, this one for £1100 (Age, 12 March 1927:5). It is possible that this second house was the subject house and that it too was constructed by Loftus John Richards' son John Loftus, who was a carpenter and builder (CT V.5344 F.737; ER 1927). J.L. Richards built the Old English style shops on Toerak Road near Chapel Street, South Yarra, designed by architect A.W. Plaisted, in 1937 (Herald, 26 May 1937:14).

In 1930 Mrs Asunta Henry was renting 50 Valley Parade (S&McD 1930). By 1935 John I. Oldman was the renter. J.L. Richards remained at 48 Valley Parade, William Richards was at 44, and Edward H. Richards was at 42. Loftus John was by this time living in Richards Avenue, just to the south (S&McD 1935).

In 1936 Loftus John Richards became the owner of Lots 30, 32 & 36-38 of the 1927 Richards family subdivision. Two of the lots fronted Richards Avenue just to the south of Valley Parade, presumably one of which contained the house he was living in (CT V.6063 F.414). He retained ownership of Lot 32, the subject site, under a different title (CT V.6159 F.601; S&McD 1935). In 1937-50 Valley Parade, described as a double fronted weatherboard villa with 5 rooms, was offered for sale (Argus, 24 July 1937:2). The sale did not proceed at this point.

Mr and Mrs J.L. Richards continued to live at 48 Valley Parade and Loftus John remained at Richards Street. 50 Valley Parade was rented out, with James B. Grace residing there in 1940 (Herald, 16 December 1939:38; S&McD 1940; Argus, 20 March 1940:8).

Bessie and Gordon Fisher became the owners of 50 Valley Parade in November 1941 (CT V.6159 F.601). The property was offered for sale in 1953 as a double fronted weatherboard house of 6 rooms (Age, 16 May 1953:27). It was purchased by Jane and Ivo Wignell, who were residing there by 1955. Jane Wignell became the surviving proprietor in 2000 (CT V.8790 F.581; S&McD 1955).

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While 2018 real estate listings indicate that the subject property is called 'Valley View', no evidence of the historical use of this name was found.



Figure 3. 1926 MMBW detail plan overlaid on cadastral. (Source: MMBW Detail Plan No. 2614, 1926)

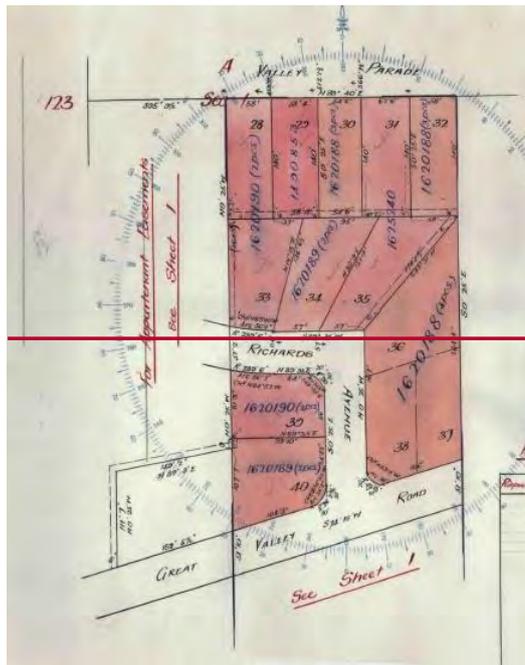


Figure 4. Richards family subdivision c1929. Lot 32 is the subject site. (Source: CT V5344 F.737).

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Description & Integrity

The timber Edwardian house at 50 Valley Parade, Glen Iris features a transitional style with both Edwardian characteristics and a bungalow form. It has a cruciform roof form with a main gable roof running front to back and intersected by two lower gables at right angles. It has a central and symmetry to the design that is part of the bungalow tradition, whilst employing wall and roof materials commonly used on Edwardian houses.

The steeply pitched roof is clad in terracotta tiles with matching ridge capping and finials. The half-timbered gable is jettied (the upper half projects over the lower half). A row of timber brackets sits below the jettied upper section. A decorative vent is located centrally in the upper half of the gable end. Two tapered, rendered chimneys are intact.

A verandah runs around three sides of the house and is enclosed by a lower pitched roof. The timber verandah has full height tapered rendered pillars at each end. Across the middle, three timber posts sit on half pillars, rendered to match the end pillars. The timber posts have solid, elongated timber brackets. Angled solid timber valances run across the face of the verandah between the posts.

Beneath the verandah, a dado line divides the walls, with weatherboards below and a roughcast finish above. A round window sits centrally on the front façade. A boxed bay window is set on the diagonal across the western corner. A set of three timber casement windows with high panels runs across the front face of the bay. Identical windows are located on each side of the bay although one window appears to have had the sashes replaced as they feature horizontal glazing bars common in 1950s windows. A section of the verandah appears to have been enclosed at some later time, with wide timber sash windows facing the street.

The metal palisade front fence is of a contemporary construction date.

Comparative Analysis

As part of Stage 1 of the Glen Iris Heritage Gap Study, all streets and properties were surveyed to identify places and precincts of potential heritage significance. As set out in the Locality History, there was only scattered development during the Victorian and Edwardian periods and only a small number of these houses survive. For this reason, all largely intact Victorian and Edwardian houses from this period were noted and photographed during the Stage 1 survey. They were then compared amongst themselves and the finest architectural examples in the suburb were chosen for full assessment in Stage 2 of the study. At least four other Edwardian houses within Glen Iris were rejected for assessment on the basis that they would be best assessed as contributory to a precinct, are either less intact or feature prominent extensions. These include:

- 12 Brixton Rise
- 2 Estella Street
- 29 Iris Road
- 21 Hillside Parade

Several distinct built forms can be distinguished amongst the large number of Edwardian houses in Boroondara. From within a myriad of major and minor stylistic variations, three main built forms are found in Glen Iris.

- projecting gables perpendicular to each other (39 Peate Street, 44 Denman Avenue)
- a lower pitch roof with gables and simpler detailing incorporating elements of the bungalow (50 Valley Road, 26 Summerhill Road)
- a formal or symmetrical composition with central entrance (13 Peace Street)

Comparative examples in Glen Iris

Built immediately prior to World War I, 50 Valley Parade belongs to a cohort of houses that demonstrate a transitional approach between Edwardian and Interwar bungalows. Largely built in the period between 1915 and 1925 (although there are earlier and later examples); these houses mix elements of both styles in forging a new architectural approach. Only two houses on the HO in Glen

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Iris have been identified that belong to this period, however they are more firmly associated with the bungalow style and are not as useful in demonstrating transitional architecture. Several other transitional houses were identified as part of this study (26 Summerhill Road and 55 Bath Road) and these are also assessed.



Figure 5. 354 Burke Road Glen Iris (Source: Google Maps)

354 Burke Road is individually significant in HO230 Toorak Estate and Environs. It is more clearly a bungalow and is a typical example (HERMES 51990).



Figure 6. 16 Muswell Hill Glen Iris (Source: Google Maps)

16 Muswell Hill (HO180) is noted as an early example of a bungalow with Spanish Mission overtones (HERMES 14936). It appears to be quite avant-garde with a modest simplicity.

Comparative examples in Boroondara

Many Edwardian houses in the City of Boroondara demonstrate a transition toward the bungalow style. This transition is most apparent in a simplification and control of roof form, the use of symmetry as opposed to asymmetry in the composition of the front facade and more restraint in the decorative elements of timber fretwork, windows and chimneys.

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Figure 7. 19 Lisson Grove, Hawthorn, 1912 (HERMES 14561)

~~19 Lisson Grove, Hawthorn (HO458) by architect Christopher Cowper is a fine example of an Edwardian era bungalow which demonstrates the transitional period from Edwardian villa to bungalow architecture through its simplification of roof form and symmetry.~~



Figure 8. 7 Bowen Street, Kew, 1917 (Source: HERMES 14591)

~~7 Bowen Street, Kew (HO276), although built in the Edwardian era demonstrates the emergence of the bungalow, featuring a symmetrical roof form and simplified approach to verandah detail.~~

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Figure 8. 162 Eglinton Street, Kew, 1916 (Source: HERMES 14617)

162 Eglinton Street, Kew (HO299) features a very simple roof form with late Edwardian characteristics of timber fretwork to the verandah.



Figure 9. 534 Tooronga Road, Hawthorn, c.1902 (Source: HERMES 14581)

534 Tooronga Road, Hawthorn (HO477) is an early example of a Federation-era villa that is lightly influenced by the bungalow movement through some simplification of the roof and windows of the projecting front room.

Summary

Of the above examples, only 19 Lisson Grove is a finer example than 50 Valley Parade in demonstrating a strong differentiation toward the bungalow. 534 Tooronga Road and 7 Bowen Street are less sophisticated in design. 50 Valley Parade is also a better example than 162 Eglinton Street that appears somewhat one dimensional in form. Exhibiting a high level of integrity, 50 Valley Parade is a particularly fine and early example of a transitional style that compares well with other examples on the HO. This is demonstrated by its cruciform roof with return verandah, half timbered gable and solid timber verandah detail, diagonal window placement, weatherboard and roughcast wall surfaces and plain tapered chimneys.

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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).

50 Valley Parade, Glen Iris is architecturally significant as a fine example of a transitional Edwardian house. It belongs to a class of place that demonstrates a stylistic transition between the Edwardian house and the bungalow. It is a clear example of this design approach that heralded a new design movement towards more simplicity of form and decorative detail. It demonstrates this transition through the use of Edwardian design elements including a steeply pitched roof form, both a round and a diagonally placed corner window, return verandah, a jettied gable end with timber strapping and the contrasting use of weatherboard and rough cast render. These elements are used in concert with the controlled geometry of a cruciform roof plan, plain tapered chimneys and simplified verandah detail of heavy plain timber with brick piers. 50 Valley Parade is a convincing and picturesque example of a transitional house that is enhanced by a high level of integrity.

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).

50 Valley Parade is significant for its association with several members of the Richards family who purchased large adjoining lots with frontage to Valley Parade in 1914. The Richards family (Loftus John, nurseryman; his son John Loftus, carpenter, builder and developer) and four other family members created Richards Avenue in 1927 from their ownership of six adjacent lots. The Richards family continued to be associated with 42, 44, 48 and 50 Valley Parade, with 1940 as the latest date for Loftus John Richards ownership of no.50.

Statement of Significance

What is Significant?

~~The timber house at 50 Valley Parade, Glen Iris, built for John Loftus Richards and his wife in 1917-18, is significant.~~

How is it significant?

~~50 Valley Parade, Glen Iris is of local architectural and historical (associational) significance to the City of Boroondara.~~

Why is it significant?

~~50 Valley Parade, Glen Iris is architecturally significant as a fine example of a transitional Edwardian house. It belongs to a class of place that demonstrates a stylistic transition between the Edwardian house and the bungalow. It is a clear example of this design approach that heralded a new design movement towards more simplicity of form and decorative detail. It demonstrates this transition through the use of Edwardian design elements including a steeply pitched roof form, both a round and a diagonally placed corner window, return verandah, a jettied gable end with timber strapping and the contrasting use of weatherboard and rough cast render. These elements are used in concert with the controlled geometry of a cruciform roof plan, plain tapered chimneys and simplified verandah detail of heavy plain timber with brick piers. 50 Valley Parade is a convincing and picturesque example of a transitional house that is enhanced by a high level of integrity. (Criterion D)~~

~~50 Valley Parade is significant for its association with several members of the Richards family who purchased large adjoining lots with frontage to Valley Parade in 1914. The Richards family (Loftus John, nurseryman; his son John Loftus, carpenter, builder and developer) and four other family members created Richards Avenue in 1927 from their ownership of six adjacent lots. The Richards family continued to be associated with 42, 44, 48 and 50 Valley Parade, with 1940 as the latest date for Loftus John Richards ownership of no.50. (Criterion H)~~

GLEN IRIS

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant 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
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

Context

References

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- South Bourke and Mornington Journal*, as cited.
- Victorian Places 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/kew>, accessed 25 June 2018.

BOROONDARA PLANNING SCHEME

Burnlea, 22 Bourne Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>Burnlea</i> 22 Bourne Road, Glen Iris	PS ref no:	HO892
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What is significant?

'Burnlea' at 22 Bourne Road, Glen Iris, a Victorian residence, designed by architects Butler and Ussher, and built c.1891 is significant.

The front fence and carport are not significant. The verandah posts and fretwork are a sympathetic restoration, but are not significant.

How is it significant?

'Burnlea' is of local historic and architectural significance to the City of Boroondara.

Why is it significant?

'Burnlea' at 22 Bourne Road Glen Iris is historically significant as one of three 'show' houses which were designed by architectural practice Butler and Ussher (1889-1893) and used to attract others to buy and build on the Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. 13-15 Kerferd Road and 30 Howard Street (HO387) are the other houses built for the same purpose on the estate by Butler and Ussher. Both architects were also renowned for their work in other practices including that of Ussher and Kemp (1899-1908) and Walter Butler. (Criterion A)

22 Bourne Road Glen Iris is architecturally significant for its size and grandeur which, along with 13-15 Kerferd Road and 30 Howard Street is uncommon for the suburb. It demonstrates attributes of the Victorian period including a faceted projecting bay with full height segmental arched windows with small panes to the upper sashes, polychromatic brick banding, and leadlight highlight windows. A Queen Anne influence is evident in the steep slate-clad roof. The timber verandah, although not entirely original, has been sympathetically restored. Other attributes include the substantial brick chimneys with rendered cornices and decorative rendered panels below the cornice. (Criterion D)

22 Bourne Road Glen Iris is associated with the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. Beverley Ussher, both as Ussher and Kemp and Butler and Ussher is amongst the foremost residential architects of the period and is renowned for picturesque and decorative compositions, completing many fine houses within Boroondara. (Criterion H)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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

BOROONDARA PLANNING SCHEME

**Camberwell South Primary School
No. 4170, 4 Peate Avenue, Glen Iris
Statement of Significance, January 2020**

Heritage Place:	Camberwell South Primary School No. 4170 4 Peate Avenue, Glen Iris	PS ref no: HO893
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**What is significant?**

Camberwell South Primary School No. 4170 at 4 Peate Avenue, Glen Iris, is significant. The school was built in 1925 to a 1924 design by Victorian Public Works Department (PWD) Chief Architect E Evan Smith (1870-1965). The foundations were designed to carry an upper storey, which was added in 1937, overseen by then PWD Chief Architect Percy E Everett (1888-1967).

Later school buildings within the school site and post-1937 additions and alterations to the building are not significant.

How is it significant?

Camberwell South Primary School No. 4170 is of local historic, architectural (representative) and social significance to the City of Boroondara.

Why is it significant?

Established in 1925 and enlarged in 1937, Camberwell South Primary School No. 4170 was built in direct response to the rapid suburban growth during the interwar period of the northern portion of Glen Iris, near the southern border of Camberwell. Glen Iris had largely remained a semi-rural landscape up until the beginning of the 20th century. Accompanied by the expansion of sewerage services and improved public transportation, it became a desirable location for middle class suburban residences, and the landscape changed through an intensive boom of residential development between the 1910s and 1940s. During the 1920s, new schools such as Camberwell South were built to serve this growing population, and extended during the consecutive decades to house a growing school population. The school is an expression of the local community through their agitation for its initial construction following overcrowding at neighbouring schools. (Criterion A)

Camberwell South Primary School No. 4170 is architecturally significance as a representative example of the Georgian Revival school buildings favoured in the 1920s under Public Works Department Chief Architect E Evan Smith. It shares with them a common materiality of red face brick

walls, often with smooth or roughcast rendered accents, hipped roofs clad in terracotta tiles, tall multi-paned windows, the use of projecting or receding pavilions often to create a symmetrical composition, and feature entrance porches or porticos. It is notable that the formal Palladian massing with lower flanking pavilions creating a symmetrical composition was retained as were the stripped Georgian details in the 1937 addition of an upper storey. (Criterion D)

Camberwell South Primary School as a whole is of social significance due to its long tenure at this site since 1925 as a centre of the local community. Its many alumni hold strong associations with the school. (Criterion G)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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

BOROONDARA PLANNING SCHEME

Carinya (formerly Warrack Lodge), 14 Alfred Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>Carinya (formerly Warrack Lodge)</i> 14 Alfred Road, Glen Iris	PS ref no:	HO894
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What is significant?

The dwelling at 14 Alfred Road, Glen Iris, 'Carinya' (formerly 'Warrack Lodge') is significant to the City of Boroondara. Built in 1916, this early Japanese inspired Californian Bungalow was built for Herbert Hurrey, a local estate agent and home builder, and was published in architectural journals of the time.

How is it significant?

'Carinya' (formerly 'Warrack Lodge') at 14 Alfred Road, Glen Iris is of local architectural, aesthetic and associational significance to the City of Boroondara.

Why is it significant?

'Carinya' (formerly 'Warrack Lodge') is an early and excellent example of a Japanese inspired Californian bungalow. Designed by Marcus R Barlow, the dwelling embodies the principal characteristics of the style through its gabled form and strong horizontal emphasis, a nod to American architects Greene and Greene.

The dwelling is an outstanding representative example of the style as developed in the first decade of the twentieth century in the United States, that was designed and constructed for its climate, and for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals.

The property also demonstrates the ongoing development of Glen Iris during WW1 and the continued desire to name such properties to impose oneself on the area. (Criterion D)

The aesthetic significance of 'Carinya' derives from its horizontality, robust materiality and timber detailing, inspired by Californian bungalows with Japanese overtones, however applied in an Australian Setting and marketed as such.

Japanese inspired timber detailing such as the grouped columns sitting atop bold piers, the raked and slotted brackets of the porch and paired brackets to the eaves are of note.

Its horizontality is strongly expressed through the low-slung gable roof, and the flat roof to porch. The mature trees, particularly the large cypress, provide an appropriate setting to the houses and provides evidence of the early garden planting.

'Carinya' is one of the truest local interpretations of the work of American architects Greene and Greene, whose most notable work, Gamble House in Pasadena (1908), was heavily publicised internationally. (Criterion E)

'Carinya' is also significant for its association with architect Marcus R Barlow, responsible for the design of both this residence and as the only known architect for Hurrey and Hill, local auctioneers and home builders.

Barlow was one of Melbourne's most prolific and accomplished architects of the Interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001) and within the Municipality, the former Colinton Residence (1926, H1399 & HO178) and the former Arnold Residence ('Wynnivy') (1924, HO605). (Criterion H)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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

BOROONDARA PLANNING SCHEME

**Glen Iris Heights and Cherry's Hill Estates Precinct
Statement of Significance, January 2020**

Heritage Place:	<i>Glen Iris Heights and Cherry's Hill Estates Precinct</i>	PS ref no:	HO895
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What is significant?

The Glen Iris Heights and Cherry's Hill Estates Precinct is significant, comprising 1-31 & 2-32 Kerferd Road; 1-7 & 2-10 Muswell Hill; and 145-209 & 148-162 Glen Iris Road, Glen Iris.

The precinct comprises parts of a number of subdivisions grouped around the Township of Glen Iris. The earliest of them is the original Glen Iris Heights Estate, created in 1888, with Cherry's Hill Estate of 1920 to the south and the Glen Iris Park Estate (1919) and the second Glen Iris Heights Estate (1912 & 1916) along the east side of Glen Iris Road. A small number of Victorian houses survive on

Kerferd Road, surrounded by interwar suburban development of the 1920s up to the imposition of bans on non-essential construction in 1942, with a few early post-war examples in the same interwar styles.

The bluestone kerbs to Kerferd Road and Glen Iris Road (on the west side, to the north of Kerferd Road) are contributory. Original fences and garages to the interwar houses are also contributory.

The following place is already included in the heritage overlay and is individually significant: 177 Glen Iris Road (HO385). No change is proposed to this place.

The Victorian house at 13-15 Kerferd Road is individually significant, while later buildings and structures on the same site are considered non-contributory.

The following properties are non-contributory:
2/152, 158, 2/162, 2/165, 2/169, 175 & 189 Glen Iris Road;
12, 14, 16, 23, 25 & 28 Kerferd Road; and
1 & 4 Muswell Hill.

The remaining properties are contributory.

How is it significant?

The Glen Iris Heights and Cherry's Hill Estates precinct is of local historical and architectural significance to the City of Boroondara, and 177 Glen Iris Road is also of aesthetic significance.

Why is it significant?

The Glen Iris Heights and Cherry's Hill Estates precinct is of historical significance as a tangible illustration of the two periods in which suburban residential development in Glen Iris began and when it truly flourished: the Victorian and interwar eras. The Glen Iris Township was surveyed in 1879 (Cherry's Hill Estate was subdivided from part of it in 1920). Until the 1880s, there was little residential development beyond the occasional villa. During the land boom of the 1880s a number of residential estates were subdivided, encouraged in part by the opening of the Burnley to Oakleigh rail line. While house construction began at this time, the economic downturn of the 1890s meant that only a limited number of houses, most of them modest, were built. The three Victorian houses at 13-15, 19 and 27 Kerferd Road and the bluestone kerbs along this street and the adjoining part of Glen Iris Road illustrate this period. The subsequent infill development in the interwar era illustrates the rapid transformation of Glen Iris at this time into a densely populated suburb. (Criterion A)

The Glen Iris Heights and Cherry's Hill Estates precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s, and masonry Old English and Moderne/Art Deco houses of the 1930s and 1940s. These two later styles continued to be built just after the war in nearly identical forms and materials. Some houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The low fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

The Victorian Queen Anne residence at 13-15 Kerferd Road is historically significant as one of three houses built to market the original Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. It is one of three 'show' houses, along with 22 Bourne Road and 30 Howard Street, used in an attempt to attract others to buy and build on the estate. It is architecturally significant as one of three houses in Glen Iris representing the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. All three houses share characteristics of tall two-storey proportions, the use of polychrome face brick, asymmetrical form with projecting bay or box windows, hipped and gabled roofs of slate and timber verandah fretwork. The size and grandeur of the houses is uncommon for the suburb, having been designed to showcase the potential of Glen Iris area. The early use of the Queen Anne style indicates how up to date they were stylistically. (Criteria A & D)

The Roy Newton House, 177 Glen Iris Road, is of historical and aesthetically significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Its design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

Grading Table

Name	Number	Street	Grading	Built Date
	145	Glen Iris Road	Contributory	1924
	147	Glen Iris Road	Contributory	c1920-25
	148	Glen Iris Road	Contributory	1937
Velola	149	Glen Iris Road	Contributory	1925
	150	Glen Iris Road	Contributory	c1926-29
	151	Glen Iris Road	Contributory	1934
	1/152	Glen Iris Road	Contributory	c1920-25
	2/152	Glen Iris Road	Non-Contributory	1992
Kooringa	153	Glen Iris Road	Contributory	1925
	154	Glen Iris Road	Contributory	1926
Bevenol	155	Glen Iris Road	Contributory	1925
	156	Glen Iris Road	Contributory	1925
	157	Glen Iris Road	Contributory	1927
	158	Glen Iris Road	Non-contributory	1982
	159	Glen Iris Road	Contributory	1924
	160	Glen Iris Road	Contributory	1925
Illoura	161	Glen Iris Road	Contributory	1925
	1/162	Glen Iris Road	Contributory	1925
	2/162 (aka 162B)	Glen Iris Road	Non-contributory	1996
	163	Glen Iris Road	Contributory	1927
	1/165	Glen Iris Road	Contributory	1927
	2/165	Glen Iris Road	Non-Contributory	2003
	167	Glen Iris Road	Contributory	1936
	1/169	Glen Iris Road	Contributory	1935
	2/169	Glen Iris Road	Non-Contributory	1992
	171	Glen Iris Road	Contributory	1928
	173	Glen Iris Road	Contributory	1925
Stanleigh	175	Glen Iris Road	Non-contributory	1920s, altered
Roy Newton house, aka Kingston	177	Glen Iris Road	Individually significant, existing Heritage Overlay	1935

			(HO385). No change proposed.	
	179	Glen Iris Road	Contributory	1952
	181	Glen Iris Road	Contributory	1936
	183	Glen Iris Road	Contributory	1929
	185	Glen Iris Road	Contributory	c1926-29
	187	Glen Iris Road	Contributory	c1920-25
	189	Glen Iris Road	Non-contributory	Vacant
Belvoir	191	Glen Iris Road	Contributory	c1920-25
Becourt	193	Glen Iris Road	Contributory	1920
	195	Glen Iris Road	Contributory	1937
	197	Glen Iris Road	Contributory	1938
	199	Glen Iris Road	Contributory	1940
	201	Glen Iris Road	Contributory	1937
	203	Glen Iris Road	Contributory	1937
	205	Glen Iris Road	Contributory	1938
	207	Glen Iris Road	Contributory	1937
	209	Glen Iris Road	Contributory	1939
	1	Kerferd Road	Contributory	1924
	2	Kerferd Road	Contributory	1926
	3	Kerferd Road	Contributory	1924
	4	Kerferd Road	Contributory	1925
	5	Kerferd Road	Contributory	1920
	6	Kerferd Road	Contributory	1924
	7	Kerferd Road	Contributory	1924
	8	Kerferd Road	Contributory	1927
	9	Kerferd Road	Contributory	1945
	10	Kerferd Road	Contributory	1920s
	11	Kerferd Road	Contributory	1920s
	12	Kerferd Road	Non-contributory	2014
The Heights	13-15 (including Units 1-20/13-15)	Kerferd Road	Significant Victorian house; Non-contributory unit blocks	Significant house - 1890-91; Non-contributory unit blocks -1981
	14	Kerferd Road	Non-contributory	2004
	16	Kerferd Road	Non-contributory	2011
	18	Kerferd Road	Contributory	1920
	19	Kerferd Road	Contributory	1891
	20	Kerferd Road	Contributory	1924
	21	Kerferd Road	Contributory	1937
	23	Kerferd Road	Non-contributory	2016
	24	Kerferd Road	Contributory	1920s
	25	Kerferd Road	Non-contributory	1920, altered
	26	Kerferd Road	Contributory	1926

	27	Kerferd Road	Contributory	1892
	28	Kerferd Road	Non-contributory	1989
	29	Kerferd Road	Contributory	1934
	30	Kerferd Road	Contributory	1924
	31	Kerferd Road	Contributory	1924
	32	Kerferd Road	Contributory	1920s
	1	Muswell Hill	Non-contributory	2004
	2	Muswell Hill	Contributory	1927
	3	Muswell Hill	Contributory	1926
	4	Muswell Hill	Non-contributory	2007
	5	Muswell Hill	Contributory	1926
	6	Muswell Hill	Contributory	1926
	7	Muswell Hill	Contributory	1929
	8	Muswell Hill	Contributory	1926
	10	Muswell Hill	Contributory	1927

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

BOROONDARA PLANNING SCHEME

Glen Iris Primary School No. 1148, 170 Glen Iris Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	Glen Iris Primary School No. 1148 170 Glen Iris Road, Glen Iris	PS ref no:	HO896
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What is significant?

Glen Iris Primary School No. 1148 at 170 Glen Iris Road, Glen Iris is significant. The school was established on the current site in 1872, and expanded in 1907, 1924 and 1946. The school building, comprising elements of the 1872 one-room school building, the 1907 additional classroom, the 1924 ground-floor extension and the 1946 upper-level north addition is significant.

How is it significant?

Glen Iris Primary School No 1148 is of local historic and social significance to the City of Boroondara.

Why is it significant?

Glen Iris Primary School No. 1148 is historically significant as a reflection of the early residential development of Glen Iris village and its subsequent growth into a densely populated suburb in the first half of the twentieth century. First established in a Wesleyan Church in 1865 and relocated to the new building in 1872, the one-roomed rural schoolhouse served the semi-rural community of Glen Iris. Glen Iris Primary School is historically significant as an expression of the changing needs of the school community through expansion, firstly in 1907 (an additional room), 1924 (six classrooms and a teachers' room) and 1947 (a first floor). The respectful approach of the Victorian Public Works Department over time means that the four stages, including the original 1872 section, have remained clearly legible in the front façade. The school's development phases coincide with the periods of major expansions in the western portion of Glen Iris. Limited residential development took place during the late 19th century, brought on by the short-lived Outer Circle railway line, which had two stations in Glen Iris district: Gardiner and Glen Iris. Glen Iris became an attractive suburban town and there was more intense residential growth in the area, brought by establishment of tramlines in the

mid-1910s, followed by major improvement of railway services in the 1920s. By 1945, Glen Iris was densely populated. The school is an expression of the local community through their aspiration for its initial construction and its continual improvements. (Criterion A)

While enclosed within later extensions to both sides, Glen Iris Primary School is the most intact of the early (pre-1875) state schools in Boroondara. Its front façade still illustrates the simple gabled form that characterised small rural schoolhouses of the nineteenth century. (Criterion B)

As the first school of the suburb, Glen Iris Primary School as a whole is of social significance due to its long tenure at this site since 1872 as a centre of the local community. Its many alumni hold particularly strong associations with the school. (Criterion G)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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

BOROONDARA PLANNING SCHEME

Hirsch House and Office (former), 118 Glen Iris Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>Hirsch House and Office (former)</i> 118 Glen Iris Road, Glen Iris	PS ref no:	HO897
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What is significant?

The former Hirsch House and Office at 118 Glen Iris Road, Glen Iris is significant to the City of Boroondara. The residence was designed by émigré architect Grigore Hirsch as his own house and architectural studio in 1954-55 and was occupied by the Hirsch family until the 1980s. The house at 116 Glen Iris Road is not significant.

How is it significant?

The former Hirsch House and Office is of historical, architectural, aesthetic and associative significance to the City of Boroondara.

Why is it significant?

The former Hirsch House and Office is of historical importance as an example of a well-regarded mid-century architect building his own home in Glen Iris. Completed in 1954-55, it is a relatively early example of the willingness of architects to embrace the challenges posed by sloping sites and awkward lot shapes. The house also illustrates the European émigré influence on the City of Boroondara. (Criterion A)

The residence is an intact example of a post-war Émigré architect's house and office and illustrates European Modernism as it was translated into a Melbourne context. The building and its response to the landscape and climate demonstrates the contemporary approach to local conditions favouring good orientation and functionalist planning. (Criterion D)

The double-storey dwelling of the 1950s illustrates the Post-War Melbourne Regional style, demonstrating key characteristics of the style in the simplicity of the forms, low-pitch butterfly roof, textured clinker brick cladding and large areas of glass to the north. The bold forms are further expressed through the delineation of materials across the upper (clinker brick) and lower (concrete tile) levels and exposed steel structure. The entrance is one of few embellished areas, with mosaic tiles leading to the main door and visible through the modular glazing adjacent is a suspended timber staircase. Other elements of note include the stained-glass panels and the slender columns to the undercroft. More broadly, the use of steel frame construction throughout, further allows the illusion of the upper level to dominate the architectural composition. (Criterion E)

The House and Office is significant for its association with the life and works of well-regarded émigré architect, Grigore Hirsch and his architectural practice CONARG (Contemporary Architecture Group). As a house designed for himself, it can be considered a true expression of architectural pursuits and places of the practice at the forefront of Melbourne's regional brand of modernism. Local examples of their work include St Anthony's Shrine in Hawthorn (1961) and 47 Mountain View Road, Balwyn (1966). (Criterion H)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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

BOROONDARA PLANNING SCHEME

House, 39 Peate Avenue, Glen Iris Statement of Significance (January 2020)

Heritage Place:	<i>House</i> 39 Peate Avenue, Glen Iris	PS ref no:	HO891
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What is significant?

39 Peate Avenue, Glen Iris, an Edwardian house built in 1916 is significant. The brick front fence with clinker brick pillars, decorative rendered capping and metal gate is also significant. The extension on the south side is not significant.

How is it significant?

39 Peate Avenue, Glen Iris is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

39 Peate Avenue Glen Iris is a fine example of an Edwardian house with a built form featuring projecting and opposing gables framing a return verandah. It demonstrates typical characteristics of a picturesque and tall roofscape intersected by the ridge line of the lower gables. The built form is reinforced by the corner bay window that introduces a diagonal component to its planning. (Criterion D)

Aesthetically 39 Peate Avenue is distinguished by an unusually rich level of architectural detail. Collectively this is evident in the turned timber verandah posts, verandah fretwork, including the frieze and large, curvilinear brackets. The weatherboard cladding is embellished by scalloped edged weatherboards and a band of roughcast render finish. A particular unusual feature is the double-curved pressed metal panel above the window where the joinery features a cricket bat design. The picturesque roofscape is enhanced by brick and render chimneys and terra cotta

BOROONDARA PLANNING SCHEME

ridge decoration. Aesthetically the red brick fence with rendered cappings makes a fine contribution to the setting of the house and garden. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris, January 2020

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BOROONDARA PLANNING SCHEME

House, 44 Denman Avenue, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>House</i> 44 Denman Avenue, Glen Iris	PS ref no:	HO898
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What is significant?

The red brick, Edwardian Queen Anne house at 44 Denman Avenue, Glen Iris, built c.1912-16 is significant.

The front fence and garage are not significant

How is it significant?

44 Denman Avenue, Glen Iris is of local architectural significance to the City of Boroondara.

Why is it significant?

44 Denman Avenue, Glen Iris is a fine, representative example of an Edwardian villa that is highly intact in the Glen Iris context and one of a small number of houses from this era to survive intact in the suburb. The Edwardian style and its particular sub-type is characterised by a picturesque presentation with intersecting hipped and gabled roof forms, projecting wings, return verandahs and decorative timber detailing. The diagonal axis is further emphasised by the corner bay window. The characteristics of 44 Denman Avenue include its original detail including the following attributes: the slate roof with terracotta ridge capping and finials complemented by brick chimneys with rendered decoration and cappings and terracotta chimney pots; exposed timber rafters and complex half-timbering to the gables; face brick walls highlighted with a rendered band around the perimeter of the house. Further defining characteristics include the tripartite casement windows to the front and side and the multi-faceted casement windows placed on the diagonal and leadlight window around the

entrance. The verandah is a key feature with chamfered timber posts and an elegant arched timber frieze filled in with a 'squiggle' pattern. (Criterion D)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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BOROONDARA PLANNING SCHEME

House, 55 Bath Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>House</i> 55 Bath Road, Glen Iris	PS ref no: HO899
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What is significant?

The substantial red brick house front fence at 55 Bath Road, Glen Iris, built in 1925-26, is significant.

How is it significant?

55 Bath Road, Glen Iris, is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

55 Bath Road, Glen Iris is of architectural significance for its demonstration of the transition in style from the Federation Queen Anne, to the interwar bungalow. In comparison with other examples of transitional styles in Boroondara, 55 Bath Road demonstrates a similar level of inventiveness in the adaptation of a wide architectural vocabulary. This class of place is distinguished by its free form design that incorporates elements of different periods and styles into a highly idiosyncratic range of residential designs.

55 Bath Road demonstrates its transitional style through the use of various architectural elements commonly found in the Federation and the interwar periods. These include the octagonal corner tower used as a pivot between perpendicular projecting wings with a return verandah, half-timbering to the gable ends and double hung sash windows with leadlight to the upper sashes. Elements associated with the interwar bungalow include the dominant transverse gabled roof form enclosing an attic room; the simple tapered chimneys, half brick piers and classical columns to the front verandah and contrasting red and clinker brick detail. Further emphasis of the interwar period is provided by the boxed bay window with an oversized window hood clad in shingles. (Criterion D)

55 Bath Road is aesthetically significant for its original brick front fence with pierced brickwork panels and pillars with rendered cappings. Stretching across the frontage of the large site, the fence makes a strong contribution to the setting for the house. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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BOROONDARA PLANNING SCHEME

Langley Burrell, 148 Summerhill Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>Langley Burrell</i> 148 Summerhill Road, Glen Iris	PS ref no:	HO900
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What is significant?

'Langley Burrell', 148 Summerhill Road, Glen Iris, a single storey dwelling constructed in 1927-28 and converted into flats in 1944-45 by architects RM & MH King, including original garage, fence, and upper addition by RM & MH King, is significant.

How is it significant?

'Langley Burrell' is of historical and aesthetic significance to the City of Boroondara.

Why is it significant?

148 Summerhill Road is of historical significance as evidence of the changing patterns of living in Boroondara that saw single family homes adapted to accommodate multiple residences in the 1930s and 40s, before being returned to single dwellings in the later years of the twentieth century. (Criterion A)

148 Summerhill Road is of aesthetic significance as a substantially intact example of an interwar single storey dwelling in a transitional style between the Bungalow and the Colonial Revival. The bungalow characteristics, including materials such as shingles, bay windows, and a dominant, low-pitch roof form, while the house draws on the Colonial Revival for its use of classical orders, semi-

circular windows, curved fanlights and elaborate entry treatment. The unusual chimneys are outside both Bungalow and Colonial Revival traditions, illustrating the ways in which multiple styles were beginning in influence designers after the long dominance of the Bungalow style. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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BOROONDARA PLANNING SCHEME

**Mont Iris Estate and Environs Precinct
Statement of Significance, January 2020**

Heritage Place:	<i>Mont Iris Estate and Environs Precinct</i>	PS ref no:	HO901
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What is significant?

The Mont Iris Estate and Environs Precinct is significant, encompassing 29-43 & 30-38 Allison Avenue; 7-19 & 10-12 Bridges Street; 6-74 Dent Street; 1-33 & 2-26 Fuller Avenue; 127-147 & 126-150 High Street; 1-37 & 2-32 Hilltop Avenue; 1-31 & 2-20 Mont Iris Avenue; 1-35 & 2-36 Munro Avenue; 15-21 & 30-36 Seaton Street; 1-19 & 2-20 Sherwood Street; 152 Summerhill Road; 1-35 & 2-36 Tower Hill Road; 1-31 Vale Street, Glen Iris and Ashburton.

The precinct comprises a number of interwar-era subdivisions stretching south from High Street and west from the Ashburton shopping strip. Some areas of bluestone kerb remain on Bridges Street, the remaining streets all have concrete kerbs as was typical of the interwar period. The houses are set back behind modest front gardens, many of which retain their original or early front fences. The houses are a mix of large and smaller single-storey dwellings with a few double storey houses. Many of the properties are enhanced by the retention of original front fences, mostly masonry, and a smaller number retain original detached or detached garages. These elements are contributory.

The precinct contains a number of individually significant houses, namely 7 Fuller Avenue of 1924-25, 133 High Street of 1937-38, 148 High Street of c1908, and 152 Summerhill Road of 1916.

The following properties are non-contributory: 30, 35 & 36 Allison Avenue; 10, 11, 12, 13 & 15 Bridges Street; 64, 70 & 72 Dent Street; 1, 6, 8, 18, 20, 21, 26 & 29 Fuller Avenue; 145 & 150 High Street; 9, 19, 21, 21A, 22, 24 & 27 Hilltop Avenue; 1/1, 2/1, 8, 12, 19, 21, 27 & 29 Mont Iris Avenue; 1, 5, 7, 9A, 12, 26, 31 & 34 Munro Avenue; 19 Seaton Street; 3, 4, 13A, 15 & 17 Sherwood Street; 5, 15, 26, 31, 32, 34 & 36 Tower Hill Road; and 1, 5, 2/9, 11, 13, 19, 29 & 31 Vale Street.

The remaining properties are contributory.

How is it significant?

The Mont Iris Estate and Environs Precinct is of local historical and architectural (representative) significance to the City of Boroondara. The individually significant houses are also of aesthetic significance.

Why is it significant?

The precinct is of historical significance as a tangible illustration of Glen Iris' principal period of development: the interwar era. While the suburb had been served by rail since the 1890s, only limited residential development took place until after World War I by which time it was well served by tram lines. Transitioning from an area of market gardens and villas on large estates such as Tower Hill, the precinct was subdivided for suburban development starting in 1912 on the north side of High Street, and to the south in 1915 and 1916 with the Mont Iris and Bonnie View Hill estates, and continued through the 1920s and 1930s with the Glen, Albion Park and Tower Hill estates. The spread of houses throughout the precinct further demonstrates the development patterns in Glen Iris, with the earliest houses (of the 1920s) found in the eastern and northern areas near the Ashburton railway station and High Street, while houses built between 1930 and the 1942 ban on non-essential construction dominate throughout the rest of the precinct, with some final infill development in the same interwar styles just after WWII. (Criterion A)

Tower 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. In the late 1800s and early 1900s, after the coming of the railway, this area was home to a small number of detached houses on large blocks of land, supporting either market gardens or the estates of wealthy Melbournians. Tower Hill 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. It is of architectural significance as a substantial and highly intact example of the conservative early 1900s houses that illustrate the transition between the standard Victorian Italianate style and the new Queen Anne. The Italianate elements include its massing with a low-line M-hipped roof, rendered and corniced chimneys, smooth rendered walls, and a separate roof form to the verandah. The Queen Anne aspects are the gables to the projecting bays filled with half-timbering (unusually created with smooth and roughcast render here), turned-timber verandah posts with decorative timber fretwork, and terracotta roof tiles. While this transitional house type was popular in the first years of the twentieth century, Tower House is unusual for its Italianate lookout tower, which gives the house a landmark quality. (Criteria A, D & E)

The precinct is of architectural significance for its representation of domestic styles popular during the interwar and early post-war eras, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s until 1942. The precinct is particularly rich in examples of the Old English style, the majority built of rendered or face brick but some of timber with a masonry porch adding a more prestigious touch. There are also many Moderne and Art Deco houses in the precinct, both brick and timber plus a masonry porch, as well as examples of the Georgian Revival. Some late interwar houses were simple hipped or gabled bungalows with decorative elements limited to curved porch hoods, corner windows, and slab or stepped chimneys. Cream brick began to appear among the more common clinker brick. Early post-war houses continue the same architectural forms and decorative elements of Old English, Moderne and Georgian Revival houses, as well as the simple bungalows. A large number of houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number

retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate common characteristics of interwar suburban development. Views within the precinct are enhanced by the views created by the sloping north-south streets. (Criterion D)

Three individually significant houses in the precinct are of aesthetic significance for their accomplished designs. These include the earliest house in the precinct, Ellesmere at 152 Summerhill Road of 1915-16. It is substantial cross-gabled attic-storey bungalow which retains a high level of decoration, both in its render and face brick cladding, and in its varied window forms and leadlighting. The triple-fronted brick California Bungalow of 1924-25 at 7 Fuller Avenue is also 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. 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, which combines the standard hipped roof form with stylish details such as steel corner windows and a double-curved balcony over the entrance. The mature English Oak and Pin Oak street trees forming a tunnel-like avenue along Fuller Avenue are a distinctive trait of this street, and enhances its aesthetic significance. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

Grading table

Name	Number	Street	Grading	Built Date
	29	Allison Avenue	Contributory	1925
	30	Allison Avenue	Non-contributory	2018
	31	Allison Avenue	Contributory	1926
	32	Allison Avenue	Contributory	1927
	33	Allison Avenue	Contributory	1928
	34	Allison Avenue	Contributory	1935
	35	Allison Avenue	Non-contributory	1999
	36	Allison Avenue	Non-contributory	1936, altered
	37	Allison Avenue	Contributory	1926
	38	Allison Avenue	Contributory	1938
	39	Allison Avenue	Contributory	1934
	41	Allison Avenue	Contributory	1935
	43	Allison Avenue	Contributory	1936
	7	Bridges Street	Contributory	1928
	9	Bridges Street	Contributory	1928
	10	Bridges Street	Non-contributory	Contemporary
	11	Bridges Street	Non-contributory	1938, altered
	12	Bridges Street	Non-contributory	Contemporary
	13	Bridges Street	Non-contributory	2017
	15	Bridges Street	Non-contributory	2005
	17	Bridges Street	Contributory	1928
	19	Bridges Street	Contributory	1920s (by 1927)

	6	Dent Street	Contributory	1937
	8	Dent Street	Contributory	1936
	10	Dent Street	Contributory	1937
	12	Dent Street	Contributory	1938
	14	Dent Street	Contributory	1937
	16	Dent Street	Contributory	1934
	18	Dent Street	Contributory	1939
	20	Dent Street	Contributory	1936
	22	Dent Street	Contributory	1936
	24	Dent Street	Contributory	1936
	26	Dent Street	Contributory	1936
	28	Dent Street	Contributory	1936
	40	Dent Street	Contributory	1939
	42	Dent Street	Contributory	1939
	44	Dent Street	Contributory	1939
	46	Dent Street	Contributory	1938
	48	Dent Street	Contributory	1937
	50	Dent Street	Contributory	1937
	52	Dent Street	Contributory	1937
	54	Dent Street	Contributory	1940
	56	Dent Street	Contributory	1938
	58	Dent Street	Contributory	1938
	60	Dent Street	Contributory	1938
	62	Dent Street	Contributory	1941
	64	Dent Street	Non-contributory	2010
	66	Dent Street	Contributory	1936
	68	Dent Street	Contributory	1937
	70	Dent Street	Non-contributory	1936, altered
	72	Dent Street	Non-contributory	1938, altered
	74	Dent Street	Contributory	1937
	1	Fuller Avenue	Non-contributory	2007
	2	Fuller Avenue	Contributory	1925
Kilbirnie	3	Fuller Avenue	Contributory	1923
Palermo	4	Fuller Avenue	Contributory	1925
	5	Fuller Avenue	Contributory	1926
	6	Fuller Avenue	Non-contributory	Vacant
	7	Fuller Avenue	Significant	1924-25
	8	Fuller Avenue	Non-contributory	2009
	9	Fuller Avenue	Contributory	1924
	10	Fuller Avenue	Contributory	1922
Hillcrest	11	Fuller Avenue	Contributory	1923

Caramut	12	Fuller Avenue	Contributory	1920s (by 1927)
	13	Fuller Avenue	Contributory	1925
	14	Fuller Avenue	Contributory	1924
Glen Alvie	15	Fuller Avenue	Contributory	1927
	16	Fuller Avenue	Contributory	1924
	17	Fuller Avenue	Contributory	1925
	18	Fuller Avenue	Non-contributory	2008
	19	Fuller Avenue	Contributory	1924
	20	Fuller Avenue	Non-contributory	Vacant
	21	Fuller Avenue	Non-contributory	1999
Alnorm	22	Fuller Avenue	Contributory	1924
Ernnell	23	Fuller Avenue	Contributory	1924
Yallambee	24	Fuller Avenue	Contributory	1924
	26	Fuller Avenue	Non-contributory	2016
	27	Fuller Avenue	Contributory	1938
	29	Fuller Avenue	Non-contributory	2003
	31	Fuller Avenue	Contributory	1938
	33	Fuller Avenue	Contributory	1936
	126	High Street	Contributory	1927
	127	High Street	Contributory	1936
	128	High Street	Contributory	1935
	129	High Street	Contributory	1936
	130	High Street	Contributory	1940
	131	High Street	Contributory	1949
	132	High Street	Contributory	1920s
	133	High Street	Significant	1937-38
	134	High Street	Contributory	1925
	135	High Street	Contributory	1936
	136	High Street	Contributory	1937
	137	High Street	Contributory	1938
	138	High Street	Contributory	1929
	139	High Street	Contributory	1935
	140	High Street	Contributory	1951
	141	High Street	Contributory	1936
	142	High Street	Contributory	1940
	144	High Street	Contributory	1939 (duplex with 2/144A)
	2/144A	High Street	Contributory	1939 (duplex with 144)
	145	High Street	Non-contributory	1998
	146	High Street	Contributory	1940
	146A	High Street	Contributory	1946

	147	High Street	Contributory	1938
	147A	High Street	Contributory	1938
Tower Hill	148	High Street	Significant	c1908
	150	High Street	Non-contributory	Vacant
	1	Hilltop Avenue	Contributory	1940
	2	Hilltop Avenue	Contributory	1937
	3	Hilltop Avenue	Contributory	1927
	4	Hilltop Avenue	Contributory	1926
	5	Hilltop Avenue	Contributory	1925
	6	Hilltop Avenue	Contributory	1926
	7	Hilltop Avenue	Contributory	1937
	8	Hilltop Avenue	Contributory	1936
	9	Hilltop Avenue	Non-contributory	2000, reproduction
	10	Hilltop Avenue	Contributory	1936
	11	Hilltop Avenue	Contributory	1937
	12	Hilltop Avenue	Contributory	1929
	13	Hilltop Avenue	Contributory	1937
	14	Hilltop Avenue	Contributory	1927
Nirvana	15	Hilltop Avenue	Contributory	1928
	16	Hilltop Avenue	Contributory	1927
	17	Hilltop Avenue	Contributory	1939
	18	Hilltop Avenue	Contributory	1937
	19	Hilltop Avenue	Non-contributory	2009
	20	Hilltop Avenue	Contributory	1935
	21	Hilltop Avenue	Non-contributory	2019
	21A	Hilltop Avenue	Non-contributory	2019
	22	Hilltop Avenue	Non-contributory	2003
	23	Hilltop Avenue	Contributory	1929
	24	Hilltop Avenue	Non-contributory	1937, altered
Thornaldy	25	Hilltop Avenue	Contributory	1925
	26	Hilltop Avenue	Non-contributory	1928, demolished
	27	Hilltop Avenue	Non-contributory	2017
	28	Hilltop Avenue	Contributory	1940
	29	Hilltop Avenue	Contributory	1940
	30	Hilltop Avenue	Contributory	1941
	31	Hilltop Avenue	Contributory	1929-30
	32	Hilltop Avenue	Contributory	1939
	33	Hilltop Avenue	Contributory	1941
	35	Hilltop Avenue	Contributory	1938
	37	Hilltop Avenue	Contributory	1938

	1/1	Mont Iris Avenue	Non-contributory	1990, reproduction
	2/1	Mont Iris Avenue	Non-contributory	1990, reproduction
	2	Mont Iris Avenue	Contributory	1937
	3	Mont Iris Avenue	Contributory	1932
	4	Mont Iris Avenue	Contributory	c1930
	5	Mont Iris Avenue	Contributory	1930s
	6	Mont Iris Avenue	Contributory	1935
	7	Mont Iris Avenue	Contributory	1926
	8	Mont Iris Avenue	Non-Contributory	1935, altered
	9	Mont Iris Avenue	Contributory	1927
	10	Mont Iris Avenue	Contributory	1939
	11	Mont Iris Avenue	Contributory	1927
	12	Mont Iris Avenue	Non-contributory	1996
	13	Mont Iris Avenue	Contributory	1929
	14	Mont Iris Avenue	Contributory	1930
	15	Mont Iris Avenue	Contributory	1929
	16	Mont Iris Avenue	Contributory	1937
	17	Mont Iris Avenue	Contributory	1928
	18	Mont Iris Avenue	Contributory	1938
	19	Mont Iris Avenue	Non-contributory	Contemporary
	20	Mont Iris Avenue	Contributory	1941
	21	Mont Iris Avenue	Non-contributory	1999
	23	Mont Iris Avenue	Contributory	1928
	25	Mont Iris Avenue	Contributory	1938
	27	Mont Iris Avenue	Non-contributory	1994, reproduction
	29	Mont Iris Avenue	Non-contributory	2015
	31	Mont Iris Avenue	Contributory	1939
	1	Munro Avenue	Non-contributory	1937, altered
	2	Munro Avenue	Contributory	1937
	3	Munro Avenue	Contributory	1937
	4	Munro Avenue	Contributory	1939
	5	Munro Avenue	Non-contributory	1920s, altered
	6	Munro Avenue	Contributory	1937
	7	Munro Avenue	Non-contributory	1926, altered
	8	Munro Avenue	Contributory	1937
	9A	Munro Avenue	Non-contributory	2002
	9	Munro Avenue	Contributory	1926
	10	Munro Avenue	Contributory	1940
	11	Munro Avenue	Contributory	1926
	12	Munro Avenue	Non-contributory	1956

	13	Munro Avenue	Contributory	1935
	14	Munro Avenue	Contributory	1937
	15	Munro Avenue	Contributory	1926
	16	Munro Avenue	Contributory	1935
	17	Munro Avenue	Contributory	1926
	18	Munro Avenue	Contributory	1937
	19	Munro Avenue	Contributory	1937
	20	Munro Avenue	Contributory	1938
	21	Munro Avenue	Contributory	1937
	22	Munro Avenue	Contributory	1938
	23	Munro Avenue	Contributory	1938
	24	Munro Avenue	Contributory	1937
	25	Munro Avenue	Contributory	1938
	26	Munro Avenue	Non-contributory	1962
	27	Munro Avenue	Contributory	1936
	28-30	Munro Avenue	Contributory	1936
	29	Munro Avenue	Contributory	1937
	31	Munro Avenue	Non-contributory	2007
	32	Munro Avenue	Contributory	1937
	33	Munro Avenue	Contributory	1937
	34	Munro Avenue	Non-contributory	Vacant
	35	Munro Avenue	Contributory	1937
	36	Munro Avenue	Contributory	1941
	15	Seaton Street	Contributory	1937
	17	Seaton Street	Contributory	1939
	19	Seaton Street	Non-contributory	2000
	21	Seaton Street	Contributory	1937
	30	Seaton Street	Contributory	1936
	32	Seaton Street	Contributory	1936
	34	Seaton Street	Contributory	1937
	36	Seaton Street	Contributory	1939
	1	Sherwood Street	Contributory	1938
	2	Sherwood Street	Contributory	1951
	3	Sherwood Street	Non-contributory	1930, altered
	4	Sherwood Street	Non-contributory	1940, altered
	5	Sherwood Street	Contributory	1927
	6	Sherwood Street	Contributory	1939
	1/7	Sherwood Street	Contributory	1933
	2/7	Sherwood Street	Non-Contributory	2018
	8	Sherwood Street	Contributory	1927
	9	Sherwood Street	Contributory	1927

	10	Sherwood Street	Contributory	1940
	11	Sherwood Street	Contributory	1939
	12	Sherwood Street	Contributory	1939
	13A	Sherwood Street	Non-contributory	2005
	13	Sherwood Street	Contributory	1946
	14	Sherwood Street	Contributory	1937
	15	Sherwood Street	Non-contributory	2002
	16	Sherwood Street	Contributory	1941
	17	Sherwood Street	Non-contributory	2000, reproduction
	18	Sherwood Street	Contributory	1940
	19	Sherwood Street	Contributory	1937
	20	Sherwood Street	Contributory	1938
Ellesmere	152	Summerhill Road (former 143 High St)	Significant	1915-16
	1	Tower Hill Road	Contributory	1938
	2	Tower Hill Road	Contributory	1941
	3	Tower Hill Road	Contributory	1941
	4	Tower Hill Road	Contributory	1935
	5	Tower Hill Road	Non-contributory	1938, altered
	6	Tower Hill Road	Contributory	1938
	7	Tower Hill Road	Contributory	1938
	8	Tower Hill Road	Contributory	1939
	9	Tower Hill Road	Contributory	1939
	10	Tower Hill Road	Contributory	1941
	11	Tower Hill Road	Contributory	1941
	12	Tower Hill Road	Contributory	1938
	13	Tower Hill Road	Contributory	1937
	14	Tower Hill Road	Contributory	1939
	15	Tower Hill Road	Non-contributory	2015
	16	Tower Hill Road	Contributory	1941
	17	Tower Hill Road	Contributory	1937
	18	Tower Hill Road	Contributory	1938
	19	Tower Hill Road	Contributory	1938
	20	Tower Hill Road	Contributory	1938
	21	Tower Hill Road	Contributory	1941
	22	Tower Hill Road	Contributory	1939
	23	Tower Hill Road	Contributory	1939
	24	Tower Hill Road	Contributory	1938
	25	Tower Hill Road	Contributory	1938
	26	Tower Hill Road	Non-contributory	2018
	27	Tower Hill Road	Contributory	1939

	28	Tower Hill Road	Contributory	1938
	29	Tower Hill Road	Contributory	1939
	30	Tower Hill Road	Contributory	1947
	31	Tower Hill Road	Non-contributory	2008, reproduction
	32	Tower Hill Road	Non-contributory	1946, altered
	33	Tower Hill Road	Contributory	1939
	34	Tower Hill Road	Non-contributory	1950, altered
	35	Tower Hill Road	Contributory	1949
	36	Tower Hill Road	Non-contributory	1955
	1	Vale Street	Non-contributory	2013
	3	Vale Street	Contributory	1935
	5	Vale Street	Non-contributory	Vacant
	7	Vale Street	Contributory	1936
	1/9	Vale Street	Contributory	1941
	2/9	Vale Street	Non-contributory	1994
	11	Vale Street	Non-contributory	2005
	13	Vale Street	Non-contributory	1928-29, altered
	15	Vale Street	Contributory	1949
	17	Vale Street	Contributory	1939
	19	Vale Street	Non-contributory	2018
	21	Vale Street	Contributory	1938
	23	Vale Street	Contributory	1938
	25	Vale Street	Contributory	1938
	29	Vale Street	Non-contributory	2002
	31	Vale Street	Non-contributory	Contemporary

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

BOROONDARA PLANNING SCHEME

Quamby (formerly Woongarra), 29 Alfred Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>Quamby (formerly Woongarra)</i> 29 Alfred Road, Glen Iris	PS ref no:	HO902
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What is significant?

'Quamby', formerly 'Woongarra', designed by George A. Moore for Reginald Thwaites and constructed over 1923-24 at 29 Alfred Road, Glen Iris, is significant to the City of Boroondara.

The tennis court, outbuildings and additions after 1931 are not significant.

How is it significant?

29 Alfred Road, Glen Iris, is architecturally and aesthetically significant to the City of Boroondara.

Why is it significant?

The house is a rare and unusual example of a homestead-character weatherboard Colonial Revival style residence constructed in the mid-1920s, when the suburban Californian Bungalow was the dominant domestic architecture style within the City of Boroondara (Criterion B).

The house is significant as a Colonial Revival homestead-character residence within the City of Boroondara. The house exhibits a hipped roof with gable over entry, an encircling veranda supported by timber posts, recessed entrance and double-hung sash windows with multi-pane upper sashes and French doors, and a hipped corrugated iron roof featuring gables above each entrance and a

shallow pitch over the veranda. The California Bungalow influence is evident through the slightly asymmetric composition, Japanese style door frames and timber box window frames. Although slightly altered, the residence still retains its homestead-like presence as viewed from street. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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BOROONDARA PLANNING SCHEME

Romney Lodge (formerly Delloraine), 2 Allison Avenue, Glen Iris Iris Statement of Significance, January 2020

Heritage Place:	<i>Romney Lodge (formerly Delloraine)</i> 2 Allison Avenue, Glen Iris	PS ref no:	HO903
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What is significant?

The dwelling at 2 Allison Avenue, Glen Iris, built in 1922-3 and remodelled in 1935, is significant to the City of Boroondara. Later additions are not significant.

How is it significant?

2 Allison Avenue, Glen Iris, is of local aesthetic significance to the City of Boroondara.

Why is it significant?

2 Allison Avenue is of aesthetic significance as a distinctive example of the English Domestic Revival Style applied as a decorative façade to an earlier, single-storey dwelling. The home stands out for its symmetry, modest scale and decorative exuberance. It is unusual as it lacks a generous garden setting but it compensates for that with picturesque details and the dominant roofscape and entrance portico. However, it is representative of aesthetic aspects of the English Domestic Revival style such as clinker brick, unpainted brick accents, painted render, steeply pitched tiled roof, applied half-timbering, and picturesque characteristics. While the English Domestic Revival style is used as an applied aesthetic rather than informing all aspects of the home's design, 2 Allison Avenue is nevertheless a competent and striking example of the style. Of particular note are the entrance portico and roofscape which endow the home with a street presence and dynamism beyond its modest scale. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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BOROONDARA PLANNING SCHEME

St. Oswald's Anglican Church Complex, 100 - 108 High Street, Glen Iris Statement of Significance, January 2020

Heritage Place:	St. Oswald's Anglican Church Complex, 100 - 108 High Street, Glen Iris	PS ref no:	HO904
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What is significant?

St Oswald's Anglican Church complex, comprising the 1955 church and 1964 Parish Hall, is significant to the City of Boroondara. The Reconciliation Garden is not significant.



Pipe organ designed by Knud Smenge (Source: Trethowan Architecture, 2018)



1967 Font by Clifford Last (Source: Trethowan Architecture, 2018)



A David Wright stained glass window (Source: Trethowan Architecture, 2018)



How is it significant?

St Oswald's Anglican Church is of local historical, representative, aesthetic and social significance to the City of Boroondara.

Why is it significant?

St Oswald's Anglican Church is historically significant for its association with the continuing history of the Anglican Church in the municipality and for its association with the period of post-war residential growth in Glen Iris which increased the demand for religious community facilities. (Criterion A)

St Oswald's Anglican Church is of representative significance as a particularly fine example of a post-war church complex. The complex has been constructed in phases using combinations of styles and artists upon an earlier site, illustrating the continuous evolution of the religious community over time. (Criterion D)

St Oswald's Anglican Church (1957), designed by prolific church architect Louis Williams, in partnership with Wystan Widdows, is of aesthetic significance for its exhibition of a post-war Romanesque Revival style. The transitional nature of its design combines Romanesque Revival on the exterior with a simpler post-war ecclesiastical interior. The church brings together works of recognised Australian and émigré artists of the post-war period, including glass windows by prominent glass artists Bela Kozak and David Wright OAM, font by sculptor Clifford Last, pipe organ by Knud Smenge. The church hall (1964) is significant as an example of the work of Wystan Widdows and David Caldwell, demonstrating the evolution to more Modern ecclesiastical styles. It is notable for its off-axis hexagonal plan combined with a striking roof shape and unusual diamond paned windows. Together, the church and hall exhibit the use of contrasting revival and Modern styles unusually well-integrated in the one complex. (Criterion E)

St Oswald's Anglican Church complex has social significance for its strong association with the Anglican community in Glen Iris. The use of the land demonstrates the provision and continuing evolution of social functions related to the church community. (Criterion G)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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

BOROONDARA PLANNING SCHEME

**Summerhill Estate Precinct
Statement of Significance, January 2020**

Heritage place:	<i>Summerhill Estate Precinct</i>	PS ref no:	HO905
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- GRADING**
- CONTRIBUTORY
 - NON-CONTRIBUTORY
 - EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

Summerhill Estate Precinct is significant, comprising 1A-39 & 2-34 Adrian Street; 1-3 & 30-44 Audrey Crescent; 1-67 & 2-64 Brandon Street; 1-69 & 2-70 Celia Street; 1-71 & 2-72 Florisel Street; 1-53 & 2-68 Hortense Street; 1-25 & 2-46 Montana Street; 2-4 Prosper Parade; 37-91 Summerhill Road, Glen Iris.

The original front fences and original garages are contributory elements of the precinct.

No change is proposed to the following places which are already on the heritage overlay and are individually significant: 32 Hortense Street (HO386) and 1 Montana Street (HO393).

The following properties are non-contributory: 10, 11, 12, 13, 15, 17, 18, 22, 28, 31 & 35 Adrian Street; 3 Audrey Crescent; 6, 7, 8, 14, 18, 22, 24, 26, 34, 42, 59 & 64 Brandon Street; 2, 7, 9, 16, 18, 20, 26, 29, 46, 47, 49, 55, 57, 58, 59, 64, 67 & 69 Celia Street; 1, 3, 10, 31, 39, 41, 43, 52, 54, 59, 60, 65, 66, 70 & 72 Florizel Street; 1, 5, 13, 14, 18, 24, 29, 35, 39, 44, 54, 62 & 64 Hortense Street; 2, 7, 16, 18, 19, 25 & 44 Montana Street; 2 Prosper Parade; and 51, 55 & 77 Summerhill Road.

The remaining properties are contributory.

How is it significant?

The Summerhill Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Summerhill Estate precinct is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. Subdivided in 1925, it was one of Boroondara's major interwar residential subdivisions. There was a small amount of infill development in the early post-war period, continuing the same styles and a similar palette of materials, creating a very cohesive area of development. (Criterion A)

It is closely linked with the nationally known estate agent, businessman and philanthropist, Thomas Burke, whose mark on the interwar suburbanisation of Boroondara and metropolitan Melbourne is exemplified by this subdivision. In Boroondara he is also remembered as a major benefactor of the Catholic Church and its institutions, gifting Burke Hall to the Jesuits as a preparatory school for Xavier College in 1920. (Criteria A & H)

The Summerhill Estate precinct contains many examples representing the principal domestic architectural styles of the late interwar and early post-war periods. Apart from a small number of California Bungalows from the late 1920s, there are many examples of the Interwar Mediterranean style, the Old English style and the Moderne/Art Deco style. These two later styles continued to be built just after the war in nearly identical forms and materials. Nearly all of them are built of masonry, some rendered or of stone, but the large majority built of face brick in colours ranging from red and clinker, to brown manganese and cream bricks. In keeping with the estate's covenant, house roofs were normally tiled. A large number of houses are enhanced by the retention of an original front fence, most of them of brick (face brick or rendered), with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

32 Hortense Street (HO386) of 1938 is aesthetically significant as a distinctive example of the application of eclectic Tudor styling to a standard size two-storey 1930s Melbourne residence. Designed by experienced residential practitioner, architect Leslie Reed, it is a confident composition which is distinguished by a combination of Medieval and Tudor references and its varied and richly applied external materials. Though altered through the construction of rear additions, the principal street presentation of the building remains generally unaltered and the property retains its original fence and a sympathetic garden setting. (Criterion E)

1 Montana Street (HO393) of 1941 is architecturally and aesthetically significant as is a fine and relatively intact example of the glazed brick, parapet-roofed and conspicuously modern houses which appeared in Boroondara after c. 1937. The house is an assured and successful composition, using its corner siting well and incorporating a series of interesting building forms and materials. It is distinctive for the extensive use of glazed manganese brick to all facades. It is also of some significance for its planning, specifically in its articulation of a bi-nuclear plan. (Criteria D & E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

Grading table

Name	Number	Street	Grading	Date
	1A	Adrian Street	Contributory	1940
	1	Adrian Street	Contributory	1937
	2	Adrian Street	Contributory	1937
	3	Adrian Street	Contributory	1936
	4	Adrian Street	Contributory	1936
	5	Adrian Street	Contributory	1936
	6	Adrian Street	Contributory	1936
	7	Adrian Street	Contributory	1935
	8	Adrian Street	Contributory	1932
	9	Adrian Street	Contributory	1933
	10	Adrian Street	Non-contributory	2002
	11	Adrian Street	Non-contributory	1933, altered
	12	Adrian Street	Non-contributory	1998
	13	Adrian Street	Non-contributory	2015
	14	Adrian Street	Contributory	1936 (duplex with 14A)
	14A	Adrian Street	Contributory	1936 (duplex with 14)
	15	Adrian Street	Non-contributory	2015
	16	Adrian Street	Contributory	1935
	17	Adrian Street	Non-contributory	1938, altered
	18	Adrian Street	Non-contributory	1934, altered
	19	Adrian Street	Contributory	1935
	20	Adrian Street	Contributory	1950
	21	Adrian Street	Contributory	1935
	22	Adrian Street	Non-contributory	2010
	23	Adrian Street	Contributory	1935
	24	Adrian Street	Contributory	1934
	25	Adrian Street	Contributory	1935
	26	Adrian Street	Contributory	1937
Wahroonga	27	Adrian Street	Contributory	1937
	28	Adrian Street	Non-contributory	1937, altered
	29	Adrian Street	Contributory	1936
	30	Adrian Street	Contributory	1938
	31	Adrian Street	Non-contributory	1936, altered
	32	Adrian Street	Contributory	1937
	33	Adrian Street	Contributory	1940
	34	Adrian Street	Contributory	1938
	35	Adrian Street	Non-contributory	1940, altered
	37	Adrian Street	Contributory	1938
	39	Adrian Street	Contributory	1938
Elm Tree	1	Audrey Crescent	Contributory	1940
	3	Audrey Crescent	Non-contributory	1951

	30	Audrey Crescent	Contributory	1939
	32	Audrey Crescent	Contributory	1939
	34	Audrey Crescent	Contributory	1940
	36	Audrey Crescent	Contributory	1940
	38	Audrey Crescent	Contributory	1946
	40	Audrey Crescent	Contributory	1939
	42	Audrey Crescent	Contributory	1939
	44	Audrey Crescent	Contributory	1939
	1	Brandon Street	Contributory	1936
	2	Brandon Street	Contributory	1936
	3	Brandon Street	Contributory	1933
	4	Brandon Street	Contributory	1936
	5	Brandon Street	Contributory	1935
	6	Brandon Street	Non-contributory	1935, altered
	7	Brandon Street	Non-contributory	2017
	8	Brandon Street	Non-contributory	1935, altered
	9	Brandon Street	Contributory	1936
	10	Brandon Street	Contributory	1934
	11	Brandon Street	Contributory	1936
	12	Brandon Street	Contributory	1933
	13	Brandon Street	Contributory	1938
	14	Brandon Street	Non-contributory	2013
	15	Brandon Street	Contributory	1935
	16	Brandon Street	Contributory	1937
	17	Brandon Street	Contributory	1935
	18	Brandon Street	Non-contributory	1926, altered
	19	Brandon Street	Contributory	1939
	20	Brandon Street	Contributory	1926
	21	Brandon Street	Contributory	1936
	22	Brandon Street	Non-contributory	1936, altered
	23	Brandon Street	Contributory	1934
	24	Brandon Street	Non-contributory	Reproduction, c. 1989
	25	Brandon Street	Contributory	1925
	26	Brandon Street	Non-contributory	2017
	27	Brandon Street	Contributory	1926
	28	Brandon Street	Contributory	1936
	29	Brandon Street	Contributory	1936
	30	Brandon Street	Contributory	1936
	31	Brandon Street	Contributory	1934
	32	Brandon Street	Contributory	1939
	33	Brandon Street	Contributory	1934
	34	Brandon Street	Non-contributory	1938, altered
	35	Brandon Street	Contributory	1936
	36	Brandon Street	Contributory	1939
	37	Brandon Street	Contributory	1936
	38	Brandon Street	Contributory	1938
	39	Brandon Street	Contributory	1936
	40	Brandon Street	Contributory	1940
	41	Brandon Street	Contributory	1936

	42	Brandon Street	Non-contributory	2011
	43	Brandon Street	Contributory	1937
	44	Brandon Street	Contributory	1939
	45	Brandon Street	Contributory	1934
	46	Brandon Street	Contributory	1940
	47	Brandon Street	Contributory	1938
	48	Brandon Street	Contributory	1939
	49	Brandon Street	Contributory	1939
	50	Brandon Street	Contributory	1940
	51	Brandon Street	Contributory	1940
	52	Brandon Street	Contributory	1940
	53	Brandon Street	Contributory	1937
	54	Brandon Street	Contributory	1939
	55	Brandon Street	Contributory	1937
	56	Brandon Street	Contributory	1938
	57	Brandon Street	Contributory	1938
	58	Brandon Street	Contributory	1938
	59	Brandon Street	Non-contributory	1938, altered
	60	Brandon Street	Contributory	1938
	61	Brandon Street	Contributory	1938
	62	Brandon Street	Contributory	1948
	63	Brandon Street	Contributory	1940
	64	Brandon Street	Non-contributory	1964
	65	Brandon Street	Contributory	1941
	67	Brandon Street	Contributory	1940
	1	Celia Street	Contributory	1934
	2	Celia Street	Non-contributory	1948, altered
	3	Celia Street	Contributory	1935
	4	Celia Street	Contributory	1927
	5	Celia Street	Contributory	1935
	6	Celia Street	Contributory	1939
	7	Celia Street	Non-contributory	1934, altered
	8	Celia Street	Contributory	1935
	9	Celia Street	Non-contributory	1934, altered
	10	Celia Street	Contributory	1936
	11	Celia Street	Contributory	1934
	12	Celia Street	Contributory	1936
	13	Celia Street	Contributory	1935
	14	Celia Street	Contributory	1935
	15	Celia Street	Contributory	1929
	16	Celia Street	Non-contributory	Vacant
	17	Celia Street	Contributory	1934
	18	Celia Street	Non-contributory	1936, altered
	19	Celia Street	Contributory	1932
	20	Celia Street	Non-contributory	1926, altered
	21	Celia Street	Contributory	1934
	22	Celia Street	Contributory	1926
	23	Celia Street	Contributory	1935
	24	Celia Street	Contributory	1926
	25	Celia Street	Contributory	1935

	26	Celia Street	Non-contributory	2002
	27	Celia Street	Contributory	1936
	28	Celia Street	Contributory	1926
	29	Celia Street	Non-contributory	2016
	30	Celia Street	Contributory	1936
	1/31	Celia Street	Contributory	1943
	2/31	Celia Street	Non-contributory	1975
	32	Celia Street	Contributory	1938
	33	Celia Street	Contributory	1936
	34	Celia Street	Contributory	1939
	35	Celia Street	Contributory	1939
	36	Celia Street	Contributory	1940
	37	Celia Street	Contributory	1936
	38	Celia Street	Contributory	1946
	39	Celia Street	Contributory	1937
	40	Celia Street	Contributory	1936
	41	Celia Street	Contributory	1936
	42	Celia Street	Contributory	1939
	43	Celia Street	Contributory	1937
	44	Celia Street	Contributory	1936
	45	Celia Street	Contributory	1937
	46	Celia Street	Non-contributory	2014
	47	Celia Street	Non-contributory	2009
	48	Celia Street	Contributory	1939
	49	Celia Street	Non-contributory	2015
	50	Celia Street	Contributory	1939
	51	Celia Street	Contributory	1937
	52	Celia Street	Contributory	1940
	53	Celia Street	Contributory	1938
	54	Celia Street	Contributory	1946
	55	Celia Street	Non-contributory	2004
	56	Celia Street	Contributory	1949
	57	Celia Street	Non-contributory	2006
	58	Celia Street	Non-contributory	Vacant
	59	Celia Street	Non-contributory	1929, altered
	60	Celia Street	Contributory	1955
	61	Celia Street	Contributory	1929
	62	Celia Street	Contributory	1950
	63	Celia Street	Contributory	1929
	64	Celia Street	Non-contributory	1950, altered
	65	Celia Street	Contributory	1929
	66	Celia Street	Contributory	1950
	67	Celia Street	Non-contributory	1946, altered
	68	Celia Street	Contributory	1941
	69	Celia Street	Non-contributory	1960
	70	Celia Street	Contributory	1940
	1	Florizel Street	Non-contributory	1935, altered
	2	Florizel Street	Contributory	1936
	3	Florizel Street	Non-contributory	1987
	4	Florizel Street	Contributory	1935

	5	Florizel Street	Contributory	1936
	6	Florizel Street	Contributory	1936
	7	Florizel Street	Contributory	1947
	8	Florizel Street	Contributory	1936
	9	Florizel Street	Contributory	1935
	10	Florizel Street	Non-contributory	Reproduction, 2018
	11	Florizel Street	Contributory	1935
	12	Florizel Street	Contributory	1935
	13	Florizel Street	Contributory	1937
	14	Florizel Street	Contributory	1937
Warrawee	15	Florizel Street	Contributory	1935
	16	Florizel Street	Contributory	1937
	17	Florizel Street	Contributory	1935
	18	Florizel Street	Contributory	1936
	19	Florizel Street	Contributory	1936
	20	Florizel Street	Contributory	1936
	21	Florizel Street	Contributory	1936
	22	Florizel Street	Contributory	1939
	23	Florizel Street	Contributory	1938
	24	Florizel Street	Contributory	1949
	25	Florizel Street	Contributory	1936
	26	Florizel Street	Contributory	1934
	27	Florizel Street	Contributory	1937
	28	Florizel Street	Contributory	1935
	29	Florizel Street	Contributory	1937
	30	Florizel Street	Contributory	1935
	31	Florizel Street	Non-contributory	1941, altered
	32	Florizel Street	Contributory	1938
	33	Florizel Street	Contributory	1938
	34	Florizel Street	Contributory	1937
	35	Florizel Street	Contributory	1937
	36	Florizel Street	Contributory	1939
	37	Florizel Street	Contributory	1937
	38	Florizel Street	Contributory	1937
	39	Florizel Street	Non-contributory	1948, altered
	40	Florizel Street	Contributory	1939
	41	Florizel Street	Non-contributory	1938, altered
	42	Florizel Street	Contributory	1940
	43	Florizel Street	Non-contributory	2017
	44	Florizel Street	Contributory	1938
	45	Florizel Street	Contributory	1936
	46	Florizel Street	Contributory	1940
	47	Florizel Street	Contributory	1941
	48	Florizel Street	Contributory	1939
	49	Florizel Street	Contributory	1938
	50	Florizel Street	Contributory	1939
	51	Florizel Street	Contributory	1938
	52	Florizel Street	Non-contributory	1939, altered
	53	Florizel Street	Contributory	1938

	54	Florizel Street	Non-contributory	1940, altered
	55	Florizel Street	Contributory	1940
	56	Florizel Street	Contributory	1940
	57	Florizel Street	Contributory	1938
	58	Florizel Street	Contributory	1946
	59	Florizel Street	Non-contributory	1941, altered
	60	Florizel Street	Non-contributory	1939, altered
	61	Florizel Street	Contributory	1938
	62	Florizel Street	Contributory	1939
	63	Florizel Street	Contributory	1939
	64	Florizel Street	Contributory	1940
	65	Florizel Street	Non-contributory	1940, altered
	66	Florizel Street	Non-contributory	Reproduction, 2009
	67	Florizel Street	Contributory	1941
	68	Florizel Street	Contributory	1940
	69	Florizel Street	Contributory	1947
	70	Florizel Street	Non-contributory	2010
	71	Florizel Street	Contributory	1938
	72	Florizel Street	Non-contributory	Vacant
	1	Hortense Street	Non-contributory	2016
Marinor	2	Hortense Street	Contributory	1938
	3	Hortense Street	Contributory	1937
	3A	Hortense Street	Contributory	1937
	4	Hortense Street	Contributory	1937
	5	Hortense Street	Non-contributory	2016
	6	Hortense Street	Contributory	1938
	7	Hortense Street	Contributory	1937
	8	Hortense Street	Contributory	1938
	9	Hortense Street	Contributory	1938
	10	Hortense Street	Contributory	1937
	11	Hortense Street	Contributory	1937
	12	Hortense Street	Contributory	1938
	13	Hortense Street	Non-contributory	2007
	14	Hortense Street	Non-contributory	2016
	15	Hortense Street	Contributory	1939
	16	Hortense Street	Contributory	1937
	17	Hortense Street	Contributory	1940
	18	Hortense Street	Non-contributory	2005
	19	Hortense Street	Contributory	1937
	20	Hortense Street	Contributory	1940
	21	Hortense Street	Contributory	1938
	22	Hortense Street	Contributory	1936
	23	Hortense Street	Contributory	1941
	24	Hortense Street	Non-contributory	1937, altered
	25	Hortense Street	Contributory	1940
	26	Hortense Street	Contributory	1937
	27	Hortense Street	Contributory	1937
	28	Hortense Street	Contributory	1937
	29	Hortense Street	Non-contributory	2016

	30	Hortense Street	Contributory	1941
	31	Hortense Street	Contributory	1941
Ilfracombe	32	Hortense Street	Individually significant, existing Heritage Overlay (HO386). No change proposed.	1938
	33	Hortense Street	Contributory	1938
	34	Hortense Street	Contributory	1940
	35	Hortense Street	Non-contributory	1938, altered
	36	Hortense Street	Contributory	1938
	37	Hortense Street	Contributory	1939
	38	Hortense Street	Contributory	1938
	39	Hortense Street	Non-contributory	2012
	40	Hortense Street	Contributory	1939
	41	Hortense Street	Contributory	1941
	42	Hortense Street	Contributory	1940
	43	Hortense Street	Contributory	1947
	44	Hortense Street	Non-contributory	Vacant
	45	Hortense Street	Contributory	1948
	46	Hortense Street	Contributory	1938
	47	Hortense Street	Contributory	1938
	48	Hortense Street	Contributory	1951
	49	Hortense Street	Contributory	1939
	50	Hortense Street	Contributory	1946
	51	Hortense Street	Contributory	1940
	52	Hortense Street	Contributory	1940
	53	Hortense Street	Contributory	1930
	54	Hortense Street	Non-contributory	1940, altered
	56	Hortense Street	Contributory	1953
	58	Hortense Street	Contributory	1940
Denver	60	Hortense Street	Contributory	1940
	62	Hortense Street	Non-contributory	2018
	64	Hortense Street	Non-contributory	1940s, altered
Alkira	66	Hortense Street	Contributory	1940
	68	Hortense Street	Contributory	1940
	1	Montana Street	Individually significant, existing Heritage Overlay (HO393). No change proposed.	1941
	2	Montana Street	Non-contributory	2012
Ardingly	3	Montana Street	Contributory	1940
	4	Montana Street	Contributory	1938
	5	Montana Street	Contributory	1939
	6	Montana Street	Contributory	1938
	7	Montana Street	Non-contributory	2016
	8	Montana Street	Contributory	1939
	9	Montana Street	Contributory	1939
	10	Montana Street	Contributory	1938

	11	Montana Street	Contributory	1939
	12	Montana Street	Contributory	1938
	13	Montana Street	Contributory	1939
	14	Montana Street	Contributory	1941
	15	Montana Street	Contributory	1939
	16	Montana Street	Non-contributory	2016
	17	Montana Street	Contributory	1939
	18	Montana Street	Non-contributory	2016
	19	Montana Street	Non-contributory	2017
	20	Montana Street	Contributory	1939
	21	Montana Street	Contributory	1940
	22	Montana Street	Contributory	1938
	23	Montana Street	Contributory	1954
	24	Montana Street	Contributory	1938
	25	Montana Street	Non-contributory	1940, altered
	26	Montana Street	Contributory	1953
	28	Montana Street	Contributory	1939
	30	Montana Street	Contributory	1939
	32	Montana Street	Contributory	1939
	34	Montana Street	Contributory	1939
	36	Montana Street	Contributory	1939
	38	Montana Street	Contributory	1941
	40	Montana Street	Contributory	1940
	42	Montana Street	Contributory	1939
	44	Montana Street	Non-contributory	2017
	46	Montana Street	Contributory	1939
	2	Prosper Parade	Non-contributory	1949
	4	Prosper Parade	Contributory	1939
	37	Summerhill Road	Contributory	1937
	41	Summerhill Road	Contributory	1936
	43	Summerhill Road	Contributory	1935
	45	Summerhill Road	Contributory	1936
	47	Summerhill Road	Contributory	1935
	49	Summerhill Road	Contributory	1935
	51	Summerhill Road	Non-contributory	2018
	53	Summerhill Road	Contributory	1929
	55	Summerhill Road	Non-contributory	2016
	57	Summerhill Road	Contributory	1934
	59	Summerhill Road	Contributory	1928
	63	Summerhill Road	Contributory	1934
	65	Summerhill Road	Contributory	1941
	67	Summerhill Road	Contributory	1936
	69	Summerhill Road	Contributory	1936
	71	Summerhill Road	Contributory	1936
	73	Summerhill Road	Contributory	1937
	75	Summerhill Road	Contributory	1937
	77	Summerhill Road	Non-contributory	1938, altered
	79	Summerhill Road	Contributory	1939
	81	Summerhill Road	Contributory	1939
	83	Summerhill Road	Contributory	1939

	85	Summerhill Road	Contributory	1947
	87	Summerhill Road	Contributory	1939
	89	Summerhill Road	Contributory	1939
	91	Summerhill Road	Contributory	1940

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

BOROONDARA PLANNING SCHEME

**Summerhill Road Methodist Church Complex (former),
29 Summerhill Road, Glen Iris
Statement of Significance, January 2020**

Heritage Place:	<i>Summerhill Road Methodist Church complex (former)</i> 29 Summerhill Road, Glen Iris	PS ref no:	HO906
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**What is significant?**

The former Summerhill Road Methodist Church Complex at 29 Summerhill Road, Glen Iris, is significant to the City of Boroondara. The post-war church built in 1963, to designs by architect Alexander Harris and Associates, is a notable example within the municipality of the experimental pursuit of ecclesiastical architecture of the period and is significant.

The former Timber Chapel, former Sunday School Hall and low stone retaining wall along the front of the site contribute to the significance of the place.

The addition to the rear of the former Timber Chapel is not significant.

How is it significant?

The former Summerhill Road Methodist Church complex is of local historical, architectural, aesthetic, social and associative significance to the City of Boroondara.

Why is it significant?

The former Summerhill Road Methodist Church complex is of local historical significance. Established in 1924, the site demonstrates the growth and development of the Church across the twentieth century, from the original timber chapel and Sunday school, expansion in the 1950s and the construction of a new church in 1963. The site is also of social significance for its connection to the local Christian community and has been in continued ecclesiastical use since 1924. (Criteria A & G)

The Church complex, including the former Timber Chapel, former Sunday School Hall and post-war church demonstrate characteristics of an evolving religious community in both the pre and post-war periods and is represented in the array of built forms across the site. (Criterion D)

The A-frame post-war Church is of local aesthetic significance to the City of Boroondara. The evocative and striking form of the church and the geometric menorah shaped stained glass are notable features, while the scale of the church and flat-roofed foyer structure together with the buttress-like brick projections ground the building in its domestic setting. (Criterion E)

The Church complex is also associated with noted architects Samuel Charles Brittingham and Alexander Harris. (Criterion H)

Previously chief architect of the Public Works Department (PWD) from 1916-1922, Brittingham was best known for his time in PWD, where he practised Gothic revival styles in the State Schools Division. Along with the former South Camberwell Methodist Church, the former Summerhill Road Methodist Church represents one of the few known examples of Brittingham's private practice work, and notably the smallest.

Alexander Harris and Associates were a noted architectural practice of the 1950s and 60s producing a large number of ecclesiastical works for a range of religious denominations. The former Summerhill Road Methodist Church represents a good example of his approach to design and the integration of a community building into a suburban context.

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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

BOROONDARA PLANNING SCHEME

The Fold, 26 Summerhill Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>The Fold</i> 26 Summerhill Road, Glen Iris	PS ref no:	HO907
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What is significant?

'The Fold' at 26 Summerhill Road, Glen Iris, built 1914-15, is locally significant to the City of Boroondara.

The 1985 addition to the rear of the house and the fence are not significant.

How is it significant?

'The Fold', 26 Summerhill Road, Glen Iris is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

'The Fold' at 26 Summerhill Road, Glen Iris is a notable example of an Arts and Crafts house in Boroondara. The Arts and Crafts movement, as expressed in residential architecture, served as a portent of Modernism through the simplification of timber architectural detail, floor plans and roof form, and the preference for hand-worked as opposed to machine-made materials. 'The Fold' demonstrates the Arts and Crafts movement through its attributes of relaxed asymmetrical composition, simplified roof and plan form with attic dormer window and restrained timber detailing. (Criterion D)

Aesthetically, 26 Summerhill Road is significant for its demonstration of the Arts and Crafts movement in architecture. This is demonstrated by a simple but strong built form and linear plan that is complemented with restrained decorative detail. Whilst exhibiting typical materials of the Edwardian period including weatherboard cladding, timber strapping and rough cast render to the gables, these are simply designed to great effect. Other attributes contributing to aesthetic significance include the tapered roughcast chimneys with terracotta chimney pots, elegantly curved timber verandah brackets and solid square verandah posts. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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BOROONDARA PLANNING SCHEME

**Violet Farm Estate Precinct
Statement of Significance, January 2020**

Heritage Place:	Violet Farm Estate precinct	PS ref no:	HO908
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What is significant?

The Violet Farm Estate Precinct is significant, comprising 377-423 Burke Road; 1-35 & 2-36 Faircroft Avenue; 11 & 14 Grosvenor Road; 2-16 & 1-15 Harris Avenue; 1-15 & 6-12 Macdonald Street; 2-30 & 1-21 Parkin Street; and 1-47 & 2-30 Rix Street, Glen Iris.

The precinct comprises two 1920s subdivisions situated just north of Gardener's Creek, bounded by Burke Road to the east and Toorak Road to the north. The majority of the houses were built in the late 1920s until the ban on non-essential construction in 1942, as well as one house identical to pre-1942 examples that was built just after the war.

The concrete roadbeds of Rix Street and Faircroft Avenue, original fences and original garages are contributory elements of the precinct.

The following places are individually significant: 395, 397, and 399 Burke Road (within the existing HO154); 10 Faircroft Avenue (existing HO43); 8 Macdonald Street; 12 Macdonald Street (existing HO91); and 35, 37, 39, 41, 43 and 45 Rix Street.

The following properties are non-contributory: 381-383A Burke Road; 19, 20 & 32 Faircroft Avenue; 1 & 7 Harris Avenue; 5 Macdonald Street; 3, 2/18 & 26 Parkin Street; 3, 7 & 19 Rix Street. The remaining properties are contributory.

How is it significant?

The Violet Farm Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Violet Farm Estate Precinct, comprising the Violet Farm Estate subdivision of 1925 and the Great Violet Farm Estate subdivision of 1928, is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. As indicated by the name of the subdivisions, it was the site of a violet farm owned by A Rix from 1905. Its owner is commemorated by the name of Rix Street.

The houses along Burke Road illustrate how higher quality development was traditionally located along major roads, with a strong sense of public address. (Criterion A)

The precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s which were built until just after World War II. The common later styles are Spanish Mission, Mediterranean Revival, Old English, Moderne/Art Deco, eclectic mixtures that defy stylistic definition, as well as the very simple hipped roof bungalows built around 1940 and when construction recommenced after 1945. The houses of this period were executed in rendered or face brick with tiled roofs, and many of them were built as semi-detached pairs with the two dwellings comprising a cohesive design.

A large number of houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. The concrete roadbeds on Rix Street and Faircroft Avenue demonstrate the short-lived popularity of this material for roads in the 1920s. (Criterion D)

395, 397, and 399 Burke Road (HO154) are architecturally significant as the most substantial of the houses along Burke Road, which are distinguished by their elevated siting, intact setting, and their high-quality renditions of interwar styles.

10 Faircroft Avenue (HO43) is architecturally significant for the illustration of the connection between the Moderne movement of the 1930s and the brick veneer houses which dominated post World War II Melbourne. It is unusually intact.

8 Macdonald Street is architecturally significant as a particularly finely detailed and picturesquely massed example of the Old English Revival that retains its original exterior finishes and setting to a high degree.

12 Macdonald Street (HO91) is architecturally significant as an excellent illustration of the 1930s and 1940s in the development of the vernacular garden villa from the 1880s to the present day. (Criterion D)

The subject precinct is distinguished in Glen Iris and Boroondara by the outstanding collection of houses along Burke Road (most of which were previously protected as precinct HO154), the

distinctive groups of single-builder 1920s and 1930s houses which are atypical variations on common styles, and the general high quality of design of houses. (Criterion E)

The row of two-storey flats at 35 & 37, 39 & 41 and 43 & 45 Rix Street of 1937-38 are aesthetically significant as striking and unusual compositions which adopt elements from a number of interwar styles. While each displays different details, executed in face brick on a render ground, they have been designed as a cohesive complex, a parapeted building flanked by those with hipped roofs. The three are highly intact and retain their front fences, though the shared fence of Nos. 39 & 41 has been raised in height. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

Grading table

Name	Number	Street	Grading	Built Date
	377	Burke Road	Contributory	1930s
	379	Burke Road	Contributory	1930s
	381	Burke Road	Non-contributory	2008
	381A	Burke Road	Non-contributory	2008
	383	Burke Road	Non-contributory	2008
	383A	Burke Road	Non-contributory	2008
	385	Burke Road	Contributory	1930s
	387	Burke Road	Contributory	1920s
	389	Burke Road	Contributory	1930s
	391	Burke Road	Contributory	1930s
	395	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	397	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	399	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	409	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s
	411	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s
	413	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s

	415	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1930s
	417	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1930s
Broadhall	423	Burke Road	Contributory	c1938-41 (duplex with 47 Rix)
	1	Faircroft Avenue	Contributory	1933 (duplex with 1A)
	1A	Faircroft Avenue	Contributory	1933 (duplex with 1)
	2	Faircroft Avenue	Contributory	1936 (duplex with 4)
	3	Faircroft Avenue	Contributory	1929 (duplex with 5)
	4	Faircroft Avenue	Contributory	1936 (duplex with 2)
	5	Faircroft Avenue	Contributory	1929 (duplex with 3)
	6	Faircroft Avenue	Contributory	1920s
	7	Faircroft Avenue	Contributory	c1926-29
	8	Faircroft Avenue	Contributory	1928
	9	Faircroft Avenue	Contributory	c1926-29
	10	Faircroft Avenue	Individually significant, existing Heritage Overlay (HO43). No change proposed.	1939
	11	Faircroft Avenue	Contributory	c1926-29
	11A	Faircroft Avenue	Contributory	1928
	12	Faircroft Avenue	Contributory	1932
	14	Faircroft Avenue	Contributory	1928
	15	Faircroft Avenue	Contributory	c1926-29
	16	Faircroft Avenue	Contributory	1920s
	17	Faircroft Avenue	Contributory	c1926-29
	18	Faircroft Avenue	Contributory	1920s
	19	Faircroft Avenue	Non-contributory	c1926-29, altered
	20	Faircroft Avenue	Non-contributory	1920s, altered
	21	Faircroft Avenue	Contributory	c1926-29
	22	Faircroft Avenue	Contributory	1920s
	23	Faircroft Avenue	Contributory	1924
	24	Faircroft Avenue	Contributory	1926
	25	Faircroft Avenue	Contributory	c1926-29
	26	Faircroft Avenue	Contributory	1932
	27	Faircroft Avenue	Contributory	c1926-29
	28	Faircroft Avenue	Contributory	1920s
	29	Faircroft Avenue	Contributory	1924
	30	Faircroft Avenue	Contributory	1920s
	31	Faircroft Avenue	Contributory	1920s
	32	Faircroft Avenue	Non-contributory	1953

	33	Faircroft Avenue	Contributory	1924
	34	Faircroft Avenue	Contributory	1934
	35	Faircroft Avenue	Contributory	1930s
	36	Faircroft Avenue	Contributory	1930s
	11	Grosvenor Road	Contributory	1941 (duplex with 31 Rix)
	14	Grosvenor Road	Contributory	1941 (duplex with 21 Rix)
	1	Harris Avenue	Non-contributory	1930s, altered
	2	Harris Avenue	Contributory	1930s
	3	Harris Avenue	Contributory	1930s
	4	Harris Avenue	Contributory	1930s
	6	Harris Avenue	Contributory	c1938-41
	7	Harris Avenue	Non-contributory	2010
	8	Harris Avenue	Contributory	c1942-45
	9	Harris Avenue	Contributory	1930s
	12	Harris Avenue	Contributory	1929
	13	Harris Avenue	Contributory	1930s (duplex with 15)
	14	Harris Avenue	Contributory	1930s
	15	Harris Avenue	Contributory	1930s (duplex with 13)
	16	Harris Avenue	Contributory	1935
Norfolk	1	Macdonald Street	Contributory	1920s
	3	Macdonald Street	Contributory	1930s
	5	Macdonald Street	Non-contributory, altered	1930s
	6	Macdonald Street	Contributory	1934
	7	Macdonald Street	Contributory	1930s
	8	Macdonald Street	Significant	1935
	9	Macdonald Street	Contributory	1938
Viola	1 & 2/10	Macdonald Street	Contributory	1938
	11	Macdonald Street	Contributory	1938
	12	Macdonald Street	Individually significant, existing Heritage Overlay (HO91). No change proposed.	1939
	13	Macdonald Street	Contributory	1930s
Olinda	15	Macdonald Street	Contributory	1938
	1	Parkin Street	Contributory	1938
	2	Parkin Street	Contributory	1930s
	3	Parkin Street	Non-contributory	1950
	4	Parkin Street	Contributory	1928
	5	Parkin Street	Contributory	1939
	6	Parkin Street	Contributory	1928
	7	Parkin Street	Contributory	1941 (duplex with 9)
	8	Parkin Street	Contributory	1930s (duplex with 8A)

	8A	Parkin Street	Contributory	1930s (duplex with 8)
	9	Parkin Street	Contributory	1941 (duplex with 7)
	10	Parkin Street	Contributory	1922
	11	Parkin Street	Contributory	1939 (duplex with 11A)
	11A	Parkin Street	Contributory	1939 (duplex with 11)
	12	Parkin Street	Contributory	1920s
	14	Parkin Street	Non-contributory	1941, altered
	15	Parkin Street	Contributory	1938 (duplex with 1 Rix)
	16	Parkin Street	Contributory	1938
	17	Parkin Street	Contributory	1929
	1/18	Parkin Street	Contributory	1939
	2/18 (also known as 18A)	Parkin Street	Non-contributory	1970
	19	Parkin Street	Contributory	c1938-41
	20	Parkin Street	Contributory	1928
	21	Parkin Street	Contributory	1938
	22	Parkin Street	Contributory	1928
	24	Parkin Street	Contributory	1928
	26	Parkin Street	Non-contributory	1980
	28	Parkin Street	Contributory	1938 (duplex with 30)
	30	Parkin Street	Contributory	1938 (duplex with 28)
	1	Rix Street	Contributory	1930s (duplex with 15 Parkin)
	2	Rix Street	Contributory	1938 (duplex with 2A)
	2A	Rix Street	Contributory	1938 (duplex with 2)
	3	Rix Street	Non-contributory	1949, altered
	4	Rix Street	Contributory	1939
	5	Rix Street	Contributory	1941
	6	Rix Street	Contributory	1937 (duplex with 8)
	7	Rix Street	Non-contributory	c. 1976
	8	Rix Street	Contributory	1937 (duplex with 6)
	10	Rix Street	Contributory	1929
	11	Rix Street	Contributory	1938 (duplex with 11A)
	11A	Rix Street	Contributory	1938 (duplex with 11)
	12	Rix Street	Contributory	1927
	14	Rix Street	Contributory	1920s
	1-4/15	Rix Street	Contributory	c1938-41
	16	Rix Street	Contributory	1928
	18	Rix Street	Contributory	1926
	19	Rix Street	Non-contributory	1946, altered
	20	Rix Street	Contributory	1926
	21	Rix Street	Contributory	1941 (duplex with 14 Grosvenor)

	22	Rix Street	Contributory	1920s
	24	Rix Street	Contributory	1920s
	26	Rix Street	Contributory	1923
	28	Rix Street	Contributory	1927
	30	Rix Street	Contributory	1927
	31	Rix Street	Contributory	1941 (duplex with 11 Grosvenor)
	33	Rix Street	Contributory	1946
	35	Rix Street	Significant	1937-38 (duplex with 37)
	37	Rix Street	Significant	1937-38 (duplex with 35)
	39	Rix Street	Significant	1937-38 (duplex with 41)
	41	Rix Street	Significant	1937-38 (duplex with 39)
	43	Rix Street	Significant	1937-38 (duplex with 45)
	45	Rix Street	Significant	1937-38 (duplex with 43)
Broadhall	47	Rix Street	Contributory	c1938-41 (duplex with 423 Burke)

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BOROONDARA PLANNING SCHEME

Woorayl, 3 Valley Parade, Glen Iris Statement of Significance, January 2020

Heritage Place:	Woorayl 3 Valley Parade, Glen Iris	PS ref no:	HO909
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What is significant?

'Woorayl', at 3 Valley Parade, Glen Iris, built in 1891, is significant. Built for Joseph Stephen Treweek in 1891, the house retains original Hawthorn bricks with cream brick detailing, cast iron verandah elements, slate roof and brick and rendered chimneys.

The later rear addition, bluestone front fence and garage are not significant.

How is it significant?

'Woorayl' is of local historical and architectural significance to the City of Boroondara.

Why is it significant?

'Woorayl' at 3 Valley Parade, Glen Iris is a tangible representation of the scattered early development of Glen Iris during the nineteenth century. Its nineteenth-century origins are demonstrated by its Italianate form and details along with its Hawthorn and cream brick walls. In the 1880s, the land was largely utilised for market gardens, dairying, orchards and brick making, with little residential development beyond the occasional villa. The opening in 1890 of the railway line to Oakleigh, with two stations in the Stonnington part of Glen Iris, provided some impetus for suburban development and the opening of the Glen Iris Post Office, but this was limited due to the subsequent economic downturn in the early 1890s. It was only in the interwar period that Glen Iris was extensively developed, infilling old streets around the few surviving Victorian houses, and creating many new subdivisions. (Criterion A)

'Woorayl' at 3 Valley Parade, Glen Iris is a representative example of a Victorian era Italianate house in the Glen Iris context; and one of a small number of houses from this era to survive intact in the suburb. The house is also an uncommon example of a Hawthorn brick house in the suburb. Architecturally it has an unusual presentation for a Victorian Italianate house – the symmetrical form features a central projecting bay and is flanked by narrow verandahs down each side. Its significance is enhanced by a high degree of integrity, retaining a number of features associated with the Italianate style including: bi-chrome brickwork, with Hawthorn (brown) brick walls contrasting with cream brick

trim to the faceted bay, window openings, and as feature courses on the walls and chimneys; two side verandahs with cast-iron posts, frieze and brackets; tessellated tiled verandah floor with bluestone edge; and timber four panelled entry door on the eastern side of the house, with leadlight highlights and side lights. (Criterion D)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

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