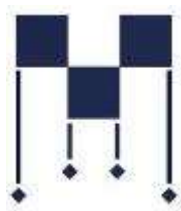


Moonee Valley Planning Scheme Amendment C200moon

Statement of evidence by
Natica Schmeder

Prepared for **Maddocks** on behalf of **City of Moonee Valley**



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Prepared by: Natica Schmeder, Principal

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1. Introduction

1. This statement of expert evidence has been prepared in accordance with the Planning Panels of Victoria Guide to Expert Evidence, dated April 2019, in relation to Amendment C200moon to the Moonee Valley Planning Scheme.

1.1 Qualifications, experience and area of expertise

1.1.1 Qualifications

MSc (Building Conservation); Grad Dip (Architectural Conservation); BA (Architectural & Urban History)

2. I am an architectural historian and buildings conservator with some 20 years' experience in architectural research and assessment, materials conservation, heritage studies, conservation management plans and heritage advice, in Australia, the United States, England and Poland. I am a Member of the Heritage Council of Victoria, past chair of the Built Environment Committee of the National Trust of Australia (Victoria) 2012-17, and served as Membership Secretary for the Executive Committee of Australia ICOMOS (International Council on Monuments and Sites) 2009-12.

1.1.2 Relevant experience

3. I worked at Context from 2005 until June 2018 and was an Associate of that company. At Context I have worked on numerous municipal heritage studies and reviews, many of which I led and/or acted as the architectural historian, including the Boroondara Municipal-Wide Heritage Gap Study (which includes eight suburb-specific studies), Mornington Peninsula Heritage Review (Areas 1 & 2), Central Richmond Heritage Gaps Study, Yariambiack Shire Heritage Study, City of Yarra Review of 17 Precincts, City of Yarra Central Richmond Gaps Study, Lygon Street Heritage Study, Cardinia Shire Heritage Studies Review, City of Manningham Heritage Study Review, Baw Baw Shire Heritage Study, Murrindindi Shire Heritage Study, Yarra Ranges Shire Heritage Study Review, Moreland North of Bell Street Heritage Study, Stonnington Victorian Houses Study, Stonnington Federation Houses Study, Stonnington Churches and Halls Study, Stonnington Residential Flats Study, and Hawthorn Heritage Precincts Study.
4. While at Context, I led a number of heritage studies for the City of Moonee Valley:
 - Moonee Valley Thematic Places Heritage Study, 2012-14 – The Moonee Valley Thematic Environment History (Living Histories, 2012) identified a number of important historical themes which were under-represented in the Heritage Overlay, particularly early commercial development of Mt Alexander Road, and early post-war development in north-western areas of the municipality. Places related to these two themes were identified and assessed.
 - Moonee Valley Post-War Thematic Precincts Study, 2012-14 – Precincts demonstrating early post-war development were assessed in this study, which was closely linked to the one above.
 - Moonee Valley Heritage Gap Study, Stage 1, 2013-14 (the “Stage 1 Gap Study”) – Desktop research, community consultation and survey of the entire municipality were carried out to identify a list of places and precincts of potential heritage significance. The next step was the assessment of the non-residential places in the Moonee Valley Heritage Study 2015, followed by assessment of most residential places and precincts in the Moonee Valley Heritage Study 2017. (NB: It is referred to as the Moonee Valley Heritage Study Stage 1 in the Moonee Valley Heritage Study 2017.)
 - Moonee Valley Heritage Study 2015 – This study assessed commercial, transport, industrial, and community places and precincts identified by the Stage 1 Gap Study.

- Moonee Valley Heritage Study 2017 (the “2017 Heritage Study”) – The reference document for Amendment C200moon, involving the assessment of Victorian, Edwardian and Interwar residential places and precincts. I discuss my role in this and the previous related studies in Chapter 2 of this evidence.
 - I also prepared the Moonee Valley Heritage Design Guidelines with Bernadette De Corte, who is Moonee Valley’s in-house Heritage Advisor (2016).
5. I have acted as the peer reviewer and expert witness at planning panels for other municipal councils for the following studies:
- City of Yarra C149 – peer review of methodology and a select number of places and precincts recommended for the Heritage Overlay by the Review of Heritage Places and Precincts (G Butler & Assoc., 2012).
 - City of Boroondara C177 – review of the Surrey Hills South Residential Precincts Heritage Study (Lovell Chen, 2014).
 - City of Boroondara C276 – peer review of place and precincts recommended for the Heritage Overlay by the Balwyn and Balwyn North Heritage Study (incorporating Deepdene and Greythorn) (Built Heritage, 2015).
 - City of Maroondah C116 – peer review of places and precincts recommended for the Heritage Overlay by the Jubilee Park Heritage and Neighbourhood Character Study (Context 2018). I was not involved with the preparation of this study at Context.
 - City of Boroondara C318 – Context prepared place and precinct citations in the Balwyn Heritage Peer Review Stage 2. I acted as a reviewer of citations during the study, and also acted as Boroondara’s heritage expert at the panel hearing. This is a similar approach to my involvement in Moonee Valley’s 2017 Heritage Study, as detailed in section 2.2.
6. I have been retained by a number of councils to appear as an expert witness on heritage-related matters at Independent Panel Hearings, including: City of Boroondara, City of Brimbank, Shire of Cardinia, City of Moonee Valley, City of Moreland, Shire of Mornington Peninsula, City of Stonnington and City of Yarra, as well as by the National Trust of Australia (Victoria).

1.1.3 Area of expertise

7. My area of expertise relevant to this Panel hearing is the assessment of the cultural heritage significance of buildings, structures and precincts in the Melbourne metropolitan area and country Victoria, with reference to current heritage assessment criteria and within the framework of local historical themes.

1.2 Instructions

8. This statement of evidence was prepared in accordance with the following instructions issued by Maddocks on behalf of Moonee Valley City Council, dated 18 September 2020, to:
- provide an overview of my previous involvement in the Amendment, including in relation to the Stage 1 Gap Study, 2014, the 2017 Heritage Study and advice to Council to respond to the submissions;
 - consider the Amendment C200moon and the material which supports it, including the 2017 Heritage Study and its methodology;
 - respond to issues raised by submissions as relevant to my expertise;
 - consider the Council’s proposed post-exhibition changes to Amendment C200moon; and
 - outline any recommended changes to Amendment C200moon in response to submissions.

1.3 Preparation of this statement

9. This statement has been prepared by myself, Natica Schmeder, of Landmark Heritage Pty Ltd.

1.4 Documents and materials relied upon

10. In preparing this report, I have relied upon the following documents and sources of information:

- Moonee Valley Heritage Gap Study, Stage 1, 2013-14, by Context Pty Ltd
- Moonee Valley Heritage Study 2017, by Context Pty Ltd
- Moonee Valley Heritage Guidelines, 2016, by B De Corte & Context Pty Ltd
- City of Moonee Valley Permit Exemptions Policy: Heritage Overlay Precincts, 2019
- Planning Practice Note 1, 'Applying the Heritage Overlay', 2018
- Heritage Council of Victoria, 'The Victorian Heritage Register Criteria and Threshold Guidelines', 2019
- Submissions made in regard to Amendment C200moon which raised heritage issues (i.e., heritage significance, historical facts, intactness of places)
- Site visits to those places and precincts where I deemed it necessary to investigate issues raised by submitters.

1.5 Summary of my views

1.5.1 Council's proposed post-exhibition changes to Amendment C200moon

11. I support the version of Amendment C200moon found in the attachments to the Council Meeting report of 25 August 2020. In particular, I support the revisions to Statements of Significance and precinct maps found in Attachment D. They are consistent with the changes I recommended after reviewing submissions.

1.5.2 Further changes recommended in response to submissions

12. In addition to those changes already proposed to Amendment C200moon by Moonee Valley City Council, I recommend the following further changes, mostly in response to late submissions and additional material for submissions provided late:

- 57 Vanberg Road, Essendon:
 - The history in the place citation should be revised to add the information about the west side of the block and the 1945 aerial showing the early garden layout.
 - The statement of significance should note that the alignment of the circular front path and west boundary driveway are significant elements of the place.
- Brown Avenue and Morphett Avenue Precinct, Ascot Vale:
 - Change new text in the statement of significance to read: 'with a notable exception [instead of exemption] the two-storey terrace house at 28 Brown Street'
- Remove 21-23 Nicholson Street, Essendon, from Amendment C200moon.

13. Revised statements of significance for 57 Vanberg Road and Brown Avenue and Morphett Avenue Precinct, showing these new changes, are found in Appendix A to this evidence.

1.6 Declaration

14. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

Signed,

A handwritten signature in black ink, appearing to read "Natica Schmeder", is written on a light gray rectangular background.

Natica Schmeder

2. Overview of my involvement

15. I have had a long involvement in the overarching heritage gaps study work carried out by Moonee Valley City Council, since 2012, though my role has evolved over time from one of intensive involvement to more high-level input.

2.1 Stage 1 Gap Study, 2014

16. Moonee Valley City Council engaged Context Pty Ltd in 2012 to carry out a comprehensive Stage 1 Heritage Gap Study (the “Stage 1 Gap Study”) to:
- Identify places and precincts of potential heritage significance through desktop research, community consultation (both with interest groups and a municipal-wide call for nominations), and street-by-street field survey (both to view places identified in the previous steps and to identify new ones);
 - Record those places, groups of places and potential precincts with a very brief record in the HERMES heritage database;
 - Review the current composition of the Moonee Valley Heritage Overlay to determine which significant themes (as set out in the 2012 Thematic Environmental History) were poorly represented, and on this basis propose a staged approach to assessing the places and precincts identified.
17. The findings of the Stage 1 Gap Study can be summarised as follows:
- As would be expected of a suburban municipality, the majority of places identified were residential, followed by commercial (shops).
 - The majority of places and precincts of potential significance were identified in Essendon, Moonee Ponds and Ascot Vale. This reflects the relative wealth of these areas in the Victorian to Interwar periods resulting in impressive building stock, as well as the reluctance of the former City of Essendon to enact heritage controls.
 - There was poor representation of post-war, interwar and late Edwardian places in the Heritage Overlay (both residential and commercial), again, particularly in the former City of Essendon. This reflects popular views of heritage in the early 1990s, when the City of Essendon Conservation Study was carried out, which focussed on the Victorian era and the Edwardian era to a lesser extent.
18. My role in the Stage 1 Gap Study was leading a Context team comprising a historian, a researcher and an architect. I led focus-group meetings with heritage and other community groups to elicit place/precinct nominations and worked with a steering committee to determine priorities for future work. At the fieldwork stage, I carried out street-by-street surveys of areas outside the current Heritage Overlay, travelling by bicycle and on foot. I covered the following suburbs: Flemington, Ascot Vale, Moonee Ponds (mostly west of Mt Alexander Road), and the central part of Essendon (east of Cooper Street and west of Fitzgerald Road). The rest of the fieldwork was carried out by car and on foot by the architect on our team. The architect and I created brief HERMES records for each place, precinct or proximate group of potential significant places. While the historian wrote those sections of the final report regarding the desktop study (Chapters 2 & 3), I prepared the rest.
19. Following its compilation, the draft Stage 1 Gap Study was put out to community consultation. Letters were sent to all potentially affected property owners, as well as broad publicity and eliciting of feedback from the community at large. In all 199 submissions were received from community

members. Among them, well over half recognised the heritage significance of their property and even more supported general protection of heritage places in Moonee Valley.

20. Context was asked to review 84 of these submissions, which raised heritage issues (e.g. history, intactness, level of significance), and revised 34 of the HERMES records in response to them. Some submissions nominated new places and precincts for assessment, and those considered potentially significant were included in the final report as recommended future work. I prepared submission responses for those places/precincts that I had identified, and considered new nominations.
21. One of the major changes made to the draft Stage 1 Gap Study report in response to community input was the prioritisation of future assessments. My first recommendation was that all non-residential places and interwar dwellings should be assessed as a high priority, as this was a glaring gap in the Heritage Overlay. Edwardian and post-war dwellings were given a medium priority. Initially, Victorian dwellings (and predominantly Victorian precincts) were given a low priority, as they are the place-type currently best represented in the Heritage Overlay. However, there was a very high value placed upon and strong community attachment to Victorian houses demonstrated in the consultation, so in discussion with the project steering committee I moved Victorian residential places/precincts up to medium priority for future assessment.
22. In accordance with our recommendations, the first group of places to be assessed in full (a “Stage 2” study) were the non-residential places and precinct, as part of the Moonee Valley Heritage Study 2015. I was the joint lead on this study, with heritage consultant David Helms, and we shared the assessment of places and precincts. This study was implemented by Amendment C164.

2.2 Moonee Valley Heritage Study 2017

23. The Moonee Valley Heritage Study 2017 (the “2017 Heritage Study”) also follows on from the Stage 1 Gap Study and encompasses assessment of the interwar residential (high priority), Edwardian and Victorian residential (medium priority) places and precincts identified.
24. The 2017 Heritage Study was carried out in two parts. First residential precinct extensions and precincts were assessed, which is documented in Volume 1: Precincts and Precinct Extensions (Context, 29 Feb. 2019). This was followed by Volume 2: Individual Place Methodology (Context 27 Feb. 2019).
25. Heritage planner David Helms played a leading role in the Volume 1: Precincts and Precinct Extensions work. He made a preliminary assessment of all potential precincts and extensions to arrive at a shortlist for full assessment. I note that Mr Helms had previously prepared a ‘Heritage Overlay Review’ for the City of Moonee Valley in 2012, so was already familiar with all existing HO precincts in the municipality. Part of Mr Helm’s review is briefly summarised in Appendix B (Overview of Heritage Precincts) in Volume 1 of the 2017 Heritage Study. Full precinct citations, and revisions to existing precinct citations in the case of precinct extensions, were carried out by Mr Helms and two Context consultants.
26. I was involved in the Volume 2 work, assessing individual places. I was contracted by Context in December 2018 to assist with the preparation of up to 45 individual place assessments. These were houses built in the Edwardian and interwar periods. The work involved a review of each draft history, description and comparative analysis by Context consultants. Following this, I prepared an assessment against the HERCON criteria and noted which places, in my professional opinion, met the threshold of local significance. The Context consultants then prepared the statements of significance.

27. In carrying out this work, I made revisions to the citations where I saw fit (using track changes for legibility), noted additional investigation that would be valuable, and in a few cases obtained historical aerial photos to settle questions about the evolution of a place (dwelling and its setting). In several cases, I judged the arguments for local significance too weak, and recommended that the place be rejected. In carrying out this work, I did not undertake any site visits, but relied on the extensive photos taken by the Context consultants.
28. Director Louise Honman carried out the same role for the other half of the place citations, the Victorian era houses.
29. I finalised citations and supported inclusion in the Heritage Overlay for the following places:
- 15 Park Crescent, Aberfeldie
 - 1A & 3 Adelaide Street, Ascot Vale
 - 65 Charles Street, Ascot Vale
 - 37 Sandown Road, Ascot Vale
 - 17 & 19 Union Road, Ascot Vale
 - 2 Aberdeen Street, Essendon
 - 1 & 3 Albion Street, Essendon
 - 1C Ardoch Street, Essendon
 - 16 Ballater Street, Essendon
 - 23 Ballater Street, Essendon
 - 6 Banchory Street, Essendon
 - 33 Brewster Street, Essendon
 - 55 & 57 Brewster Street, Essendon
 - 330 Buckley Street, Essendon
 - 50 Fletcher Street, Essendon
 - 52 Hedderwick Street, Essendon
 - 20 Hesleden Street, Essendon
 - 30 Levien Street, Essendon
 - 54 Lincoln Road, Essendon
 - 23 McCarron Parade, Essendon
 - 247 Pascoe Vale Road, Essendon
 - 2 Raleigh Street, Essendon
 - 20 Ascot Vale Road, Flemington
 - 127-137 Kent Street, Flemington
 - 10 Ardmillan Road, Moonee Ponds
 - 11 Ardmillan Road, Moonee Ponds
 - 64 Bent Street, Moonee Ponds
 - 57 Holmes Road, Moonee Ponds
 - 83 Holmes Road, Moonee Ponds
 - 89 Holmes Road, Moonee Ponds
 - 519 Mt Alexander Road, Moonee Ponds
 - 2 & 4 Ngारveno Street, Moonee Ponds
30. In addition, there were three places whose draft citations I reviewed, which I found did not meet the threshold of local significance. As a result, they were not recommended for the Heritage Overlay.

2.3 Responding to submissions

31. As I had had an ongoing role in the Stage 1 Gap Study, and ensuing heritage studies, I was asked to act as Moonee Valley City Council's heritage expert witness for Amendment C200moon. This began with reviewing and responding to heritage-related issues raised in submissions.
32. In reviewing the submissions, I drew upon the following information sources:
- The pertinent place or precinct citation in the 2017 Heritage Study reports;
 - Site visits to view properties, particularly where issues of external intactness were raised. When issues were raised about the intactness of precinct (or precinct extension) streetscapes, I walked the entire streetscapes in question. In both cases, I documented my findings in photographs and notes.
 - In some cases, I carried out a small amount of additional research to determine intactness of buildings and their setting. This drew upon: historical MMBW plans, historic aerial photos, historic newspapers, and building permit plans (when they could be located in Council's archives).
33. Based on the above information, and drawing upon my general familiarity with Moonee Valley and its residential building stock, I recommended one of the following for each heritage-related submission:
- No changes at all.
 - Changes to the place/precinct citation to reflect new information, for example, about the history of the place or minor alterations to it.
 - Changes to statement of significance to reflect such new information, where appropriate.
 - Changes to statutory recommendations, for example, the grade of a property within a precinct or the appropriate controls on an individual place. Such changes generally required changes to the statement of significance.
34. In a small number of cases, during my site visits I discovered substantial changes to properties within precincts – such as total demolition or very substantial alterations – and made recommendations to regrade them, despite there being no pertinent submission.
35. In all cases where I recommended changes to a statement of significance, I provided a Tracked Changes version to Council officers with these revisions. These have all been included in the revised Statements of Significance and precinct maps found in Attachment D to the Moonee Valley City Council Meeting report of 25 August 2020.

3. Peer review of Amendment C200moon

36. In this chapter, I will consider the appropriateness of the methodology used in preparing Volumes 1 and 2 of the 2017 Heritage Study, and the resultant report.

High-level guidance

37. The 2017 Heritage Study appropriately references and follows the guidance of the VPP Practice Note 1 'Applying the Heritage Overlay' (PPN01), and contains all key tasks in what I consider current standard practice for carrying out heritage studies (based on my experience working on dozens of heritage studies over the past 15 years, and the scrutiny applied at planning panel hearings). These key elements include:
- Application of the HERCON Criteria when considering how a place or precinct might be of heritage significance.

- Application of the threshold of local significance on the basis of comparative analysis with similar places/precincts already in the Moonee Valley Heritage Overlay.
 - Summation of the heritage significance of those places/precincts that meet the threshold in the form of a three-part statement of significance, with the content as recommended by PPN1.
 - Recommendation of addition controls in the HO Schedule, such as Tree Controls and exempted fences and outbuildings, on the basis of a clear assessment of the heritage value of these elements.
 - Inclusion of Significant places within the same precinct HO, if they contribute to that precinct's significance.
38. In both volumes of the 2017 Heritage Study, the methodology has been set out in great detail, with sections in the body of the report describing all the steps taken, supplemented by appendices that set out in detail the guiding principles by which the local significance of a place or precinct was measured. These methodology appendices synthesize a range of expert heritage guidance, including the 2007 Planning Panels Victoria Review of Heritage Provisions in Planning Schemes, PPN1, the Victorian Heritage Register Criteria and Threshold Guidelines, and a range of Planning Panels Victoria reports on heritage amendments.
39. I support the approach in the 2017 Heritage Study of starting comparative analysis at a suburb level, recognising 'that due to the historic settlement of Moonee Valley, where some areas developed much earlier than others, places that are significant in one suburb may not be within another' (Vol. 1, p.15). This is in keeping with the definition of 'Local Significance' in PPN01: 'those places that are important to a particular community or locality' (2018, p.2). In my professional opinion, this is particularly appropriate for precincts and places in the outer areas of Moonee Valley which developed later than the Victorian core which follows Mt Alexander Road and the rail line. I note that in assessing the architectural and aesthetic values of individual places, however, the 2017 Heritage Study used municipal-wide examples in the comparative analysis, and thus a higher bar.

Staging of the study

40. While the standard heritage study methodology is to carry out a two-stage process of 1) identification of potential heritage places, and 2) detailed assessment of these places against the threshold of local significance, the 2017 Heritage Study has gone above and beyond this standard, introducing a middle stage of preliminary investigation both in assessing precincts and individual places. Its purpose was: 'to critically review the list of places and precincts identified by the Stage 1 Gap Study and the Council and prepare a shortlist with the highest and best potential to satisfy the threshold of local significance. This review was necessary because full assessment of all of the potential places and precincts would not have been possible within the timeframe and budget allocated to this study' (Vol. 1, p. 9).
41. In my experience of heritage studies, such a preliminary investigation is frequently carried out in an informal manner at the start of Stage 2, though it is rarely documented so extensively as seen in the 2017 Heritage Study. I recognise this preliminary investigation stage as very useful, both to give the new project team a bird's-eye view of the entire group of places and precincts under assessment, and to use this high-level perspective to determine which place/precincts had a lower level of quality than the rest. This means that each place and precinct has gone through three steps of comparative analysis and refinement before it was recommended for the Heritage Overlay: 1) identification by nomination or by eye during the Stage 1 Gap Study; 2) comparisons within a group of like places/precincts (e.g. Victorian houses, interwar-era precincts, etc.) in the preliminary investigation of the 2017 Heritage Study; and 3) comparison against like places in the Heritage

Overlay in the place/precinct citation. This third step – the comparative analysis of precincts/extensions – was assisted by the prior work of team member David Helms. As mentioned in Chapter 2, he carried out a ‘Heritage Overlay Review’ for the City of Moonee Valley in 2012, and its findings are summarised in Appendix B of the 2017 Heritage Study (Vol. 1).

42. The 2017 Heritage Study documents a “peer review” component (Vol. 1, p.13) where the entire project team came together and reviewed all questionable (“Maybe”) precincts/extensions and a selection of clear “Yes” and “No” precincts. This same approach was used in assessing individual places (Vol. 2, p.3). In my professional experience, this approach is extremely valuable as it both pools the respective knowledge and experience of each team member and ensures consistency in establishing thresholds for shortlisting those precincts/extensions that will be assessed in full.
43. I consider the order of detailed assessments – precincts and extensions first, followed by individual places – to be a sensible approach. If a precinct or extension is rejected or reduced in size then any potentially significant individual places within that rejected area can be assessed together with other individual places.

Precincts

44. I support the thresholds applied by the 2017 Heritage Study for precinct intactness: at least moderate (60-80%) or high (80-100%) (Vol. 1, p. 12). But also agree that this is not a hard and fast rule, as quoted from the 2007 Advisory Committee Report, as there may be a precinct with relatively low intactness but it demonstrates something very important and is the best of its kind in the municipality. And I agree that the smaller the precinct, generally the higher intactness should be (Vol. 1, p.12).
45. I support the application of “integrity” as the appropriate metric applied to Contributory properties in a precinct. That is, high intactness is not essential, because there could be ‘repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring good “integrity”’ (Vol. 1, p. 12). I would summarise this approach by asking if a somewhat altered building is still recognisable (e.g. as a Victorian, Edwardian or interwar house) and can still provide legible information about the significant themes of a precinct. This is in keeping with the definition from the Victorian Heritage Register Criteria and Threshold Guidelines quoted in the 2017 Heritage Study: integrity is ‘the degree to which the heritage values of the place are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place can still be discerned’ (quoted in Vol. 2, p.3).
46. In regard to Significant places in precincts, the 2017 Heritage Study has not prepared separate places citations, ‘instead, they are identified as being of individual significance in the precinct statement of significance under ‘What is significant’, which then includes separate paragraphs for each one under ‘Why is it significant’ explaining the reasons why’ (Vol. 1, pp. 14-15). I have used this approach consistently in the multi-stage Boroondara Municipal-Wide Heritage Study, and it has been accepted by the Planning Panels who have reviewed the first five amendments implementing this study.

Research

47. The historical context and precinct or place histories provide adequate historical documentation to support the recommendations made and are derived from a suitable range of primary and secondary sources. They seek to determine more extensive details of individual places (when built, for whom, designer, later changes) as opposed to a broad-brush approach for precincts (subdivision date, construction decade by decade). In my professional experience, this is a standard approach.

48. One step in this research process noted in the Context methodology which was not applied in one instance is a review of ‘any information about the place or precinct contained in the Hermes database’ (Vol. 1, p. 13). For some reason this did not happen in the case of 20 Hesleden Street. There is the following note in the Hermes record from the Stage 1 Gap Study: ‘Reportedly, in recent decades the front facade of this house has been altered, including the addition of timber shingle cladding and a window hood to the attic window. Also, the verandah supports were reportedly timber posts originally, since replaced with more substantial rendered piers (Pers. Comm., Submission CM189, 2014) If this extent of alteration is confirmed, the house may not meet the threshold for local significance.’ This information was not incorporated in the history or description of the place, so this issue was not investigated and the detailed assessment went ahead with the assumption that the front façade was entirely intact.
49. While the oversight in this case was unfortunate, I believe it was a singular occurrence. I have checked all information provided in submissions to the Stage 1 Gap Study (as recorded in the Hermes records), and there are no other cases where previously reported alterations were not taken into account in the 2017 Heritage Study.

Intactness of individual places

50. The consideration of the intactness vs the integrity of individual places is not entirely clear in the 2017 Heritage Study (Vol. 2). There is a general discussion of intactness (lack of alteration, retention of original building fabric) and integrity (legibility of original appearance, though materials may have been replaced) on page 3, but it is not clear how these two principles were applied. In the fieldwork section, ‘intactness and integrity’ were investigated (p. 5), but in the comparative analyses one of the benchmarks applied was simply ‘intactness’ (p. 5). Table 2.1 (p. 9ff) sets out the reasons for rejection of places in the preliminary analysis, and again ‘low integrity / intactness’ are grouped together.
51. The detailed discussion of the methodology in Appendix A (Vol. 2) provides more useful guidance: ‘For potential individual places, the “intactness” of the building was a primary consideration; however, comparative analysis would determine whether a building with lower “intactness”, but good “integrity” could also be of local significance if, for example, it is rare.’ I support this approach of requiring, in all but a few exceptional cases, a higher level of intactness of individually significant places, particularly where they are of architectural or aesthetic value as these are more “fabric-based” types of significance.
52. This requirement for a high level of intactness appears to have been applied in most cases in the individual place assessments, but not all. As discussed in section 5.1.7, a pair of Victorian houses at 27 and 32 Robb Street, Essendon, were recommended for the Heritage Overlay as an individually significant place. While put forward as architectural significance (Criterion D), the house at 32 Robb Street had undergone a long list of external alterations to the front and side elevations, both additions and loss or damage to original building fabric. In reviewing this place in response to Submission 70, I concluded that 32 Robb Street was not a rare enough building type (in Moonee Valley or Essendon) to reach the threshold of local significance with this level of intactness.

4. Responses to submissions – appearing

Impact of condition

53. Generally, the condition of places is not a factor when considering whether to apply the Heritage Overlay, as this is properly considered at the planning permit phase. The one exception is where it has major impacts on the intactness of a place. This position has been expressed in panel reports including Melbourne Amendment C207, which stated: ‘we do acknowledge that condition may sometimes be relevant in extreme cases of dilapidation where demolition is an inevitable outcome. In such circumstances, the case for demolition would have to be irrefutable’ (p.27). Evidence accepted by Council to demonstrate such an eventuality is usually a detailed report by a structural engineer with recognised experience in assessing and remediating traditional buildings.
54. No structural assessments by an engineer have been provided by submitters, but other types of building inspection reports have been provided by Submitters 48 and 77. I address these reports in my response to those submissions.
55. Other submissions that cite poor condition as a reason the Heritage Overlay should not be applied to a property have not provided any documentary evidence of “extreme dilapidation”, so in those cases, I generally do not address the issue of condition.

Structure of this chapter

56. In this report, I will address individual places in the order they are appearing at the panel hearing in section 4.1. In contrast, submissions regarding precincts and the properties within them, starting in section 4.2, are addressed in numerical order by HO number.
57. At the end of my response to each submission, I set out my opinions about that place, and whether changes are warranted to the citation or statutory recommendations for that place or its precinct. In almost all cases, the changes I recommend are already reflected in the attachments to the Moonee Valley City Council Meeting report of 25 August 2020. In the small number of cases where I am recommending any change that is not reflected in those attachments, I indicated that it is a “new” change.
58. As discussed in section 1.5 of this evidence, the “new” changes recommended to statements of significance are set out in Appendix A to this evidence.

4.1 Individual places

4.1.1 Submission 26 – 247 Pascoe Vale Road, Essendon



Statement of Significance

59. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

'Kala Thea' at 247 Pascoe Vale Road, Essendon, is significant. This brick attic-storey bungalow was built in 1929 for owner Robert Gordon White. Significant fabric includes the:

- *original building form and roof form;*
- *front porch and fenestrations;*
- *tiled roof and terracotta finials and chimneys;*
- *subtle expression of structural detailing including the attic gable end detailing and eaves detailing;*
- *unpainted face brickwork;*
- *window and door joinery;*
- *leaded glass sash windows;*
- *metal name plate; and*
- *brick front fence.*

The later dormer windows on the north and south elevations and rear extension are not significant

How is it significant?

247 Pascoe Vale Road is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

'Kala Thea' is a relatively late but successful example of the interwar attic-storey bungalow, which adopts the restrained ornamentation of the contemporary Californian Bungalow style. It demonstrates the principal characteristics of the type, with a dominant gable-fronted roof form and a bank of casement windows indicating the existence of the attic storey. In keeping with Californian Bungalow features, visual interest is created by a minor gable to the front façade, bow windows and geometric leadlights, a range of cladding materials including red and clinker bricks, faux half-timbering and timber shingles, and subtle expressions of structural joinery such as exposed rafter tails, and small modillions below each contrasting material of the façade which suggest beam ends. (Criterion D)

Am C200moon statutory recommendations

60. 247 Pascoe Vale Road has been assessed as locally significant and recommended for a site-specific Heritage Overlay with exemptions for the front fence by the 2017 Heritage Study.

Response to submission

61. The submitter opposes the inclusion of 247 Pascoe Vale Road in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Location

62. *The house is impossible for the public to enjoy the heritage character as there is nowhere to stop out front. The house is on a busy main road, is a single property not within a heritage precinct or street (e.g. Brewster Street, Peterleigh Grove, Kalimna St) and as such is much less attractive to lovers of historical character.*
63. The interface of a place is not considered when assessing whether a place satisfies the threshold for a site-specific Heritage Overlay. Planning Practice Note 1 (Applying the Heritage Overlay) states 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'. While a property of local significance can be protected as part of a larger heritage precinct, it can also be protected in a site-specific Heritage Overlay. In the latter case, it is the single property that is assessed for its heritage significance, and not its broader setting.
64. This is in accordance with the definition found in the City of Moonee Valley Permit Exemptions Policy (2019, p. 6): 'A Significant place is a heritage place that has cultural heritage significance independent of its context. That is, if the precinct did not exist, they are places of local significance that could be eligible for individual inclusion in the HO.'
65. In this case, the subject property is recognised as individually significant at the local level on the basis of its high-quality interwar brick attic-storey bungalow design. The place citation has demonstrated that it is comparable in design quality and intactness to other individually significant attic bungalows in Moonee Valley including 10 Leslie Road, Essendon, 113 McCracken Street, Essendon, 5 The Strand, Moonee Ponds and 125 Wellington Street, Flemington. On this basis, its protection in a site-specific HO is warranted.

Alterations to the house

66. *The house has been significantly altered since 1929.*
67. The changes to the exterior of the building have been documented in the citation and noted in the statement of significance. This includes a post-1945 single-storey rear extension (not visible from the public realm), and one dormer each on the north and south sides of the roof. There are likely internal changes as well, but as there are no Internal Alteration Controls proposed, these are properly not taken into account in the heritage assessment.
68. In my professional opinion, the construction of the post-1945 extension to the rear of the original house footprint (and possibly replacing a utilities lean-to) has little or no impact on the subject house's architecture significance. This type of extension would easily satisfy the recommendations of the Moonee Valley Heritage Guidelines (2016, section 2.5.2), which states that for Significant buildings that new '[d]evelopment should be recessive in terms of size, height and bulk when viewed from the street frontage so as to minimise its impact on views to the building.'
69. While the southern dormer is visible in oblique views to the house, it is set back sufficiently so that it is a recessive feature, and the front façade remains entirely intact. While I concede that the dormers do have some impact on the intactness of the architectural design as it is meant to be appreciated from the public domain, in my professional opinion, the changes are not substantial enough to diminish the local significance of the place.
70. Upon visiting this property in October 2020, I found that the brick front fence had been damaged (most likely recently, as the rubble remains behind it). This has involved the loss of the top of two piers, the brick wall between them and the associated mild-steel panel.



71. This fence contributes to the intact setting of the house, and its complete loss would have an impact on the heritage significance of the place, though not the extent that it would no longer meet the threshold of local significance. As the property is already in an interim Heritage Overlay, and the front fence is noted in the HO Schedule, I would hope that the damaged part of the fence is repaired in-kind, using original or matching materials.

Relevance of Robert Gordon White

72. *The submitter has questioned the significance of 'Robert Gordon White' the history of Moonee Valley.*
73. The fact that this house was built as a home for Robert Gordon White is noted only as part of the historical details at the start of the statement of significance. The connection of the house with Mr White is not in any way the basis for recommending for inclusion in the Heritage Overlay.
74. The reason the house should be in the Heritage Overlay is explained in the "Why is it significant?" section, which explains that it is of architectural significance for its fine design.

Statement of Significance

75. *The submitter holds the view that the Statement of Significance is a proforma and includes vague statements such as 'the subtle expression of structural detailing', which tell very little about why the house is an archetypal representation of the late Californian bungalow style.*
76. I agree that the format of the statement of significance is repeated for every place assessed, and can be considered a proforma in that sense. PPN1 requires the writing of a statement of significance and states that 'For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'. All new statements of significance are drafted in line with the practice note, and the assessor seeks to summarise the most important aspects of the place within this format.
77. The phrase 'the subtle expression of structural detailing' refers to decorative details that appear to be part of the building structure (expressed rafter tails and beam ends). This reflects the strong interest in Japanese expressed joinery details which is seen in interwar bungalow architecture (and earlier Craftsman Bungalows in the USA). As a statement of significance is by its nature reductive, the submitter may find the architectural assessment clearer by reading the entire place citation, not just the statement of significance.
78. In assessing this house, I drew upon the comparative analysis – setting out interwar attic-storey bungalows already in the Heritage Overlay and the description of the house to determine if, in my expert opinion, it meets the threshold of local significance and on what basis.

Conclusion and recommendations

79. It is my opinion that:
- The subject property has been property assessed independently of its context to see if it warrants a site-specific Heritage Overlay.
 - The subject house is of a sufficient intactness to retain its architectural significance.
 - Assessment of the subject house has demonstrated that it is of local significance and warrants inclusion in the Heritage Overlay.
 - Therefore, no changes are recommended to Amendment C200moon.

4.1.2 Submission 60 - 330 Buckley Street Essendon

*Statement of Significance*

80. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study and revised by me in response to the submission (shown in tracked changes) is as follows:

What is significant?

The house at 330 Buckley Street, Essendon, is significant. It was built in 1916 by builder Leslie Woods as his home. He and his wife Christina Margaret remained there until 1974, resulting in its high level of intactness.

Significant elements of the place include the:

- *Detached, single-storey built form;*
- *timber block front and weatherboard cladding;*
- *main hipped-roof form with a small central half-gable and projecting gable bays to the front (south) and side (west) elevations, and associated details including terracotta tiles, ridge cresting, finials and cappings;*
- *unpainted red brick chimneys;*
- *detailing to the gable ends, eaves and porch;*
- *original pattern of fenestration, elements of window and door joinery, south bay windows and window hood; original building setbacks at front and side; and*
- *crimped wire front fence and associated pedestrian and vehicular gates.*

The later garage and the small extension to the north-west corner of the house are not significant.

How is it significant?

330 Buckley Street, Essendon, is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

330 Buckley Street, Essendon, is a fine and substantial example of a classic Queen Anne villa, and displays the principal characteristics of the style. These include a diagonal axis, emphasised by the corner bay window and gablet, the high hipped roof clad in terracotta tiles with decorative ridge capping and finials, tall face-brick chimneys, two projecting gabled bays bracketing a return verandah that sits beneath the main roof, turned timber verandah posts, flat scrolling cast-iron frieze and brackets (a common alternative to timber fretwork), casement windows with Art Nouveau leadlight highlights, and half-timbering to the gable apices. The roughcast render bolster linking ~~each~~ the front (south) bay window to the half timbering above, is particularly elegant with its elongated ogee curve. The place is enhanced by the retention of an early fence, dating to the 1920s, of crimped wire with timber posts with matching gates. (Criterion D)

Am C200moon statutory recommendations

81. 330 Buckley Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with exemptions for the front fence and gate by the 2017 Heritage Study.

Response to submissions

82. The submitters oppose the inclusion of 330 Buckley Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Heritage significance

83. *The submitter questions the heritage value of the property on the basis that the projecting gable bay to the side west elevation and the bay window and window hood (west side) have been removed.*



84. As reported by the submitter, after the assessment of the house, the western projecting bay window (including the rendered neck above it and the casement windows within it), has been removed. French doors have been installed in its place.
85. This is an unfortunate alteration, but one to a secondary part of the house (this section faces the side yard and is behind a high paling fence). Despite its removal, the house still exhibits the following elements that make it significant including:
- detached, single-storey built form;
 - timber block front and weatherboard cladding;
 - main hipped-roof form with a small central half-gable and projecting gable bays to the front (south) and side (west) elevations, and associated details including terracotta tiles, ridge cresting, finials and capping;
 - unpainted red brick chimneys;
 - detailing to the gable ends, eaves and porch;
 - original pattern of fenestration, elements of window and door joinery to the principal façade;
 - original building setbacks at front and side; and
 - crimped wire front fence and associated pedestrian and vehicular gates.
86. In my professional opinion, as the principal façade of the house, its massing, roof and fence details are still intact, it still meets the threshold of local significance as 'a fine and substantial example of a classic Queen Anne villa'.
87. *The submitter states that the crimped wire front fence and pedestrian and vehicular gates should not be significant on the basis they do not provide any privacy or safety to the home.*
88. The front fence and associated pedestrian and vehicular gates are part of the significant fabric of the subject place. They are a rare surviving examples of what was once a very popular fence type. While many current homeowners like this type of fence and have installed modern interpretations

in front of their houses all over Moonee Valley, there is a limited number of original examples. For this reason, these surviving original examples should be protected. Note that a popular and traditional way of increasing the privacy of this kind of fence is to plant a hedge behind it.

Location of the property

89. *The property is on a main road with a huge number of vehicles using this road and a large number of pedestrians walking past this home every day.*

90. The interface of the property is not considered when assessing whether a place satisfies the threshold for the Heritage Overlay. This is in accordance with the definition found in the City of Moonee Valley Permit Exemptions Policy (2019, p. 6): 'A Significant place is a heritage place that has cultural heritage significance independent of its context.'

Conclusion and recommendations

91. It is my opinion that:

- The statement of significance for 330 Buckley Street should be revised to note the removal of the bay window and associated details from the western projecting gable in the place description.
- Despite this recent alteration, the property – the house with its wire fence – still meets the threshold of local significance and warrants inclusion in the Heritage Overlay.

4.1.3 Submission 108 – 57 Vanberg Road, Essendon



Statement of Significance

92. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study and revised by me in response to the submission (as shown in tracked changes) is as follows:

What is significant?

57 Vanberg Road, Essendon, a Victorian era villa in a mature garden setting, established in 1887 and subsequently remodelled, is significant.

Significant elements include the:

- *original (Victorian era) and subsequent (Edwardian and Interwar eras) building and roof forms;*
- *slate roof, chimneys, unpainted face brickwork;*
- *Interwar verandah including piers and balustrades, Edwardian Queen Anne gable ends including the decorative timber finial and barge boards;*
- *projecting bow window, leaded glass window sashes, window awnings, and window and door joinery from the Victorian, Edwardian and Interwar eras; and*
- *covered gate, early brick fence (intact underneath the recent metal palisades) and Norfolk Island Pine (*Araucaria heterophylla*) and Monterey Cypress (*Cupressus macrocarpa*). The mature Pepper tree is protected by an Environmental Significance Overlay.*

The recent metal palisade fence, the brick garage, and the gabled rear extension are is not significant.

How is it significant?

57 Vanberg Road, Essendon, is of local historical, aesthetic, and associative significance to the City of Moonee Valley.

Why is it significant?

Tower House at 57 Vanberg Road, Essendon, is historically significant for its demonstration of the boom and bust of the 1880s land boom. This is demonstrated through its location on the large Essendon Park Estate and the villa's ownership and occupation by Walter and Mary Penglase. The 117 acres of the Essendon Park Estate form a large subdivision in Moonee Valley that benefited from the development of the Essendon railway. The estate attracted construction of villa residences and substantial homes before ultimately development stalled in the economic depression of the 1890s resulting in piecemeal development.

The construction of 57 Vanberg Road and its ownership by Mary Penglase, wife of Cornish mining speculator Walter Trestrail Penglase (1837-1904) is also part of the boom and bust narrative. The construction and subsequent additions to 57 Vanberg Road demonstrate the fortunes of mining speculation, with additions and alterations to the newly built house in 1888 prior to Walter's insolvency in 1889. While insolvency threatened, it appears that Mary Penglase was able to retain the house for a few short years prior to its repossession by the bank in 1893. The story of the tower once deemed to have been part of Tower House but not verified, adds to the narrative of the house as a symbol of turbulent economic times in both land and mining speculation. (Criterion A)

57 Vanberg Road is aesthetically significant for its demonstration of a substantial Victorian era Italianate villa retaining much of its garden setting. The combination of the house and the garden setting containing mature trees contribute to the aesthetic value of the place. 57 Vanberg Road demonstrates several eras of developments that encompass the Italianate, Queen Anne and Interwar styles overlaid on a single storey Italianate brick villa. It is an unusual, idiosyncratic house exhibiting multiple styles that is distinguished by the fine

craftsmanship and the individual aesthetic merit of each layer. The expression of the Italianate is in the asymmetrical form and bichrome brickwork, the Queen Anne evident in the gable ends, with ornate timber bargeboards and timber finials and the Interwar period in the verandah columns, balustrade and bow-fronted window. Aesthetic value is derived from the Norfolk Island Pine (Araucaria heterophylla), several Monterey Cypress (Cupressus macrocarpa) and the Pepper tree (Schinus molle) (Criterion E)

57 Vanberg Road is historically significant from 1923 to 1959 for its association with potter John Goold, who was in partnership with the Westmoreland family in the Northcote Tile and Pottery Company. Established in 1897 by George Westmoreland, the Northcote Tile and Pottery Company was known as Westmoreland's until 1915, when it became Northcote Tile and Pottery Company. The business operates today as the Northcote Pottery. Northcote Tile and Pottery Company contributed their terra cotta products to the building of many suburbs including those in the City of Moonee Valley. (Criterion H)

Am C200moon statutory recommendations

93. 57 Vanberg Road has been assessed as locally significant and recommended for a site-specific Heritage Overlay with Tree Controls on the Norfolk Island Pine (*Araucaria heterophylla*), Monterey Cypress (*Cupressus macrocarpa*) by the 2017 Heritage Study. As noted in the revised statement of significance, there is already an Environmental Significance Overlay ("ESO") on a mature Pepper tree at this property.

Response to submission

94. The submitter supports, subject to changes, the inclusion of 57 Vanberg Road in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Defining significant fabric

95. *The submitter requests for the Statement of Significance to be revised to clearly reference to both the significant elements, as well as elements of lesser or no importance to the significance of the place on the basis that the application of an overlay has implications relating to development potential.*
96. *The submitter references the PPN1, specifically the heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria, to seek clarification on the following:*
- *The extent of the garden setting included as contributory, noting that the garden to the frontage is not disputed, but that the significance of the garden and land more broadly such as to the rear and side has not been demonstrated.*
 - *The Peppercorn tree (Schinus molle) in the rear northwest corner is not listed as significant, nor the large Canary Island palm, though the Peppercorn tree is older than other specified trees, but then is included under Criterion E – whether overlays should be applied to trees, or the garden setting in which they are located. The extent of controls to non-contributory built form to the rear.*
97. The exhibited version of the Statement of Significance for the subject place clearly states which elements of the place are considered significant, reflecting the guidance in PPN1. PPN1 also notes as an option: 'Clarification could also be made of elements that are not significant.'

98. While the current statement of significance already makes clear that it is the Victorian, Edwardian and interwar built fabric that is significant, the statement of significance could note the following as not significant: the brick garage on the west side of the house and the contemporary gabled rear extension.
99. The submitter calls into question which trees on the site are significant, and notes inconsistency when referring to the Peppercorn tree at the north-east corner of the site.
100. The garden setting and trees at 57 Vanberg Road were assessed for Context by Richard Aitken, who is a recognised and published specialist on historic gardens. Mr Aitken determined that the row of Monterey Cypress (along the east boundary) and the Norfolk Island Pine (just west of the house) are of heritage significance, while a number of large but semi-mature trees (e.g. the Canary Island Palm) are not. This is reflected in the statement of significance and the proposed Tree Controls. The Pepper tree is a different matter. I agree that it is one of the oldest trees on the site (100+ years). It has been mentioned in the section of 'why is it significant', but not in the Tree Controls. The reason behind this is that the Pepper tree already has statutory controls: it is included in the ESO as part of the Moonee Valley Significant Tree Register (tree T316). The location of the ESO is shown on the planning map below:



101. I agree that it would provide greater clarity if the presence of the ESO on the Peppercorn were mentioned in the statement of significance.
102. If those elements that are not significant are not clear enough for the owner and the submitter to provide confidence in the future management of 57 Vanberg Street, then I support the addition of further guidance in the place citation and the statement of significance. I have inserted these changes, as well as mention of the ESO, into the revised statement of significance, above.

Significant extent

103. *After the submission period had closed, the submitter suggested that the following additional text be added to the statement of significance in the section 'What is Significance?': 'Neither is the*

area of land and additions north [of] the original house, nor the modern garage and land west of the Norfolk Island Pine, contributory to heritage significance.'

104. As noted above, I consider it appropriate to specify in the statement of significance that the modern garage does not contribute to the heritage significance of the place. The statement of significance already defines the significant fabric of the house as comprising the 'original (Victorian era) and subsequent (Edwardian and Interwar eras) building and roof forms', so the later additions to the north are not considered to contribute to the heritage significance.
105. The new proposed text, however, goes further, in suggesting that land to the north (rear) and west side of the house should be expressly defined as not contributing to heritage significance. In my professional experience, it is unusual to define part of the HO extent on a suburban block as having no heritage value unless it was part of a later amalgamation without historic links to the heritage place. To see if this was the case, I carried out some historical research.
106. The current block that comprises 57 Vanberg Road is irregular in shape. It is about 40 metres wide along the south (Vanberg Road) frontage, and then narrows behind the house to about 24.5 metres (image from VicPlan):



107. The history of the site in the 2017 Heritage Study notes that the subject house was built in 1887 for Walter and Mary Penglase. The history contains an image (below) from Certificate of Title Vol. 3508 Folio 509 that covers a strip of land between Vanberg Road, Lawson Street (to the east) and Donald Avenue (to the north). The boundary to the west is adjacent to the west wall of the subject house, suggesting the land to the west was a later amalgamation.

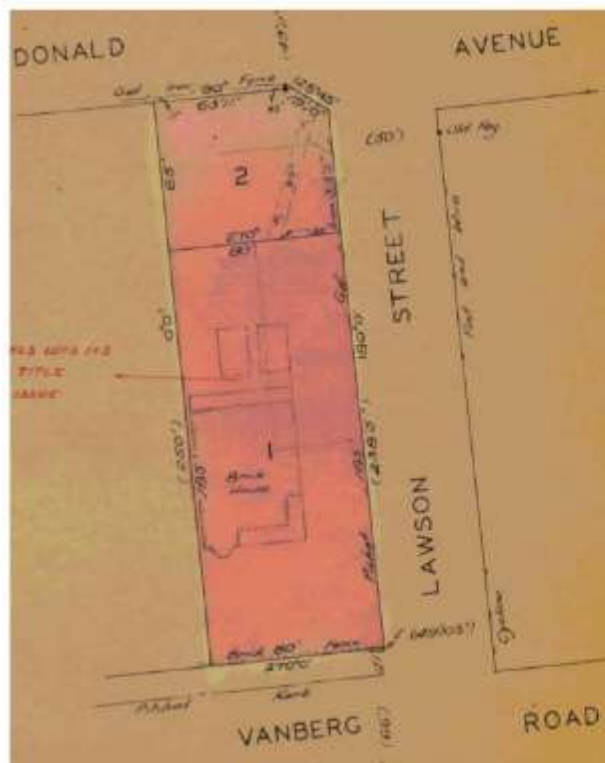
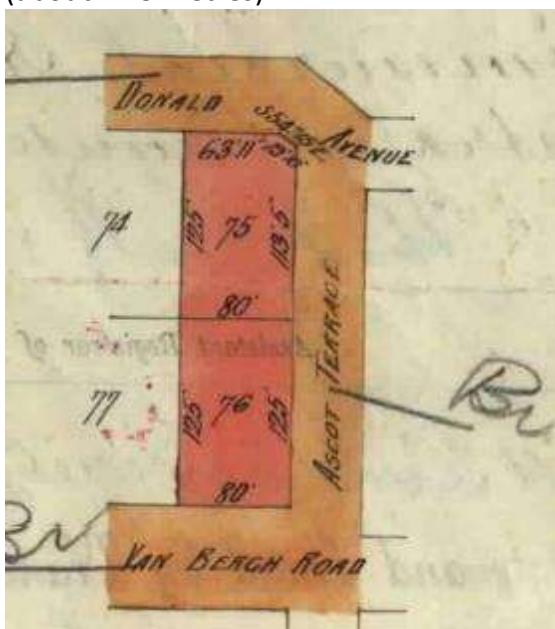


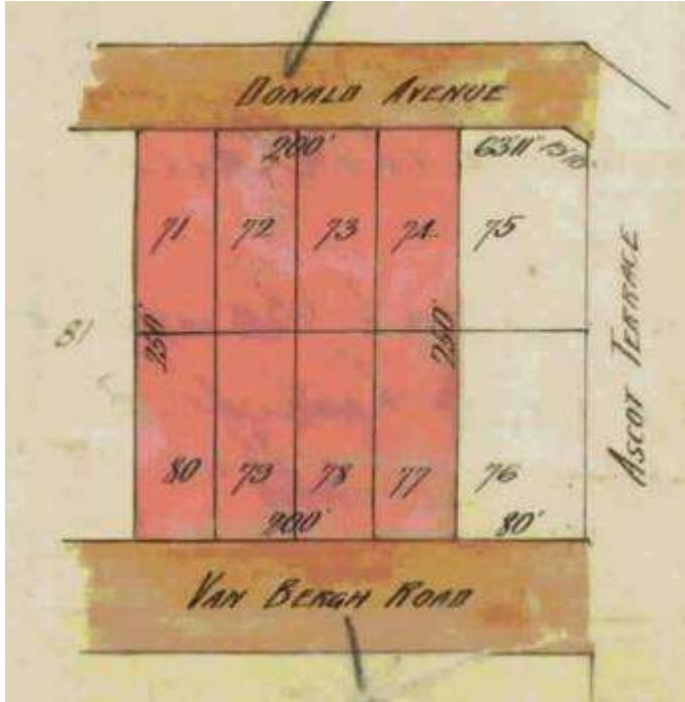
Figure 4. Showing the subject allotment with buildings in 1963, the year the property was subdivided into two lots (source: Certificate of Title V3508 F701509, Land Victoria)

108. As noted in the Context history, Mary Penglase took possession of lots 75 and 76 in 1886, as shown on the diagram from Certificate of Title Vol. 1879 Folio 722 (below). These two allotments stretched from Vanberg (VanBergh) Road to Donald Avenue at the north and were 80 feet wide (about 24.5 metres):



109. Taken on their own, the title certificates suggest that the original site of the house was just 24.5 metres wide, and the additional 15.5-metre strip to the west was added later. In fact, in 1887, the year the subject house was built, Mary Penglase took possession of another eight allotments adjoining the house to the west, as shown on the diagram from Certificate of Title Vol. 1891 Folio 032 (below). The property retained this extent through subsequent owners until 1955, when the

outlying blocks (71-73 & 78-80) began to be sold off (Cert of Title V. 3583 F 445).



110. The current width of the Vanberg Street boundary corresponds to allotments 76 and 77 (80' + 50' = 130' or 39.6 metres).
111. Further information about the early extent and layout of the garden is provided by a Dec. 1945 aerial photo (sourced from Landata.vic.gov.au). It shows the front and west side of the garden in its present layout including the circular front path, lych gate, front fence and vehicular gates, and driveway along the west side boundary. The large size of the trees along the western boundary suggests that this garden boundary had been established some decades earlier. The block had not been subdivided yet, so the rear yard stretched north to what would become Donald Avenue, with a few sheds to the north-west.



112. Current (2020) photos of the front path, front fence and gates, and side driveway are shown below. It appears that the path and driveway have been repaved with brick, some time after 1945, but their alignment has remained the same.



Figure 1. Interwar lych gate with circular entrance path behind it. Note that metal palisade panels are a recent addition, not of heritage value.



Figure 2. Interwar front gate piers and west boundary driveway beyond it.

113. To conclude, the subject property retains its early front and side garden setting at the Vanberg Road frontage, as established by the early 20th century, and including features such as the brick fence and lych gate as well as the alignment of the circular front path and west side driveway. All of these elements should be recognised as significant to the heritage place.
114. Furthermore, the rear (north) yard is an original part of this site and retains a tree of heritage significance (the Pepper tree) associated with the early history of this place. This tree is at the north-east corner of the current property boundary, and its presence indicates that there is heritage

value to this part of the site.



Figure 3. 57 Vanberg Road as viewed from the north-east. The current rear (north) boundary of the property is visible, with the significant Pepper tree at this boundary.

115. In addition, while reduced from its original extent to the north, the back yard provides an indication of the size of the original landholding, and provides an appropriate setting for a house of such substantial size and high visibility on its corner site. This is in keeping with the determination of the Boroondara C208 Panel (2015), which considered whether the extent of the HO on a large house should include the tennis courts. The panel concluded (p. 22):

This leaves the question of the significance of the tennis court as part of the property. ... What is important is that it, along with the substantial garden are an important part of the overall design of the place and provide a setting fitting for a villa of this style and substance. Hence, the Panel believes that the curtilage proposed for the Heritage Overlay is appropriate.

Conclusion and recommendations

116. It is my opinion that:

- The entire current extent of 57 Vanberg Road should be recognised as having heritage value because:
 - As the current extent of the garden to the front and sides of the house have retained their early extent and layout; and
 - As the rear yard provides an appropriate setting to the substantial house, though somewhat reduced in the 1960s, and it retains an associated tree in the north-east corner of the rear yard.

- The history in the place citation should be revised to add the information about the west side of the block and the 1945 aerial showing the early garden layout. (Note that this change is new and is not reflected in the attachments to the Moonee Valley City Council Meeting report of 25 August 2020.)
- It is appropriate to amend the statement of significance to:
 - Note that the brick garage and contemporary gabled rear extension are not significant.
 - Clarify that the Peppercorn tree is protected by the Environmental Significance Overlay (ESO).
 - Note that the alignment of the circular front path and west boundary driveway are significant elements of the place. (Note that this change is new and is not reflected in the attachments to the Moonee Valley City Council Meeting report of 25 August 2020.)

4.1.4 Submission 52 – 71 Primrose Street, Essendon



Statement of Significance

117. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

71 Primrose Street, Essendon, a stone-fronted Victorian Italianate house built in 1891-92 is significant.

The significant fabric includes the:

- *original built form, roof form, basic pattern of fenestration;*
- *face basalt and freestone quoining to the principal façade;*
- *unpainted sections of the face brickwork;*

- *decorative stringcourse and associated brackets;*
- *early door and window joinery; and*
- *raised basalt verandah and steps.*

The roof tiles, rear extension, modern garage and section of cyclone wire fence are not significant.

How is it significant?

71 Primrose Street, Essendon, possesses rarity value and is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

71 Primrose Street, Essendon, is a rare example of the use of stone in residential construction in the City of Moonee Valley. Stone is an atypical building material and rare amongst places on the Heritage Overlay. Houses in the City of Moonee Valley are most commonly of brick construction. Of the small group of bluestone buildings in Moonee Valley, only one is included in the Heritage Overlay, at 24 Ascot Vale Road Flemington, 1881 (HO303). Like 71 Primrose Street, 24 Ascot Vale Road features a combination of brick and bluestone, although it does not feature freestone quoining. A further house at 33 Thomas Street is recommended for inclusion as an individually significant place in the Heritage Overlay in Moonee Valley 2017 Heritage Study. 71 Primrose Street is a rare example of a house using a combination of bluestone walling and freestone quoining. (Criterion B)

71 Primrose Street, Essendon, is of significance as a Victorian-era Italianate villa, retaining its original building and roof form, basic pattern of fenestration and some early stone plinths to the front fence. While its integrity is diminished by the replacement of original roof tiles, loss of chimneys and front verandah, the significance is retained because its Victorian origins are clearly evident and is enhanced by the unusual bluestone and freestone construction. (Criterion D)

Am C200moon statutory recommendations

118. 71 Primrose Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no additional controls by the 2017 Heritage Study.

Response to submission

119. The submitter opposes the inclusion of 71 Primrose Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Identification of 71 Primrose Street

120. *The dwelling is not anywhere near its original form, and is in the process of being restored: We believe that if it wasn't for our work undertaken thus far the house wouldn't be recognised as significant and that because so many features of the original house are missing it can't be deemed as [warranting being] heritage listed.*
121. I identified this place as potentially significant in the Stage 1 Gap Study, before any apparent restoration works had been undertaken. It was recommended for further assessment due to the use bluestone masonry and quoining to the front façade, which are rare in Moonee Valley. The

retention of the original windows, door, verandah and front palisade fence enhanced this. The house looked like this in 2014, when recorded by the Stage 1 Gap Study:



122. Since 2014, a new garage has been built next to the house, and the front verandah superstructure has been removed. There have also been some works to the front palisade fence, replacing part of the bluestone plinth. This further alteration to the house has been considered and despite these changes, it is still considered to be of local heritage significance.
123. While I agree that the house is more altered than most individually significant places, it still retains its original building envelope (walls, plan form, roof form), front windows and door, metal palisade fence, and most importantly its bluestone masonry façade. In my professional opinion this level of intactness is sufficient to for its to retain its rarity value at a local level of significance.

Primrose Street

124. *The submitter questions why other houses in the area are not under consideration or have an existing overlay such as number 10 Primrose Street, Moonee Ponds. This dwelling has all complete original features such as: slate roof, chimneys, gutters, verandah, coloured feature glass, original woodwork, feature tessellated tiles to front entrance and front fence.*
125. The Stage 1 Gap Study identified a potential precinct in this area comprising 1-21 & 2-22 Primrose Street, 1-17 & 2-14 Tennyson Street, 1-21 & 12-46 Bent Street and 2 McPherson Street, Moonee Ponds, for its cohesive group of Edwardian and Victorian homes.
126. This potential precinct was assessed in the 2017 Heritage Study, with recommended changes to the preliminary precinct boundaries, including the removal of Primrose Street from the precinct. However, ultimately the study concluded that the precinct did not meet the threshold of local significance, and it was not recommended for the Heritage Overlay.
127. 10 Primrose Street is an ornate timber late Victorian house. It does not display the rare stone construction seen at 71 Primrose Street, so it is not directly comparable. While it was originally to be assessed as the larger Bent Street Precinct, when this precinct was rejected, 10 Primrose Street

was noted as being of potential architectural and aesthetic significance, and it will be assessed as part of a future study.

Conclusion and recommendations

128. It is my opinion that:

- Despite the recent removal of the front verandah, the subject house is still intact enough to be of rarity value to the City of Moonee Valley.
- For this reason, its inclusion in the Heritage Overlay is warranted.
- Therefore, no changes are recommended to Amendment C200moon.

4.1.5 Submission 114 - 55 Brewster Street Essendon



Figure 4. 55 (left) and 57 (right) Brewster Street.

Statement of Significance

129. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

The pair of houses 'Loreto' and 'Carmel' at 55 and 57 Brewster Street, Essendon, are significant. They were constructed by Ascot Vale owner-builder Robert Joseph Shaw in 1936 as a speculative venture and showcase of his talents.

Significant fabric includes the:

- *original building forms and roof forms;*
- *chimneys and tiled roofs;*
- *face brick and cement rendered walls including tapestry brick highlights;*
- *porches, windows and front doors;*
- *door and window joinery, leaded glass panels to principle window sashes;*
- *window boxes, metal embellishments including gates and name plates;*
- *brick front fences, gates, concrete front paths and divided track driveway; and*
- *garage at number 57.*

How is it significant?

55 and 57 Brewster Street, Essendon, are of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

The two houses 'Loreto' and 'Carmel' at 55 and 57 Brewster Street, Essendon, are fine representative examples of the stylistic eclecticism applied to the standard hipped-roof houses of the late interwar period. They share prominent tiled hipped roofs, decoratively modelled front chimneys, and textured rendered walls with contrasting brick detail. 'Loreto' at No. 55 displays decorative elements characteristic of the Old English style, including a depressed Tudor arch to the front porch and brick 'flashes' around openings suggesting the decay of age-old stucco and limewash. In contrast to its nostalgia, 'Carmel' at No 57 takes the machine-age Moderne style, with curves and horizontal lines suggesting speed. As a small and visually cohesive group, they reinforce each other's presence, and are enhanced by the retention of original front fences, gates, concrete front paths, driveway and garage (No 57). (Criterion D)

Am C200moon statutory recommendations

130. 55 & 57 Brewster Street have been assessed as locally significant and recommended for a site-specific Heritage Overlay with exemptions for the front fences, and the No. 57 driveway and garage by the 2017 Heritage Study.

Response to submission

131. The submitter opposes the inclusion of 55 Brewster Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Appropriate Grading

132. *The submitters commissioned an independent report, not provided to Council, that raises valid concerns: About the heritage value of the property compared with other examples of the stylistic type more broadly known and understood as 'Old English' or 'Moderne' Interwar styles in the municipality.*
133. I agree that 55 & 57 Brewster Street do not possess all the key characteristics of the Moderne and Old English styles, in comparison to other individually significant houses in Moonee Valley. Instead, as expressed in the citation, the two houses are: 'fine representative examples of the stylistic eclecticism applied to the standard hipped-roof houses of the late interwar period.' During the interwar period there was a strong desire for eclecticism. In many cases, particularly in the 1930s, this resulted in a standard building form (hipped-roof bungalow) given varied porch and decorative details to express a certain style. When built in a group, they often had varied details but an overall homogeneity in materials and massing so as to create a pleasingly cohesive group.
134. *Places considered to be of individual significance (and therefore warrant inclusion in the Heritage Overlay in their own right) generally demonstrate these styles in both form and detail more clearly than 55 and 57 Brewster St. The subject houses compare more directly with contributory houses within heritage precincts.*
135. While many such houses are, indeed, contributory to an existing HO precinct, 55 & 57 Brewster Street are exemplars of the eclectic interwar design approach discussed above. This can be seen in their substantial size, as compared to the typical 1930s house in Moonee Valley, by the level of fine

craftsmanship seen in the external details, the interplay between similar materials and massing vs. contrasting stylistic details, and the extremely high level of external intactness both to the houses and their setting. For all these reasons, in my professional opinion, the pair is correctly identified as local significant as representative examples of this type.

136. *Furthermore, the submitters do not agree with MVCC's assertion that the house is of individual significance because it relates only to a small and insignificant number of features (namely the chimney and pitched rooftop).*
137. The 2017 Heritage Study has taken into account the entirety of the two houses, as viewed from the public domain (the street). More than just the chimney (with its decorative brickwork) and the hipped roof (characteristic of 1930s bungalows), there are many other features of 55 Brewster Street that are significant. As identified in the statement of significance, these additional elements are: the front wall of textured render with brick flashes (decorative bricks left exposed), the front porch (with its Tudor arched openings and terrazzo floor), the double-hung sash windows and glazed pair of front doors (all with geometric leadlights), cast-cement planter boxes to the front porch (NB: the planter to the west front window is damaged), the low brick front fence with decorative capping and mild-steel gate, the "Loreto" name in raised lettering on the façade, and the ornamentally curved concrete front path.



Precinct Size

138. *The two standalone properties are specifically defined as a precinct itself. The proposed precinct status is further weakened given that the properties are not geographically located within one of Moonee Valley's highly intact Interwar precincts.*
139. *Interwar precincts generally consist of more than two houses, clearly contradicting the proposal to define these two properties as a discrete precinct.*

140. While there is no defined minimum size of a heritage precinct, I agree that they are usually larger than two properties. Instead, as a cohesively designed ensemble, the pair of houses has been assessed as an individual place, much like a Victorian terrace row.

Intactness

141. *The reference to the property being highly intact was made based on an external visit to the property by the MVCC heritage study team. It's the submitters view that this does not present a complete picture. Whilst it remains liveable, the house internally can only be classed as dilapidated.*
142. I agree that only the external elements of 55 & 57 Brewster Street, as seen from the public domain, have been assessed. In my professional experience, this is standard practice for municipal heritage studies. As the interiors of private dwellings are only very rarely controlled in the Heritage Overlay, the intactness of the interior is not taken into account in the heritage assessment. My visit to the subject house in 2020 has confirmed that it continues to be of very high intactness, as viewed from the public domain.

Conclusion and recommendations

143. It is my opinion that:
- 55 & 57 Brewster Street together form a heritage place that excellently demonstrates the eclectic approach applied to domestic architecture in the 1930s, and that these two houses stand out in Moonee Valley due to their substantial size, high quality detailing, and presentation as a pair.
 - The subject property at 55 Brewster Street is highly intact as viewed from the public domain, both house and its setting.
 - Therefore, the pair warrant inclusion in the Heritage Overlay as a single place.
 - No changes are recommended to Amendment C200moon.

4.1.6 Submission 63 - 20 Hesleden Street, Essendon

*Statement of Significance*

144. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

The house at 20 Hesleden Street, Essendon, is significant. The timber Attic Bungalow was constructed in 1920 for owner Harold Broadbent.

How is it significant?

20 Hesleden Street, Essendon, is of local architectural (representative) significance to the City of Moonee Valley. Significant fabric includes the:

- *original building form and roof form, contrasting weatherboard and shingle cladding, porch and fenestrations;*
- *corrugated iron roof and original chimneys;*
- *eaves and gable end details;*
- *window hoods;*
- *porch detailing including piers, balustrades and shingled hood; and*
- *window and door joinery and leadlight casement windows.*

The rear motor garage and front fence are not significant

Why is it significant?

The house at 20 Hesleden Street, Essendon, demonstrates the transition in the early interwar period from the ornamented forms of the Federation period to the clean lines and reliance on strong massing and contrasting material textures for visual interest. Characteristic Federation-era details include the leadlight casement windows, decorative awnings over windows, and doorway with arched lights to the door and surrounds. The half-timbered gables to the side elevations are also related to typical Federation villa forms. In contrast, the clean lines of the high attic roof, the incorporation of a small porch within the principal building envelope, the tapered porch piers, and the contrasting weatherboard and shingle cladding are all markers of the interwar Californian Bungalow style. (Criterion D)

Am C200moon statutory recommendations

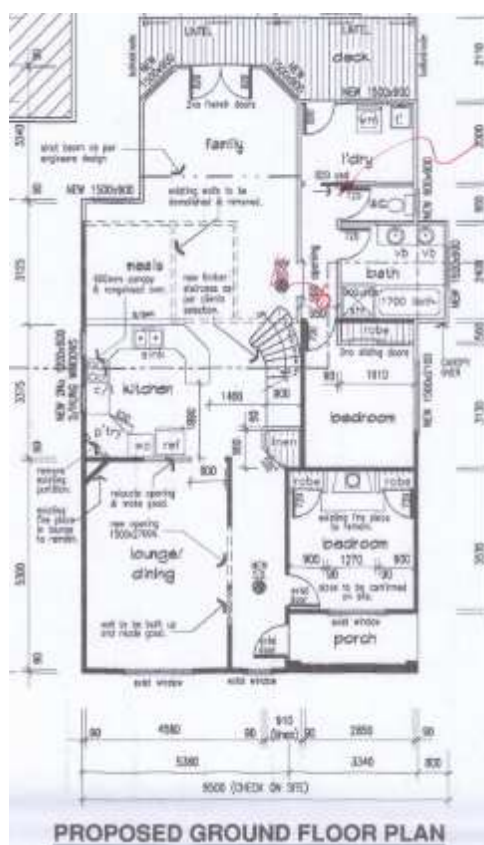
145. 20 Hesleden Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no additional controls by the 2017 Heritage Study.

Response to submission

The submitter opposes the inclusion of 20 Hesleden Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

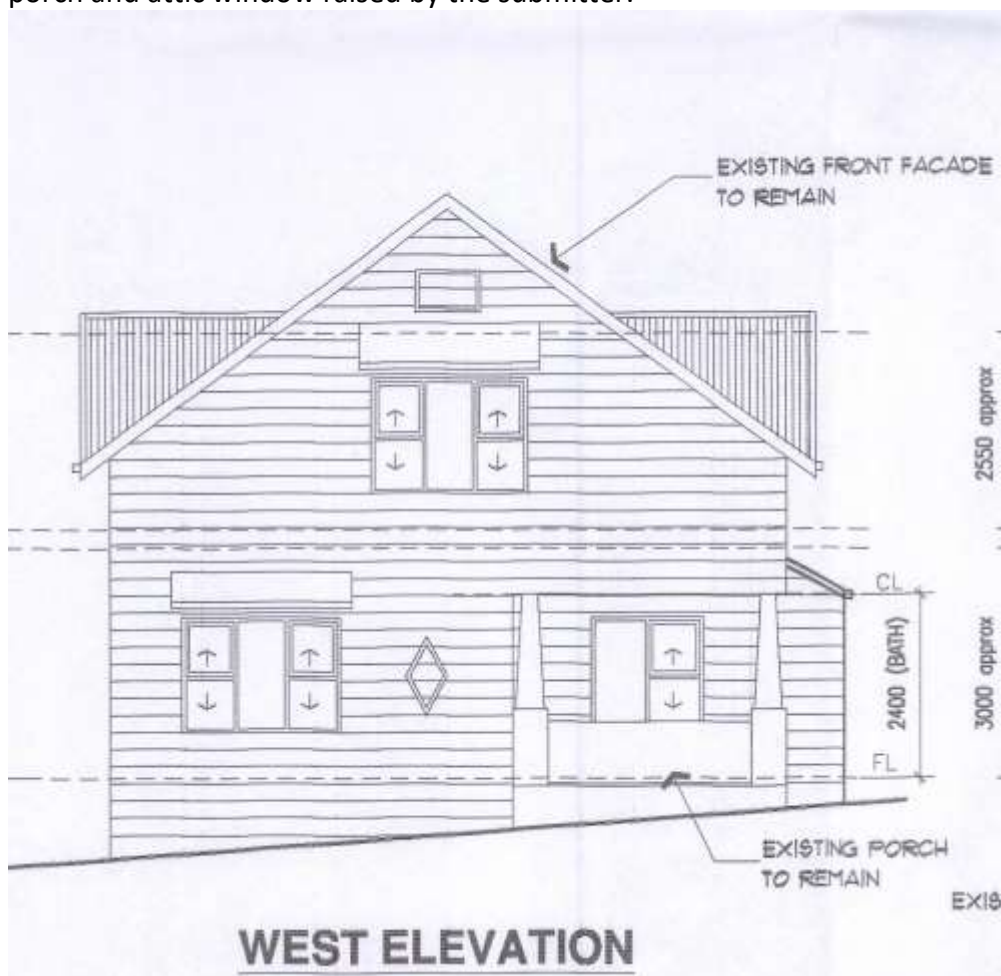
Intactness

146. *The initial assessment and Moonee Valley Heritage Gap Study 2014 is factually wrong and erroneous. The property is not of local significance and has been significantly altered, changed and renovated over the years.*
147. As the submitter notes, the owner of 20 Hesleden Street made an objecting submission to the Stage 1 Gap Study recommendation. It noted that the owner had made alterations to the front façade, in particular: replacement of porch posts with tapered masonry piers, and the addition of a timber hood and shingle cladding to the attic window.
148. At my request, Council officers have sought confirmation of these reported alterations, including searching Council archives for historic building permit plans. Council officers asked if the submitter could provide any evidence of changes, for example, a photo pre-dating them. Council officers also requested that I be permitted to enter the property and closely inspect the front façade. The submitter did not provide any further information, and did not grant permission to enter the property.
149. Council officers were able to find building permit plans for alterations and extension to the dwelling from 2000 (Permit No. 16450, 30 Nov. 2000). These plans illustrate the following external alterations:
- the construction of a small extension to a bathroom on the south side elevation, set back three rooms behind the gabled bay. This extension has a skillion roof;
 - demolition of the kitchen, bathroom and laundry at the rear of the house and their replacement with a single-storey extension and covered deck;
 - replacement of windows on the side elevations; and
 - replacement of a garage set just behind the house with one at the back corner of the block.



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porch and attic window raised by the submitter.



151. I acknowledge that the alterations to the front façade listed in the submission could have taken place prior to 2000, however, myself and Council officers have not been able to determine this.
152. As no firm evidence of alteration to the front of the house could be obtained, it is not possible to re-assess the heritage significance of the place, so it should remain in the Heritage Overlay as an individual place.

Context in streetscape

153. *The property does not reach the benchmark for an individual citation or for heritage protections on its own and it is a simple statement of fact there are no other properties in Hesleden Street that are part of this amendment.*
154. *As an interwar dwelling, it has no heritage context, no heritage streetscape and in itself the dwelling has no visual importance or aesthetic interest.*
155. I agree that 20 Hesleden Street is not within a potential heritage precinct, so it must meet the threshold of local significance on its own to warrant heritage protection.
156. PPN1 states 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'. While a property of local significance can be protected as part of a larger heritage precinct, it can also be protected in a site-specific Heritage Overlay. In the latter case, it is the single property that is assessed for its heritage significance, and not its broader setting.

157. This is in accordance with the definition found in the City of Moonee Valley Permit Exemptions Policy (2019, p. 6): 'A Significant place is a heritage place that has cultural heritage significance independent of its context. That is, if the precinct did not exist, they are places of local significance that could be eligible for individual inclusion in the HO.'
158. The comparative analysis in the place citation has demonstrated that the subject place compares well to other attic-bungalows in the Moonee Valley Heritage Overlay, demonstrating that it meets the threshold of local significance as a good representative of this architectural style. I do concede that this conclusion is based on the assumption that the front façade is largely intact.
159. *The submitter points to other properties, specifically a property on the corner of Morton and Hesleden streets, to suggest there are other properties not included in the amendment that are a better candidate for the Heritage Overlay.*
160. The properties in Morton Street and Hesleden Street, except for 20 Hesleden Street, do not form part of this amendment. Moreover, the house whose photo was provided by the submitter as a better candidate is a very typical example of a California Bungalow, seen in many suburbs in Moonee Valley and around Melbourne. This means that this house could have been contributory to a heritage precinct, but in my professional opinion would not have warranted a site-specific Heritage Overlay.

Conclusion and recommendations

161. It is my opinion that:
- The subject house is a good representative example of an attic-storey bungalow and one that demonstrates the transition between Federation and interwar approaches to detailing.
 - Assuming that its front façade is largely intact, it has been demonstrated to meet the threshold of local significance.
 - As no evidence has been provided to document any changes to its front façade, the subject place should be protected in the Heritage Overlay.
 - Therefore, no changes are recommended to Amendment C200moon.

4.1.7 Submission 82 - 1 Adelaide Street, Ascot Vale

*Statement of Significance*

162. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

The pair of bungalows at 1 and 3 Adelaide Street, Ascot Vale, is significant. The two houses were built in 1927 for estate agent Harold M Butler, and he and his family resided in number 3. The significant fabric includes the:

- *original building and roof form as a pair of detached dwellings;*
- *verandahs including decorative timberwork, brick steps and brick balustrades;*
- *fenestrations;*
- *weatherboard cladding;*
- *chimneys;*
- *roof tiles;*
- *eave and gable end detailing;*
- *window hoods;*
- *door and window joinery and leaded glass; and*
- *post and woven wire fence and gates at number 3.*

The carport at number 1 and the extension and garage on the north side of number 3 are not significant.

How is it significant?

The pair of Californian Bungalows at 1 and 3 Adelaide Street, Ascot Vale, is of local aesthetic significance to the City of Moonee Valley.

Why is it significant?

The pair of timber Californian Bungalows at 1 and 3 Adelaide Street, Ascot Vale, are of aesthetic significance for their joinery detail and prominent appearance. In keeping with the Japanese influence on bungalows when they developed in California, this pair boasts picturesque detail of this type including taper-cut bargeboards to the outer sides of the paired gables of each front façade, the tapered architraves to windows and doors, the elaborate window hoods, and the pierced timber frieze to number 3. The presence of the houses is greatly enhanced by their situation as a pair, at the top of a hill, and by their elongated front facades, with two gables surrounding the front porch. (Criterion E)

Am C200moon statutory recommendations

163. The pair of houses at 1 & 3 Adelaide Street have been assessed as locally significant and recommended for a site-specific Heritage Overlay with exemptions for the fence and gate at No. 3 by the 2017 Heritage Study.

Response to submission

164. The submitter opposes the inclusion of 1 Adelaide Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Heritage significance

165. *The property is not significant, only the windows are of interest.*
166. 1 Adelaide Street, along with 3 Adelaide Street, have been identified and an example of a matched pair of interwar Californian Bungalow and are included in this Amendment as they are of local significance to the City of Moonee Valley. As noted in the statement of significance, while the front windows with battered architraves and elaborate window hoods are a striking feature of the pair, they are not the only distinguishing feature. Others include the expressed joinery to the front door surrounds, leadlight windows, leadlight glazing to the front doors and sidelights, and the retention of other intact details such as the brick porch balustrades and timber verandah friezes (more elaborate at No. 3, but still intact at No. 1). Finally, the construction of the two houses as a pair gives them landmark quality as viewed from Brisbane Street.

Conclusion and recommendations

167. It is my opinion that:
- 1 Adelaide Street is a striking example of a California Bungalow which retains a large number of unusual and intact decorative details. Its significance is enhanced by its location in a pair with 3 Adelaide Street, and the two form a place of local significance.
 - Therefore, no changes are recommended to Amendment C200moon.

4.1.8 Submission 77 - 37 Sandown Road Ascot Vale

*Statement of Significance*

168. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

'Tahoma' at 37 Sandown Road, Ascot Vale, is significant. It was built in 1934-35 by local builder Robert John Shaw for owner Robert Walker.

Significant fabric includes the:

- *original building form and roof form and fenestrations;*
- *glazed terracotta roof ties and unpainted chimney;*
- *unpainted face brick work and smooth rendered walls including clinker and red brick detailing and tuckpointing;*
- *eaves details;*
- *gable ends details including scalloped shingles;*
- *porch details including piers, arch, brick balustrade and planter boxes;*
- *bow window with scalloped shingles;*
- *door and window joinery, leaded glass panes; and*
- *brick front fence and curved concrete pedestrian path*

The garage is not significant.

How is it significant?

'Tahoma' at 37 Sandown Road, Ascot Vale, is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

'Tahoma' at 37 Sandown Road, Ascot Vale, is a fine and intact representative example of a late Californian Bungalow with some stylistic influence from neoclassical styles popular at the time. It illustrates characteristic elements of the Californian Bungalow style such as the use of a minor gable to house the front porch, the use of bold brick piers and arch framing the entry, and the contrasting materials, particularly the shingles to the front gable and above the bow window. The stylised Adamesque leadlight windows and the hipped roof and expressed brick quoining show influence from the Georgian Revival style which was popular in the 1930s. (Criterion D)

Am C200moon statutory recommendations

169. 37 Sandown Road has been assessed as locally significant and recommended for a site-specific Heritage Overlay with exemptions for the front fence by the 2017 Heritage Study.

Response to submission

170. The submitter opposes the inclusion of 37 Sandown Road in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Context

171. *The surrounding area has a range of dwelling styles, including some modern townhouses.*
172. I agree that the surrounding dwellings on Sandown Road are varied in style and era, and that there is no single architectural style that can be used to describe the streetscape. For this reason, no heritage precinct was recommended for Sandown Road.
173. In my professional experience, however, it is appropriate to apply the Heritage Overlay to single buildings if it can be demonstrated that they meet the threshold of local significance. In the assessment for a site-specific Heritage Overlay, the other properties on the street are not taken into consideration.
174. The interface of a place is not considered when assessing whether a place satisfies the threshold for a site-specific Heritage Overlay. PPN1 states 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'. While a property of local significance can be protected as part of a larger heritage precinct, it can also be protected in a site-specific Heritage Overlay. In the latter case, it is the single property that is assessed for its heritage significance, and not its broader setting.
175. This is in accordance with the definition found in the City of Moonee Valley Permit Exemptions Policy (2019, p. 6): 'A Significant place is a heritage place that has cultural heritage significance independent of its context. That is, if the precinct did not exist, they are places of local significance that could be eligible for individual inclusion in the HO.'
176. In this case, the subject property is recognised as individually significant as an intact and well-detailed example of a late interwar California Bungalow. This has been demonstrated in the comparative analysis.

Condition of fence

177. *The front fence has some partial damage.*

178. I agree that there has been relatively recent damage to the original front brick fence, when I viewed it in July 2020, with a section detached and laying on the ground. This fence mirrors the materials palette of the house (red and clinker bricks) and is well detailed, with a sloping coping course and a central soldier course. There is no planning permit required to make repairs to elements such as the fence, reusing the original materials and detail. Alternatively, matching bricks could be used. I could not see any other external alterations to the house from the street.

Condition of house

179. *The submitter has provided a Visual Timber Pest Inspection Report (Rentokil, 2019) that documents termite, fungal and borer activity and damage particularly to the subfloor. The submission also notes that there has been damage to the interior due to a damaged fire hydrant in the roof space, moisture damage to the window joinery, and damage to the tuckpointing. The submitter concludes that 'some of the fundamental components of the dwelling's heritage significance are compromised and have likely lost their integrity'.*

180. *The Rentokil report begins with a description of the house at 37 Sandown Road, which records it of 'brick veneer' construction. Further details of this report are summarised below.*

181. While the Rentokil report assumed brick veneer construction, which could be seriously compromised by termites, no evidence for this assumption is provided. While Miles Lewis ('Australian Building', section 6.4 Brick Veneer) notes that '1928 is probably the year when brick veneer passing into the building industry more generally in Victoria' and 'by 1938 brick veneer was being used for large and pretensions houses in Melbourne', but 'it was not until after World War II that brick veneer became [a] normal form of construction'. As the house at 37 Sandown Road was built in 1934-35, I consider it far more likely that it is a brick house with cavity brick as was common for its time.

182. The Rentokil report also notes that the house has timber flooring over timber bearers and joists, which I agree is typical for 1930s houses. The inspector found evidence of severe "structural" termite damage in the bedrooms, living room and hallway. I assume that this means the skirtings and other joinery had been damaged, as termites would not impact brick internal or external walls. No termite infestation was found in the roof void, though there was evidence of borers. The subfloor had severe termite damage, moderate to extensive fungal damage, and evidence of leaking plumbing and poor subfloor ventilation.

183. Externally, Rentokil found moderate to extreme fungal decay of timber elements. They also found that the gutters were 'in poor condition & were not installed & downpipes not connected to drains'. This indicates that there was poor maintenance of the house.

184. The Rentokil report closed with recommendations for remediating the problems identified. They include:

- Replacement of all damaged timber elements
- Remove timber debris in subfloor area
- Improve subfloor ventilation
- Exterminate pests and undertake 6 monthly pest inspections
- Undertake a building structural inspection

185. No structural assessment has been provided by the submitter, so there is no evidence that the house suffers from “extreme dilapidation” where demolition “is an inevitable outcome” (Melbourne AM C207). As noted above, the Rentokil report recommends a series of works to remediate previous damage and prevent its recurrence in the future. This indicates that the building is repairable.
186. For this reason, in my professional opinion, in this case the Panel should disregard the condition of the subject house and only consider its demonstrated heritage significance when considering if it should be included in the Heritage Overlay.
187. Finally, I acknowledge that there are small areas where the tuckpointing of the front façade has been damaged by rising damp and movement. In my professional experience, this level of damage is typical of a house of this age. Lime-based pointing is intended to be sacrificial in relation to the bricks, that is, it should decay faster than the bricks and in that way keep the bricks in good condition. Spot repointing (including tuckpointing) should be understood as a cyclical maintenance activity, and does not unduly impact on heritage significance. Similarly, skilled joinery repairs to damages timber windows can be carried out in such a way to retain the leadlighting, sound material and form of the windows.

Conclusion and recommendations

188. It is my opinion that:
- As a place that has demonstrated local significance, the subject house does not need to be in a similar streetscape or heritage precinct to warrant inclusion in the Heritage Overlay.
 - The damage to the subject house due to pest infestation and poor maintenance is documented as repairable and cannot be described as extreme dilapidation leading to inevitable demolition.
 - Therefore it should not be taken into account when considering whether the property warrants inclusion in the Heritage Overlay.
 - Therefore, no changes are recommended to Amendment C200moon.

4.1.9 Submission 40 - 6 Banchory Street, Essendon

*Statement of Significance*

189. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

The former 'Narwonah' (now 'Cloverlea') at 6 Banchory Street, Essendon, is significant. It was built in 1915 as the home of George Alfred Mitchell, a prominent businessman and City of Essendon councillor and mayor.

Significant fabric includes the:

- *original building form and roof form, porch, fenestrations and original setbacks;*
- *chimneys and slate roof;*
- *gable end and eaves details;*
- *roughcast walls and weatherboard cladding;*
- *projecting polygonal oriel window resting on struts;*
- *porch details including timber posts and roughcast dwarf walls; and*
- *window and door joinery including leadlights to windows and large entrance sidelights with Art Nouveau leadlights.*

The later rear addition is not significant

How is it significant?

6 Banchory Street is of local architectural (representative), aesthetic and associative significance to the City of Moonee Valley.

Why is it significant?

The former 'Narwonah' at 6 Banchory Street is important as a very early Californian Bungalow in the municipality, constructed for a prominent member of the Essendon area, which provided a model for what would become the most popular residential style of the 1920s. The house demonstrates characteristics that would become standard for the expression of this style in Victoria, including the transverse gable roof balanced by nesting minor gables to the façade, heavy timber posts on dwarf piers supporting the porch, expressed purlins and simple brackets visually supporting the eaves, box windows with simple leadlights, and the contrast of textures in its cladding. (Criterion D)

The bungalow is distinguished by its very fine and unusual joinery details such as the fretwork and basket-weave pattern of the porch gable, the entirely louvered roof gable behind it, and the polygonal corner oriel window resting on struts. The very large entrance sidelight with Arts Nouveau leadlight is also of note. (Criterion E)

The former 'Narwonah', built in 1915 for George Alfred Mitchell is significant for its long association with Mitchell. Mitchell and his family lived at the property until his death in 1951. He was a prominent public figure in Essendon and businessman: he served on the Essendon City Council for eighteen years and was elected mayor in 1924 and 1934, and was a member of the Corn Exchange. Mitchell and family hosted numerous dances and parties at 'Narwonah' that were often featured in contemporaneous social columns. (Criterion H)

Am C200moon statutory recommendations

190. 6 Banchory Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no exemptions by the 2017 Heritage Study.

Response to submission

191. The submitter is unsure of the inclusion of 6 Banchory Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Reasons for significance

192. *Why is 6 Banchory Street, Essendon, significant? Is it because the home was built by or for a Mayor of the now non-existent City of Essendon over 100 years ago?*
193. In the Stage 1 Gap Study street-by-street survey in 2014, I identified a potential heritage precinct on Banchory, Balmoral and Woolley streets, containing a 'group of good quality California Bungalows ... and a few large timber Edwardian villas. The Arts & Crafts bungalow at 6 Banchory St is of particular interest'. It is clear that, at this early stage, the subject house stood out for its architectural quality.
194. When Context carried out the 2017 Heritage Study, they made a preliminary assessment of this potential precinct and concluded that the streetscapes contained a number of intrusive buildings and were too low in intactness compared to other precincts developed at the same time. Context concluded that 6 Banchory Street was of potential individual significance, so it was assessed as an individual place (not connected with a precinct).

195. Beyond the unusual and attractive architectural details and apparent external intactness of the house, which was apparent when viewing the houses from the street, historical research turned up two more important facts: that it was a very early example of a California Bungalow (with Arts & Crafts influence), and it was designed and built for a prominent member of the community. It is for all three of these reasons that the house warrants protection in the Heritage Overlay.
196. As noted in the place history, the house at 6 Banchory Street was built in 1915, which places it in the earliest group of California Bungalows built in Victoria. A number of notable early examples were designed by architect Marcus Barlow, the author of *Bungalow Homes* (1919), though his first bungalow, on Kooyongkoot Road, Hawthorn, of 1915 has been demolished. The earliest known example of his bungalows to survive is 14 Alfred Road, Glen Iris, of 1916 (recommended for the Boroondara HO by the Glen Iris Heritage Gap Study, 2020). It has a strong Japanese influence, which mirrors bungalows built in California at that time by architects such as Greene & Greene.
197. *Is it coincidental that properties we own suddenly become heritage listed, including shops on Rose Street, Essendon?*
198. I was the person who identified the Rose Street and Buckley Street Commercial Precinct (now HO424) and 6 Banchory Street as being of potential heritage significance. This was based on my street-by-street survey, in 2013-2014, during the Stage 1 Gap Study, with no knowledge of who owned which properties. The northern boundary of the precinct was drawn in relation to the end of the row of 1910s and 1920s shops, and again unrelated to building ownership.

Context

199. *If this is the only home in Banchory St to come under amendment C200moon moon, does this mean our beautiful and beautifully maintained home may one day be surrounded by brick veneer units/apartments / townhouses with little or no heritage value in 105 years' time?*
200. It is possible, without HO controls on the remainder of Banchory Street, that the current houses can be replaced with new ones. What form they take will depend on the other planning scheme controls on this street.
201. I note that places of local heritage significance are considered to have 'cultural heritage significance independent of its context' (City of Moonee Valley Permit Exemptions Policy, 2019, p. 6), so even if surrounding houses are replaced, the house at 6 Banchory Street will still be of heritage significance.

Conclusion and recommendations

202. It is my opinion that:
- The subject house is a very early and well detailed example of a California Bungalow, built for a prominent member of the community. Its local significance has been demonstrated by the comparative analysis in the place citation. As such it warrants protection in a site-specific Heritage Overlay.
 - Therefore no changes are recommended to Amendment C200moon.

4.2 HO12 Holmes Road Residential Precinct, Moonee Ponds

Statement of Significance

203. The statement of significance as revised by Context and found in Volume 1 of the 2017 Heritage Study is as follows (edits by Context to the existing statement are shown as tracked changes):

What is significant?

The Holmes Road Residential precinct, which is a residential area comprising houses and one former shop constructed c.1880 to c.1935 at nos. ~~67~~ 55-79 & 48-56 & 76-80 ~~48-82~~ Holmes Road, 62-90 Eglinton Street, 1-19 & 2-20 Grandview Street, 1A & 1B Grace Street, 2A, 2B & 2C Grosvenor Street, and 1-21 & 2-26 Milverton Street ~~1A & 1B Grace Street~~, Moonee Ponds is significant. Significant features of the precinct include:

- *The original form, scale, detached siting and detailing of the Contributory houses.*
- *The bluestone laneways at the rear of the houses and the bluestone kerb and channeling.*
- *The extent to which development in key periods before and after 1900 with Inter-war infill is apparent.*
- *The low or transparent front fences, which allow views to the front and side elevations of the houses.*
- *The relatively high intactness of the majority of the houses when viewed from the street.*

On this basis, the following buildings and features contribute to the significance of the precinct:

- *The houses or flats at nos. ~~50, 52, 56, 76-80 and 67-75~~ 62-78 & 82-90 Eglinton Street, 1, 3, 7, 11, 13, 15 & 19 & 4, 6-20 Grandview Street, 50-62, 68-72 & 76-82, & 55-75 Holmes Road, 1-21 & 2-10, 16-26 Milverton Street, and 1A & 1B Grace Street**
- *The original or early front fences at 1A & 1B Grace Street, 52, 57, 60, 72, 73 & 76 Holmes Road, and 7-11, 17 & 21 Milverton Street.*
- *The brick outbuilding at the rear of the house at 69 Holmes Road**
- *The former Grand View Store at 79 Holmes Road**
- *The former stables at 2A Grosvenor Street**

Non-original alterations and additions to the Contributory houses and the houses or flats at 54, 64-66, 74 & 77 Holmes Road, 80 Eglinton Street, 2, 4A, 9, 15A & 17 Grandview Street, ~~and~~ 2B & 2C Grosvenor Street, 12 & 14 Milverton Street, and the park at 5 Grandview Street are not significant.

**Note: ~~the 66 Eglinton Street, 19 Grandview Street, and 55, 62, 68 house and outbuilding at 69, Holmes Road, the house at 78 Holmes Road, and the former Grand View Store at 79 Holmes Road are of individual significance and have their own Hermes place record.~~ and statement of significance.*

How is it significant?

The Holmes Road Residential precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, the precinct demonstrates important phases in the residential development of Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. The Inter-war houses and flats demonstrate the beginnings of more intensive

development, often on infill sites subdivided from larger Victorian era allotments, that was encouraged by the electrification of the railway in 1919. As a whole the precinct is a good representation of the residential development of Moonee Ponds prior to 1945. (Criteria A & D)

Within the precinct Milverton Street is aesthetically significant for the clear expression of the two key periods of development in the housing stock, which comprises predominantly Victorian and Federation/Edwardian houses on the east side and interwar bungalows on the west. The visual cohesion is enhanced by several original front fences on the west side. The south side of Holmes Road is also of note as an intact group of houses predominantly from the late Victorian and Federation/Edwardian eras. The aesthetic qualities of the Holmes Road group are enhanced by the consistency of materials and building forms, and the various ways in which buildings address their corner sites. This includes the landmark Grandview Store at no.79, which terminates the precinct. (Criteria E)

4.2.1 Submission 5 – 10 & 12 Grandview Street, Moonee Ponds



Figure 5. 10 Grandview Street.



Figure 6. 12 Grandview Street.

Am C200moon statutory recommendations

204. 10 & 12 Grandview Street have both been assessed as Contributory and recommended for inclusion in HO12 Homes Road Residential Precinct extension by the 2017 Heritage Study.

Response to submission

205. The submitter opposes the extension of HO12 (Holmes Road Residential Precinct) and the inclusion of Grandview Street, specifically 10 and 12 Grandview Street as Contributory in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Grandview Street

206. *The homes are in no way remarkable, significant or rare. The submitter provided photos of the precinct to illustrates the highly modified nature of many buildings and the extensive number of highly visible alterations, extensions and infill buildings within Grandview Street.*
207. *There are finer examples within Moonee Ponds, Moonee Valley and the broader Melbourne area that represent the relevant period. By including properties which do not have the requisite extent to justify inclusion diminishes the importance of the Heritage Overlay within Moonee Valley.*
208. *Grandview Street consists of a number of non-contributory buildings which 'breaks up' the street.*
209. The properties along Grandview Street are predominantly late Victorian and Federation/Edwardian houses on the east side which demonstrates important phases in the residential development of Moonee Ponds.
210. While individually significant buildings must be stand-outs ('remarkable, significant or rare') in Moonee Valley, heritage precincts are usually made up of houses that are typical of their time. It is together that these groups of "typical" houses form a precinct of local heritage significance.

211. I agree that there are some non-contributory properties on Grandview Street. In total, there are four on the west side of the street and two on the east side, making a total of 27% of properties on this street are non-contributory and the remaining 73% contributory or significant. As set out in the methodology of the 2017 Heritage Study, Context sought to delineate precincts that at least had a “moderate” intactness (defined as 60-80% contributory and significant places overall). Grandview Street on its own is at the top of this range. In my professional experience, the presence of non-contributory properties is common in all but the smallest heritage precincts. So long as these non-contributory properties do not form the dominant character of the streetscape or precinct, their presence is considered acceptable.

Grading of 10 & 12 Grandview Street

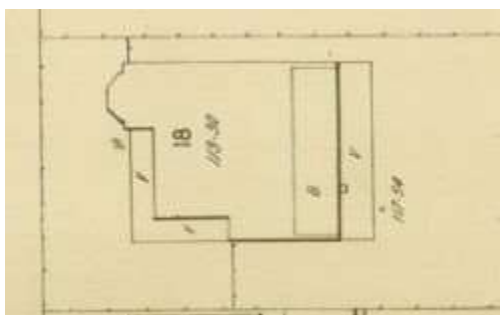
212. *10 Grandview Street Moonee Ponds should not be included in the HO, or if it must then it should be graded non-contributory. The place is a heavily modified building that has been altered, added to and changed in form over a series of works (including the front fence). There is no reasonable basis to suggest that the place should be nominated contributory.*

213. The house at 10 Grandview Street was graded contributory on the basis that it is a distinctive Federation bungalow that features a pyramidal hipped slate roof that extends to form the front verandah.

214. I agree that an upstairs loft has been constructed on the side of the house by extending the roof form, and a freestanding carport has been constructed next to it (as shown below). While immediately noticeable, this extension is recognisable as a modern intervention and the original roof form is still legible. Importantly, the front façade is still highly intact and retains its original verandah roof, posts, and Arts & Crafts fretwork. There is similar fretwork to the front door, as well as box bay windows with leadlight casement windows.



215. I agree that the front fence is a reasonably sympathetic replacement. Note that original Victorian and Edwardian era fences are very rare, so their presence is not required for a house to be contributory to a heritage precinct.
216. *12 Grandview Street Moonee Ponds should not be included in the HO, or if it must then it should be graded non-contributory. The place has very limited original fabric and has been altered and added to at various times including:*
- *extensions and alterations in the 1980s and 1990s*
 - *the front fence is not original (recently replaced)*
 - *the bullnose veranda is not an original feature*
 - *tiling on the veranda, front path or brick are also not original features*
 - *the garage is a modern intrusion*
217. The house at 12 Grandview Street is graded contributory on the basis that it is a highly ornate Italianate rendered asymmetrical villa.
218. The rear extension and garage are clearly modern interventions, but they are both set back behind the original volume of the house in a respected and recessive manner. This sort of work does not detract from its contributory value, and is supported by the Moonee Valley Heritage Guidelines (2016). The brick paving of the driveway is also obviously not original, but again does not unduly detract from the property's heritage contribution.
219. I agree that the front fence is not original. It is a fairly accurate reproduction palisade fence that is appropriate in its form and materials to this Victorian house. Original Victorian and Edwardian era fences are very rare, so their presence is not required for a house to be contributory to a heritage precinct.
220. While the front verandah (including roof and floor tiles) may be a reproduction, it is an appropriate restoration of this Victorian house. The MMBW Detail Plan for this area (No. 1614), dated 1905, confirms that 12 Grandview Street was built with a return verandah of the same size and in the same location as today (see image, below, back when it was number 18). There are many contributory buildings in heritage precincts that have undergone minor alterations, such as changes to the verandah, and appropriate restoration is supported as it reinstates their integrity.



221. The 2017 Heritage Study outlines the following methodology which was used to determine heritage consistency of 'intactness' and 'integrity': 'For Contributory places within precincts the 'integrity' rather than 'intactness' was a primary consideration. That is, while a contributory place may not be completely 'intact' (i.e., retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring good 'integrity' (Vol. 1, p. 12). This is the case for 12 Grandview Street.

Neighbourhood character

222. *The justification to include the properties on Grandview Street are matters of neighbourhood character and therefore the use of the Neighbourhood Character Overlay should be contemplated. The fact that homes are nice homes does not justify inclusions within the Heritage Overlay.*
223. I agree that a street of “nice homes” does not necessarily have local heritage significance and warrant inclusion in the Heritage Overlay. Instead, as has been done in the 2017 Heritage Study, there must be “something to protect” which can be demonstrated to meet the threshold of local significance.
224. In the case that there is heritage fabric to protect, then the Neighbourhood Character Overlay is insufficient as it does not control demolitions. If all contributory houses in a heritage precinct were replaced, even if the new buildings had the same massing and setbacks, the precinct would no longer be of heritage significance.

Conclusion and recommendations

225. It is my opinion that:
- While the house at 10 Grandview Street has a highly visible extension on its south side, this does not impact sufficiently on its front façade to negate its contribution to the precinct.
 - While the front verandah of 12 Grandview Street may be a modern reproduction, it has reinstated the integrity of this house, which is acceptable for a contributory property.
 - The heritage significance of the enlarged HO12 Holmes Road Residential Precinct, including Grandview Street, has been demonstrated in the revised citation.
 - Therefore 10 & 12 Grandview Street have been correctly graded contributory, and Grandview Street has been correctly included in the HO12 extension.
 - No changes are recommended to Amendment C200moon.

4.2.2 Submission 8 – 11 Milverton Street, Moonee Ponds

*Am C200moon statutory recommendations*

226. 11 Milverton Street has been assessed as Contributory recommended for inclusion in HO12 Holmes Road Residential Precinct extension by the 2017 Heritage Study.

Response to submission

227. The submitter opposes the inclusion of 11 Milverton Street as a Contributory in the HO12 Holmes Road Residential Precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Heritage Value

228. *The surrounding properties have no heritage values and there are no consistent heritage features. The place has no heritage value except for it being old.*
229. The properties along Milverton Street are recommended to be included in the Heritage Overlay as it reflects the key stages of development - predominantly Victorian Italianate villas in bichromatic brick or timber, and Federation/Edwardian houses on the east side and interwar bungalows on the west. While this does mean that there is a mix of styles and building materials, reflecting the three different eras of house construction, this mix is not unusual and it is seen in many existing heritage precincts both in Moonee Valley and other municipalities. Furthermore, this mix illustrates the

interwar breakup of large Victorian estates ('Milverton' house) and closer suburban development in the interwar period.

230. The house at 11 Milverton Street stands in a very impressive and intact row of interwar houses along the west side of the street. It retains its original arched front fence, and is distinguished by the jerkinhead roof and Spanish Mission-style barley twist columns to the front porch.
231. While the submitter may not have an appreciation for interwar houses, they have been recognised as an important part of Australia's architectural heritage for many decades, are the subject of numerous books, and are protected in the Heritage Overlays of many municipalities.

Conclusion and recommendations

232. In my opinion:
- The row of interwar bungalows on the west side of Milverton Street, including 11 Milverton Street, are of high heritage value individually and as a group, and clearly warrant protection in the Heritage Overlay as contributory properties.
 - 11 Milverton Street is an externally intact dwelling that retains its original front fence and a range of decorative details. It clearly contributes to the extended HO12 precinct, which recognises Victorian through interwar period development as significant.
 - Therefore, no changes are recommended to Amendment C200moon.

4.2.3 Submission 14 - 64 Eglinton Street, Moonee Ponds



Am C200moon statutory recommendations

233. 64 Eglinton Street has been assessed as Contributory and recommended for inclusion in HO12 Holmes Road Residential Precinct extension by the 2017 Heritage Study.

Response to submission

234. The submitter opposes the inclusion of 64 Eglinton Street as a Contributory property in the HO12 Holmes Road Residential Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Lack of justification to include or exclude properties from the Heritage Overlay and discrimination

235. *Unsubstantiated reason for introducing additional restrictions to nominated heritage study properties that only impact selected properties whilst omitting other properties that are obviously of heritage value. Specifically, 1, 2, 3, 4, 8, 10, 11, 12, 14, 16, 17, 18, 20, 22, 24, 25, 26, 28, 30, 31, 32, 34, 36, 38, 40, 41, 42, 43, 44, 46, 48, 52, 53, 54, 55, 56, 59, 81, 92, 94, & 104 Eglinton St*

236. In the Stage 1 Gap Study survey, I earmarked a number of groups of houses along Eglinton Street for further investigation as potential precincts. This included 1-11 & 2-24 Eglinton Street. Further investigation and comparison with existing precincts during the 2017 Heritage Study concluded that the group at the east end of Eglinton Road (nos. 1-11 & 2- 24) does not have the same level of integrity and visual cohesion. This is why it has not been recommended inclusion in the Heritage Overlay.

237. I agree that there are other groups of houses, such as the Edwardian villas at Nos. 59-65 and other single examples of houses on Eglinton Street that could be contributory in a heritage precinct. But as they are outside more cohesive areas of early development which could form (part of) a heritage precinct, they were not recommended for protection.

Intactness

238. *There is no heritage value in this property. The property has been completely defaced by the previous owners in the 1980s including changes to front windows, veranda, external stairs, terrace & balustrade, roof tiles, render and painting of Hawthorne bricks that cannot be restored, front fence and gates, side fences and landscaping are all recent alterations to the original residence.*

239. I agree that there have been a series of unsympathetic alterations to the Victorian house at 64 Eglinton Street, as listed by the submitter. It appears that the house was remodelled around 1940, with the bi-chrome bricks covered by textured render, the window format changed to horizontal with masonry hoods, and the verandah replaced by a single porch. However, original elements of the house that survive include its massing (with a block front and M-hipped roof), its chimneys (bichrome brickwork and cement- render cornice), the paired timber eaves brackets featuring a pierced hole, the four- panel front door with bolection mouldings, and the side walls of handmade bricks (overpainted).

240. It appears 64 Eglinton Street was originally identical to the bichromatic brick house next door at No. 62. And that a row of three houses (62 & 64 Eglinton and 1 Grosvenor Street in HO325) had the same designer, which is indicated by the identical chimneys and the unusual form of the eaves brackets.



Figure 7. 62 Eglinton Street (left) and 1 Grosvenor Street (right) share distinctive eaves brackets and materiality with 64 Eglinton Street.

241. While I concede that 64 Eglinton Street is at the limit of acceptable intactness for a contributory property, the presence of this row of related houses both increases the contribution of 64 Eglinton Street, and provides an accurate model for its restoration should the current or a future owner wish. For these reasons, in my professional opinion, the contributory grading for the house at 64 Eglinton Street is warranted.
242. A similar approach can be seen in an existing HO24 precinct: the Edwardian Queen Anne villas at 77-83 Kent Street, Flemington, which were constructed as a cohesive row. While No. 81 has been unsympathetically altered, it is still graded contributory because it contributes to this group and because it could be restored in the future, with reference to intact houses in the row.



Figure 8. 79-83 Kent Street, Flemington. All three houses are contributory to HO24. (Source: Google Maps, 2019)

Conclusion and recommendations

243. In my opinion:

- The house at 64 Eglinton Street is still recognisable as a Victorian Italianate house and one that was constructed by the same builder as the two neighbouring houses to the east. The intact houses could serve as an accurate model should an owner wish to restore 64 Eglinton Street.
- Therefore the Contributory grading is appropriate.
- No changes are recommended to Amendment C200moon.

4.2.4 Submission 102 - 19 Milverton Street, Moonee Ponds



Am C200moon statutory recommendations

244. 19 Milverton Street has been assessed as Contributory and recommended for inclusion in HO12 Holmes Road Residential Precinct extension by the 2017 Heritage Study.

Response to submission

245. The submitter supports with changes the extension to the HO12 Holmes Road Residential Precinct, but not the inclusion of 19 Milverton Street as a Contributory property. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Character and intactness of house

246. *The submitters request for the grading of 19 Milverton Street to be revised from 'contributory' to 'non-contributory'. The current dwelling is an unexceptional example of a Victorian cottage.*
247. The house at 19 Milverton Street is a timber Victorian Italianate dwelling with an asymmetrical façade. It is typical of its era and could be described as "unexceptional", or more accurately, "typical". Heritage precincts, however, are a tool designed to be able to protect buildings that are typical of their era, but which add up to create streetscapes and areas that stand out in their suburb or municipality. The large majority of contributory buildings can be described as typical.
248. The house has undergone some alterations, with the loss of the chimney tops, rebuilding of the front verandah c1920s, and the more recent addition of a neo-Federation timber hood to the front window. The house is largely intact, retaining its original massing and roof form (M-hipped roof with projecting hipped bay), bichrome brick chimneys, pairs of decorative brackets to the eaves, ashlar-look boards to the front façade, double-hung sash windows in moulded architraves (with sidelights to the front window), and a four-panelled front door (fielded and with bolection mouldings) with sidelights and highlights. In my professional opinion, the house is clearly of an intactness sufficient for it to contribute to the precinct..

Context

249. *The house at 19 Milverton Street is not a comfortable fit for the surrounding California Bungalows and the more modern house at 21 Milverton Street.*
250. While the submitter is correct in noting that the Victorian house at 19 Milverton Street stands at the north end of a row of interwar bungalows, and to the north is a 1930s brick house at No. 21. There is, however, a row of Victorian houses just across from it, at 16-26 Milverton Street, so it is by no means isolated from other Victorian houses.
251. Furthermore, Victorian, Edwardian and interwar houses are considered to contribute to the HO12 precinct, so neighbouring houses of another era does not detract from contributory value.
252. The lone presence of the Victorian house at 19 Milverton Street is indicative of the history of this street as set out in the precinct citation. A large Victorian house called 'Milverton' was located on the west side of the street, so most of it remained undeveloped until its demolition around 1925. Immediately after that, construction of new bungalows began.

Structural integrity

253. *The house is in very poor condition and will require rebuilding all aspects of it to provide the same comfort and amenity of a new build. Specifically, to meet our requirements for low maintenance; accessibility to support aging in place; and high environmental value.*

254. Whilst the submitters note that the house is in very poor condition, the condition of building is not key consideration in heritage assessments. Furthermore, no evidence was provided that the house is in a dilapidated condition that would inevitably lead to its demolition. For this reason, in my professional opinion, it is appropriate for the assessment to focus on the intactness of the building as viewed from the public realm.

255. Nonetheless, if the Heritage Overlay is introduced on a permanent basis, matters such as structural integrity can be considered during the planning permit process. In addition, Clause 43.01 of the Moonee Valley Planning Scheme a permit is not required to carry out works, repairs and routine maintenance which does not change the appearance of a heritage place or which are undertaken to the same details, specification and materials.

Conclusion and recommendations

256. In my opinion:

- HO12 Homes Road Residential Precinct and Milverton Street are both characterised by Victorian and interwar development, and both eras contribute to the precinct's heritage significance. Therefore, the position between two interwar houses does not diminish the contribution of 19 Milverton Street to the precinct.
- While it has lost its original front verandah, the house at 19 Milverton Street is intact enough to contribute to the precinct.
- Therefore no changes are recommended to Amendment C200moon.

4.2.5 Submission 103 – 12 & 14 Milverton Street, Moonee Ponds



Figure 9. The east side of Milverton Street. Nos. 12 & 14 are the two-storey houses at the centre.

Am C200moon statutory recommendations

257. 12 & 14 Milverton Street have been recommended for inclusion in HO12 Holmes Road Residential Precinct extension as Non-contributory properties by the 2017 Heritage Study.

Response to submission

258. The submitter supports the inclusion of 12 & 14 Milverton Street as a Non-contributory in the in HO12 Holmes Road Residential Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Inclusion of 12 & 14 Milverton Street in HO12 extension

259. *The submitter supports the extension to the Holmes Road Residential precinct (HO12).*

260. *The submitter recommends the Heritage Overlay is extended to include all properties in Milverton Street, excluding 12 and 14, to protect the integrity of the streetscape and maintaining the streetscape integrity of the whole street. The submitter points to a recently constructed 'McMansion' at 12 Milverton Street to further reiterate that impact new dwellings will have on the streetscape.*

261. In fact, 12 and 14 Milverton Street are recommended for inclusion in the HO12 precinct, precisely for the reasons set out by the submitter. While they are graded "non-contributory", owners will still require a planning permit for redevelopment or major external changes to these houses. In this way, Council officers will be able to consider the potential impacts of any proposed works to non-contributory properties on the precinct as a whole.

262. 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 contribute to the defined value of the precinct.. Their inclusion in the Heritage Overlay will ensure future redevelopment of these properties do not detrimentally impact on the heritage significance of adjoining contributory and significant heritage places or the broader precinct.

Conclusion and recommendations

263. This submission is considered to be resolved, and no changes are recommended to Amendment C200moon.

4.3 HO21 South Street & East Street, Ascot Vale

Statement of Significance

264. The statement of significance as revised by Context and found in the Volume 1 of the 2017 Heritage Study is as follows (edits by Context to the existing statement are shown as tracked changes):

What is significant?

The South Street and East Street precinct, which is a residential area comprising late Victorian, Federation, Edwardian and Interwar era houses constructed c.1890 to c.1940, is significant. The following buildings and features contribute to the significance of the place:

- The Contributory houses (and one former shop) at: 2-6, 10, 12 & 16 Ailsa Street; 2-28 Ayr St; 1-39 and 2-10, 14, 18, 22, 24 & 28-50 Filson St; 1-11A, 17-23, 2-12, 18-24 & 28-30 Harding St; 2-8, 12-40, 46-68 Kent St; 7-13, 21, 31-41, 45-65 & 69-79 and 22, 26, 28, 34-40, 46, 48 & 54-60 Middle St; 1-15, 27-33, 49-55, 61, 63 & 69-83 and 2-12, 20-28, 32-38, 40-66 & 70-86 South St; 2 & 4 West St, and; 1-21 & 25 and 2-24 Wigton St.

- Varying frontage widths, containing both detached and attached housing, but possesses commonality of a limited form range (hipped and gabled roofs, verandahs or porches, some parapets), materials, detailing, ornament and siting.

- The extent to which the majority of development occurred in two main periods before and after 1900 with a small amount of interwar infill is apparent.
- The low front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.
- The bluestone laneways and bluestone kerb and channelling throughout the precinct.

Non-original alterations and additions to the Contributory houses, and the houses at: ~~nos. 8, 14 & 18 Ailsa St;~~ 2, 2A, 2B & 9-15 East St; 12, 16, 20 & 26 Filson St; 15, 16 & 26 Harding St; 10 & 40-44 Kent St; 15, 17, 23-29, 24, 30, 32, 42, 43, 50, 52, 67 & 81 Middle St; 17-25, 30, 35-47, 38A, 57, 59, 65, 67 & 68 South St; and 23 Wigton St are not significant.

The houses at 14 and 34 Kent Street are of individual significance. ~~and each have an individual citation and statement of significance.~~

How is it significant?

The South Street and East Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, the precinct demonstrates two phases of rapid residential expansion in Ascot Vale; the first during the late nineteenth century boom, and the recovery second beginning in the early decades of the twentieth century, which was stimulated by the opening of the electric tramway along Mt Alexander Road in 1906 and the electrification of the railway in 1919. (Criterion A)

Aesthetically, the precinct is significant as a good example of an early twentieth century residential area that contains cohesive streetscapes of predominantly Victorian and Federation/Edwardian era houses with a smaller amount of Interwar infill, which are related in scale, form and detailing. Of note within the precinct are:

- The house at 16 Ailsa Street, which is a fine and intact bungalow with Arts & Crafts influences. This is demonstrated by the bold and simple massing comprised of hipped slate roof that extends to form a porch with arched openings to one side of a curved bay window, and the tapered chimneys placed symmetrically.
- The house at 2 Kent Street, which is of note for the lancet-arch half-timbering to the massive porch gable.
- The duplexes with original front fences at nos. 9-11 and 10-12 South Street, which are notable for their high degree of intactness.
- The duplex at 2-4 South Street, which is notable for the bold patterning creating by the clinker brick detailing. The integral garages are also of interest. (Criteria D & E)

4.3.1 Submission 62 – 10 Ayr Street, Ascot Vale

*Am C200moon statutory recommendations*

265. 10 Ayr Street has been assessed as Contributory and recommended for inclusion in HO21 South Street & East Street Precinct extension by the 2017 Heritage Study.

Response to submission

266. The submitter opposes the inclusion of 10 Ayr Street as a Contributory place in the proposed HO21 South Street & East Street Precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Intactness of 10 Ayr Street

267. *The submitter outlines the elements of the property that have been altered to demonstrate that these changes have diminished its heritage significance, including:*

- The hipped roof original tiles have been replaced with faux tin sheets.*
- The original facade features have been replaced with materials which are of no heritage value, including the side and front fences.*
- The front fence, side gate entrance and inside façade of the house has been re-bricked with standard generic red bricks. The front fence of the property has been replaced and contains no post world war period features.*
- The original ornamental detailing on the façade of my property no longer exists. All original materials have been replaced with generic building materials of no heritage significance.*

268. *The submitter identifies other properties have been significantly altered over the years to render them “non contributory” and these have been excluded from the proposed Heritage Overlay HO21. The submitter argues that their property has been similarly altered in that it no longer retains any*

significant cultural or heritage features and is no longer related in scale, form and detailing to houses which are considered of local and historic aesthetic significance.

269. The house at 10 Ayr Street is one of the Federation/Edwardian houses in the proposed precinct extension. It is also part of a group of four dwellings built to the same design at 4-10 Ayr Street, as two semi-detached pairs. They are of primarily timber construction, but with brick front facades. Of these four, only No 6 Ayr Street retains its original cast-iron verandah ornament.
270. I agree that the south side weatherboards of 10 Ayr Street were clad at some later date with red bricks. While this is an alteration to its original appearance, it has little impact on views from the street.
271. I agree that at 10 Ayr Street the roof and verandah cladding has been replaced from corrugated iron or terracotta tiles to the current metal "tiles". Note that a house of 100+ years is expected to have its roof cladding renewed at least once, so this has little impact on its contribution to the heritage precinct.
272. I agree that a low brick front fence and arched side gateway were built post-war, and that they have no heritage value. There is only a small percentage of Victorian and Edwardian houses that retain their original front fence. For this reason, original examples are highly valued, but are not considered essential for a house to be contributory to a precinct.
273. The change of the verandah floor tiles is also one of low impact. Verandahs are one of the first areas of a house to be typically altered. In this case, the house retains its original verandah form and joinery (verandah beam and turned timber posts). In my professional experience, this is a typical level of intactness for a contributory house.
274. While the submitter states that the original ornamental detail has been removed from the house, this is only the case for the verandah ironwork. As noted above, alterations to front verandahs are commonly seen on houses that are contributory in heritage precincts, and only one of the four identical dwellings has retained this feature. The house retains its other original features, such as corbelled chimneys, eaves brackets, tuckpointed brick façade with render bands, double-hung sash windows, a glazed front door with sidelights and a highlight, and the aforementioned turned timber posts.
275. While there may be a roller shutter on the front window, this is a reversible change with little heritage impact as it can be removed in the future without altering the house (should the owner wish).
276. The submitter has provided photos of five Victorian and Federation-era houses in the precinct that have been externally altered. In all of these cases, the front façade or entire house has been clad in a non-original material (render or fake brick), the windows have been enlarged and replaced with metal units, there have been extensive changes to the front verandah (at minimum, loss of the posts; at maximum, entire rebuilding with new roof type), four of the five have non-original roof cladding materials, and three of the five have lost their chimneys. This level of alteration is far greater than that seen at 10 Ayr Street, which only has new roof cladding and has lost its verandah fretwork.

Built date of 10 Ayr Street

277. *The historical title search indicates that the property was subdivided in the late 50's and was first transferred to Makiash Shivegesh and Katherine Shivegesh in August 1962. There are no previous*

registered proprietors which indicates that the house was built around 1962. The building at 10 Ayr Street is not a traditional post war period Victorian or Edwardian house built prior to 1960.

278. The submitter has provided an image of a Certificate of Title, dated 1962. This 1962 date has nothing to do with the date that the house was built (around 1910). At the bottom right-hand corner of the certificate of title front page is information about the “parent title” from which this title was derived. Tracing back through successive parent titles would lead to the original one from when the house was built.

Intactness of Ayr Street

279. *Ayr Street is not visually cohesive as the majority of houses are not related in scale, form and detailing due to the significant amount of redevelopment which has occurred over the years. The street cannot be deemed to be largely uniform and of particular heritage significance. Certain properties do satisfy this criterion; however, it is by no means a uniform streetscape. Further the recent modern semidetached building at 2 and 4 Ayr Street compromise the visual cohesion on the street.*
280. *Although there are bluestone lanes and bluestone on the kerb, this is of minimal relevance as there are also bluestone lanes and bluestone on the kerbs of houses in the precinct which have been deemed ‘non contributory’.*
281. The properties on Ayr Street are included as part of the extension to the existing HO21 precinct as it consists of intact groups of Federation/Edwardian houses that form logical extensions to the HO21 precinct. As noted in the revised HO21 precinct history in the 2017 Heritage Study: ‘Ailsa Street, Ayr Street and Wigton Street were created following the subdivision in 1905 of the grounds surrounding the ‘Ailsa’ mansion. The mansion was retained on a large allotment with Ailsa Street and Ayr Street forming the south and west boundaries, respectively. Consequently, building lots were created along only one side of these streets: south side in Ailsa Street and the west side of Ayr Street. Wigton Street had lots on both sides. The subdivision, containing 65 allotments, was released for sale in February 1907 and developed very quickly. By 1910 Ailsa and Wigton streets were almost fully developed and about half the lots in Ayr and Kent streets contained houses. By 1915 only a handful of vacant lots remained.’
282. I agree that the timber Edwardian house at 2 Ayr Street has been demolished since the precinct extension assessment was carried out and replaced with a contemporary semi- detached pair of two-storey dwellings (2 & 2A Ayr Street). The new dwellings are not in accordance with the valued heritage of the street, but they do stand between a long row of contributory dwellings on Ayr Street to the south, and a bluestone laneway and contributory houses along South Street to the north. For this reason, in my professional opinion, 2 & 2A Ayr Street should remain in the HO12 precinct, but downgraded to non-contributory. (Note that 4 Ayr Street remains.)
283. I agree that the presence or absence of bluestone laneways and kerbs do not make a house contributory or not. These elements of the public realm are, however, an important part of the early infrastructure, established around the time that 10 Ayr Street and other houses were built, so it is worthy of preservation in and of itself.

Conclusion and recommendations

284. In my opinion:

- 10 Ayr Street is sufficiently intact to contribute to the HO21 precinct, and moreover it forms part of a row of identical houses at 4-10 Ayr Street and is part of a semi-detached pair with No. 8. Therefore, it should remain contributory.
- 2 & 2A Ayr Street should be downgraded to non-contributory, as the contributory Edwardian house at 2 Ayr Street has been demolished and replaced.

4.4 HO326 Newhall Avenue, Moonee Ponds

Statement of Significance

285. The statement of significance as revised by Context and found in the Volume 1 of the 2017 Heritage Study is as follows (edits by Context to the existing statement are shown as tracked changes):

What is significant?

The Newhall Avenue precinct, a residential area developed from 1926 on the site of two of Essendon's oldest houses, is significant. The houses at nos. 1-9, 2-14 and 18 Newhall Avenue and 4-14 Milfay Avenue and the original front fences to most of the houses contribute to the significance of the precinct. 2-14, 18 and 1-9 Newhall Avenue and 4- 14 Milfay Avenue are contributory. Non-original alterations and additions to the above houses and the house at 16 Newhall Avenue are not significant.

How is it significant?

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

Why is it significant?

Historically, the precinct demonstrates what was a typical pattern in the suburbs between the wars, when large Victorian properties began to lose their viability and were carved up for closer settlement. (Criterion A) Architecturally and aesthetically, the precinct comprises a particularly intact streetscapes of interwar houses, most notably the bungalow-style houses erected between 1926 and 1936, which form a cohesive series in terms of consistent detailing and materials and are enhanced by the original front fences to most of the houses. The remaining houses in the precinct street, dating from the late 1930s and '40s, are complementary in scale, form and materials. (Criteria D & E)

4.4.1 Submission 33 - 12 Milfay Avenue, Moonee Ponds

*Am C200moon statutory recommendations*

286. 12 Milfay Avenue has been assessed as Contributory and recommended for inclusion in HO326 Newhall Avenue Precinct extension by the 2017 Heritage Study.

Response to submission

287. The submitter opposes the inclusion of 12 Milfay Avenue as a Contributory place in the proposed HO326 Newhall Avenue Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Subjective selectiveness and inconsistencies

288. *The submitter points to recent demolition and apartment constructions in Shuter and Moore streets as well as the demolition of homes in Edgar Street, Norwood Crescent and 2 Milfay Avenue to argue that the selection of properties to include in Heritage Overlays appears to be subjective and substantially inconsistent.*

289. The submitter has provided a series of photos of Edwardian and interwar-era houses on Shuter and Moore streets, as well as 2 Milfay Avenue, and states that they have been “conveniently excluded from the [Heritage] Overlay”. These buildings were all demolished before Council had a chance to commission a full assessment of these properties and determine if they should be protected. The Stage 1 Gap Study identified houses at 1-9 Shuter Street and 35-41 Moore Street as being of potential heritage significance. In the case of 25-45 Moore Street, it is now recommended to become part of the larger HO16 Ascot Vale Estate precinct. When 1-9 Shuter Street was revisited, there had already been too much demolition, and no further assessment was carried out. Likewise, the early house at 2 Milfay Street had already been demolished when the 2014 Stage 1 survey took place, so it was not possible to retrospectively save it.

Intactness of Milfay Avenue

290. *The submitter also questions the intactness of the streetscape given the number of non-original alterations to houses in Milfay Avenue, including front fences.*
291. The houses on Milfay Avenue generally have a very high level of intactness when viewed from the street. This is also true for the very fine Old English house at 12 Milfay Avenue, which is highly intact externally and retains its original brick front fence.
292. Internal changes and recessive rear extensions are commonly approved for contributory houses in heritage precincts, so their presence does not disqualify a house.
293. In addition, four of the six houses on Milfay Avenue retain their original front fence. This is a very high proportion as compared to many heritage precincts.

Conclusion and recommendations

294. In my opinion:
- Milfay Avenue, even with the pre-2014 demolition of the house at No. 2, is a striking interwar streetscape that contributes greatly to the HO326 precinct.
 - No changes are recommended to Amendment C200moon.

4.5 HO450 Aberfeldie Street & Waverley Street, Essendon

Statement of Significance

295. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is Significant?

The Aberfeldie Street and Waverley Street precinct, which comprises the houses at 1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-23 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds, is significant.

The following features contribute to the significance of the precinct:

- . The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar era houses, and the original form, siting, materials and detailing characteristic of their respective styles.*
- . The clarity and legibility of the three key phases of the precinct's development.*
- . The notable group of Victorian houses, at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street.*
- . The individually significant places as listed below.*
- . Original and early front fences at 3, 4, 10A, 14A, 22, 23, 28A, 29, and 53 Aberfeldie Street and 10 Waverley Street are significant.*
- . Original garages to the interwar houses at 10A, 14A and 53 Aberfeldie Street are significant.*
- . The bluestone kerb and channels to Aberfeldie Street.*
- . The bluestone drainage channels that line the footpath on the east side of Aberfeldie and Waverley streets,*

. Rear lanes paved with bluestone pitchers.

. The street tree plantings of Canary Island Palms (Phoenix canariensis) on the Alma Street extension.

The houses at 3 (HO143), 18 (HO144) and 20 Aberfeldie Street (HO145), 46 Waverley Street, and 229 Buckley Street (HO170), are of individual significance within the precinct.

Resurrection House, at 6 Aberfeldie Street (HO30), is also significant to the precinct.

The houses at 237, 235, 233 and 231 Buckley Street, 4, 10A, 12, 14A, 16, 22, 24, 26, 28A, 30 and 5, 7, 9, 11, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 45, 47, 49, 51, 53 Aberfeldie Street, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 26, 30, 38, 40, 40A, 42, 44, 46A, 48, 50, 52, 54, 56, 58, 60, 62, 66, 68, 70, 74 and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Waverley Street are Contributory.

Non-original alterations and additions to the Significant and Contributory houses are not significant.

The houses at 8, 14, 28, 1A, 1, 13, 15, 39-43 Aberfeldie Street, 32, 36, 64, 72 Waverley Street, and 128A Park Street are Non-contributory to the precinct.

How is it significant?

The Aberfeldie Street and Waverley Street precinct is of local historical, representative and aesthetic (architectural) significance to the City of Moonee Valley.

Why is it significant?

Historically, the Aberfeldie Street and Waverley Street precinct is significant for the evidence it provides of the extent to which speculative subdivision progressed into the remoter areas of Moonee Valley during the nineteenth century land boom, in this instance into Aberfeldie and western part of Essendon. It illustrates how this resulted in isolated pockets of housing on large estates that were subsequently developed in stages, in the Federation era, before World War I, then fully developed in the interwar period. The pattern of development in the precinct demonstrates the different phases of accelerated growth in the municipality, in response to the land boom of the 1880s then improvements to public transport, beginning with the inauguration of the electric tram services in 1906, and, later, with the extension of tram services in 1923. (Criterion A)

The Aberfeldie Street and Waverley Street precinct is notable for the group of Victorian houses, which are not found elsewhere in Aberfeldie. These are located at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street. (Criterion A)

The Aberfeldie Street and Waverley Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality, at some distance from the main transport corridors of Mt Alexander Road and the railway. The mixed streetscapes of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, contributes to the clarity and legibility of the three key phases of the precinct's development. The precinct is enhanced by the four Canary Island palms in the Alma Street extension which provide important evidence of Federation era street tree plantings. (Criterion D).

3 and 18 Aberfeldie Street, and 'Renfrew' at 20 Aberfeldie Street, Aberfeldie, are important as surviving villas representative of the development spawned by the Aberfeldie Estate

subdivision of 1888. This importance is enhanced by the intact state of the Victorian Italianate villas at 18 and 20 Aberfeldie Street, and by the intact condition of the facade and the arched window treatment at 3 Aberfeldie Street. (Criterion A)

46 Waverley Street has aesthetic (architectural) significance as a fine example of a Federation Queen Anne dwelling of high architectural quality that incorporates fine Art Nouveau timber detailing and retains a high degree of original fabric, including ornamental timber friezes, a prominent arched window and curvilinear Art Nouveau ornament above in smooth render to the projecting front bay, an ensemble of roof shapes to the terracotta tile roof with terracotta finials, dormer window echoing the main gable, and three tall, roughcast render chimneys with red brick detailing visible from the street. (Criterion E)

'Braeside' at 229 Buckley Street is important as a substantial Federation era villa of the period, recalling the earliest phases in the development of Buckley Street (Criterion A), and is distinguished by its use of slate and bluestone, both materials being suggestive of its quite early date in the evolution of the Australian Federation style. (Criterion E)

4.5.1 Submission 37 – 23 Waverley Street, Essendon



Am C200moon statutory recommendations

296. 23 Waverley Street has been assessed as Contributory and recommended for inclusion in HO450 Aberfeldie Street & Waverley Street Precinct by the 2017 Heritage Study.

Response to submission

297. The submitter objects to the inclusion of 23 Waverley Street in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Heritage significance

298. *The Moonee Valley 2017 Heritage Study does not specifically state why 23 Waverley Street, Essendon is to be included in in the Heritage Overlay except for visual cohesion.*

299. According to the Statement of Significance the precinct comprises a mix of Victorian, Federation and interwar houses. 23 Waverley Street is an intact interwar bungalow which is why it was graded contributory. Note that precinct citations often do not discuss each property within them, but may only discuss examples of each place type.

Visibility of 23 Waverley Street

300. *The Moonee Valley 2017 Heritage Study mentions the present has low visual cohesion due to high fences, located on the lower (east) side of the road and it's a busy thoroughfare.*

301. *The property facade is hardly visible from the main thoroughfare (Waverley St) due to a high boundary fence (pre-existing) and trees and plant covering majority of front elevation.*

302. I agree that 23 Waverley Street and some other houses along the west side of this street are partially concealed behind high fences.

303. In the case of 23 Waverley Street, I agree that there is poor visibility from the street and it is mainly the roof that is visible. This is because of the high front fence (installed between 2009 and 2014), the low siting of the house, and its relatively low horizontal lines typical of the California Bungalow style.



Figure 10. 21-25 Waverley Street, looking south-east. 21 Waverley Street is visible to the right, No. 23 just to its left. No 25, at far left with red roof, is outside the current precinct boundary.

Precinct boundary

304. *The property is one of two properties to the south of Alma Street located on the east side of Waverley Street, which doesn't make sense especially when the features etc. are so well represented within the suburb and adjoining areas and where there is better visual cohesion.*

305. While the Stage 1 Gap Study included 1- 57 Waverley Street as part of a potential precinct, the detailed precinct assessment in the 2017 Heritage Study concluded that 25-57 Waverley Street should be left out of the precinct. The rationale was explained as follows: 'However, the houses on the east side of Waverley Street at nos 25 to 57 have been excluded, because their contribution to the precinct is compromised by the combination of the broad and busy street, lower siting and high front fences screening views of the houses. This led to the final precinct boundary of 1-23 on the west side of Waverley Street' (Vol. 1, p. 26).

306. Just to the north of 23 Waverley Street is a pair of double-fronted timber Edwardian houses at 19 and 21 Waverley Street. They are higher set than 23 Waverley Street, and taller buildings overall, so are still well visible behind high fences, and their contribution to the precinct is not compromised. Furthermore the two form an important role in bracketing the Alma Street extension with its contributory Canary Island Palms.



Figure 11. 19 (left) and 21 (right) Waverley Street bracket the east end of Alma Street and its Canary Island Palms.

307. For this reason, while No. 23 should be removed from the precinct extent, Nos. 19 and 21 should clearly remain and create a strong close to this side of the precinct.

308. The same cannot be said of 23 Waverley Street. As noted by the submitter, it conforms with the description of the excluded southern part of the street, being a low-set house behind a high, solid masonry fence. While this lack of visibility would not have been such an important consideration should the house have stood in the middle of a precinct (for factors including the reversibility of the fence), it is not a logical property with which to end a precinct.

309. For the reasons above, I agree that 23 Waverley Street should be considered part of the 'poor visibility' part of Waverley Street, and thus excluded from the precinct.

Conclusion and recommendations

310. In my opinion:

- 23 Waverley Street should be removed from the HO450 precinct.

4.6 HO451 Brown Avenue and Morphett Avenue, Ascot Vale

Statement of Significance

311. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study and revised by me in response to the submission (shown in tracked changes) is as follows:

What is significant?

The Brown Avenue & Morphett Avenue precinct is a residential area, which predominantly comprises Victorian, Federation/Edwardian and Interwar houses. Development of the precinct commenced in the late 1880s and was complete by the 1940s. The Contributory places include the houses, and any associated original or early front fences, at 1-9, 13, 15,

19-23, 27-33 & 2A-6, 10, 12, ~~14~~, 16, 18 & 22-30 Brown Avenue, 70 Charles Street, and 1-29 & 2, 4 & 8-14 Morphett Avenue. Key attributes include the predominantly detached siting with similar or uniform front and side setbacks, as well as small groups of attached Victorian houses, single storey scale (with a notable exemption [sic] the two-storey terrace house at 28 Brown Street) and prominent hipped and/or gabled roof forms with porches and verandahs of the houses, and the ~~low front fences~~ front boundary treatments that allow views of the houses from the street..

The Progress Kindergarten at 11 Brown Avenue and the house and former stables at 23 Brown Avenue are of individual significance and have their own citation and statement of significance.

Non-original alterations and additions to the Contributory houses, and the houses at 8, 14, 17, 20 & 25 Brown Avenue, 6 Morphett Avenue and 1, 1A, 1B & 1C James Street are Non-contributory.

How is it significant?

The Brown Avenue & Morphett Avenue precinct is of local historic significance to the City of Moonee Valley.

Why is it significant?

It is significant as a representative area of late nineteenth and early to mid twentieth century housing in this western part of Ascot Vale. It demonstrates the extent to which speculative subdivision progressed into the more remote areas of Moonee Valley during the nineteenth century boom, and how this resulted in isolated pockets of Victorian housing on large estates that were not fully developed until the mid-twentieth century. (Criteria A & D)

4.6.1 Submission 74 – 22 Brown Avenue



Am C200moon statutory recommendations

312. 22 Brown Avenue has been assessed as Contributory to HO451 Brown Avenue and Morphett Street Precinct and has been recommended for inclusion in the Heritage Overlay by the 2017 Heritage Study.

Response to submission

313. The submitter objects to the inclusion of 22 Brown Avenue as a Contributory property within the precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Statement of Significance

314. *The submitter states that Statement of Significance does not correctly identify the established character along Brown Avenue, James Street and Morphett Avenue and questions the following wording:*
- Dwellings are predominantly single storey in character. The submitter states this is incorrect as a number of the original dwellings a double storey. Further a number of dwellings have been significantly altered including large two-story additions.*
 - Similar or uniform front and side setbacks. The submitter argues that the street is extremely varied.*
 - Predominantly detached siting. The submitter argues that the street departs from the description in the statement of significance.*
 - Low front fences. The submitter argues that the front boundary treatments vary considerably and include different types of fences, walls, hedges and open frontages.*
 - Prominent hipped and/or gabled roof forms porches and verandahs of the houses. The submitter notes the dwellings within Brown Avenue typically have hipped or gabled roof forms, however, they vary significantly in pitch and design. In addition, it is noted that pitched roofs are the predominant roof type within Ascot Vale and this cannot be justified alone in imposing heritage controls particularly when acknowledging the anomalies identified above in the Statement of Significance.*
315. Single-storey scale – I agree that one of the earliest houses in the precinct is not single-storey. This is the two-storey terrace type house at 28 Brown Street. It is specifically addressed in the precinct citation as a variation to the other contributory houses in the precinct, and is described as: 'Notable examples [of Victorian houses in the precinct] include the two-storey brick terrace at no. 28, a rare example in this part of Ascot Vale.'
316. The remainder of the contributory houses are single-storey, though a number of them have a visible two-storey extension. The statement of significance correctly describes the predominantly single-storey character of the contributory houses as a significant feature of the precinct. No significance is attributed to later rear extensions, as noted in the statement of significance: 'Non-original alterations and additions to the Contributory houses ... are Non-contributory.'
317. Application of the Heritage Overlay does not mean that there can be no change to contributory buildings. Instead, they can be remodelled and upgraded internally without planning permission, and extended with a planning permit. While care should be taken not to overwhelm the presentation of a contributory house with an extension, there are many cases in Moonee Valley's existing heritage precinct where visible upper-level extensions have been built one-room back from the façade and are quite visible. A Contributory house with a recent (about 5 years old) upper-level extension constructed in the HO24 Wellington Street Precinct, Flemington, is shown below as an example of what Moonee Valley City Council currently supports in existing HO precincts:



Figure 12. Contributory house at 11 Bryant Street, Flemington, with a recent upper-level and rear extension. A side extension of dark brick is partially visible at left.

318. Houses with some change, such as a visible extension, are still graded contributory if their original form, era and style can still be understood. If this is the case, they can still assist in demonstrating the significant themes of the precinct.
319. Finally, I note that the 'large double storey dwelling built on the north east corner [of 23 Browns Avenue] ... in the last two years', mentioned by the submitter, is a houseboat parked in this location and should not be considered part of the housing stock in the precinct.
320. Similar front setbacks – I agree that there is variance of a few metres amongst the front setbacks of the contributory houses in the precinct. Generally, however, they conform to a suburban type of having medium-sized front gardens. This is in contrast, for example, with the eastern half of HO24 Wellington Street Precinct where most houses have modest or minimal front gardens, and with HO7 Riverview Estate in which most houses have large blocks and generous front gardens.
321. Predominantly detached siting and similar side setbacks – In regard to side boundaries, the predominant house form is free-standing, detached, giving rise to similar side setbacks. I agree that there are groups of Victorian houses built to the side boundary that do not illustrate this key attribute, and this could be reflected in the statement of significance. As part of the precinct historical significance (Criterion A) is due to 'in isolated pockets of Victorian housing' that were later surrounded by interwar development, the contrast between the two eras of dwellings, in their style, scale, and subdivision pattern, does not in any way detract from the heritage significance of the precinct.

322. I acknowledge that there is also a small number of free-standing houses that have been extended to the side boundary. As with two-storey extensions, if these side extensions are legible as later interventions and they do not dominate views to the house, then in my professional opinion, they are considered acceptable. Certainly, side extensions have been approved in many of Moonee Valley's Heritage Overlay precincts. The recently extended house shown in the photo above, for example, has a single-storey side extension set just back from the front façade and built to the boundary.
323. Low front fences – This aspect of the precinct is described in the statement of significance as: 'low front fences that allow views of the houses from the street'. In fact, any boundary treatment that 'allows views of the houses from the street' is a positive attribute in a heritage precinct. There could be no fence or a hedge as well. As no fences of heritage value have been identified in the statement of significance, this phrase is clearly related to visibility and not the presence of specific fences. The opposite condition would be streets dominated by high (and opaque) front fences that do not allow appreciation of the houses from the street.
324. For clarity, this phrase could be revised to: 'front boundary treatments that allow views of the houses from the street.'
325. Roof types – I agree that the majority of pre-war houses in Moonee Valley have pitched roofs, and that this aspect does not particularly distinguish the Brown and Morphet Avenues Precinct.

22 Brown Avenue

326. *The submitter notes that the proposed heritage control does not classify the property as significant, rather only contributory. Therefore, alone it is not significant nor warrants individual heritage status but the proposition put forward for the establishment of the Heritage Area is that the holistic value of the surrounding area warrants heritage protection, which we have addressed in detail above.*
327. *There are significantly better examples of Californian Bungalows/ Interwar homes not only in the Moonee Valley Area but within the Ascot Vale area itself that are grouped together and already have heritage value. In actual fact less than 50 metres south of the proposed HO451 lies HO20: Monash Street, Ascot Vale.*
328. *The property sits adjacent to two dwellings that sit significantly forward of the building, both with no front fences and with the dwelling to the south (20 Brown Avenue identified as non-contributory) with a flat roof garage built on the boundary. Opposite of the site on the west side of Brown Avenue at 25 (north west) comprises a double storey dwelling which sits out of context with the Statement of Significance associated with the proposed heritage overlay.*
329. The submitter is correct in stating that the California Bungalow at 22 Brown Avenue has a contributory grade, thus it must be protected within a precinct of local heritage significance in order to warrant protection in the Heritage Overlay. As such, I agree that there are better examples of this style, particularly those graded significant in the Heritage Overlay. There is also a broad continuum of contributory California Bungalow, some of them grander, some more modest. Some highly intact, and others somewhat altered but still clearly recognisable for their style and built-era.
330. 22 Brown Avenue is an intact timber California Bungalow of the 1920s. It retains an original post and wire fence, though the gates have been replaced.
331. I agree that HO20 Monash Street Precinct is significant for its consistent interwar building stock. It differs from HO451 in that it was only subdivided in the 1920s, a time when the last vacant parts

of Ascot Vale were undergoing rapid development. In contrast, HO451 illustrates the reach of late 19th-century boom era subdivisions, leaving Victorian-era pockets in areas that were not fully developed until the interwar period. The two precincts illustrate two different themes, so there is no reason they should not both be protected in the Heritage Overlay.

332. I agree that 22 Brown stands next to and across from non-contributory dwellings (Nos. 20 & 25). There are almost always some non-contributory properties in all but the smallest of heritage precincts. As long as they do not form the dominant character of the precinct, their presence is considered acceptable. This principle has been supported by numerous planning panels, and the existence of non-contributory properties is specifically noted in the City of Moonee Valley Permit Exemptions Policy: Heritage Overlay Precincts. The concept of non-contributory properties within a precinct is defined in this document ('Non-contributory places do not contribute to the significance of a heritage precinct.') and there is a wide range of permit exemptions available for non-contributory properties.

Planning Practice Note 1

333. *Under Planning Practice Note 1 (PPN1): Applying the Heritage Overlay, this sets out heritage criteria that need to be used when assessing whether to include an area within a heritage overlay. Within PPN1 the heritage criteria that Council appear to be justifying the introduction of the Heritage Overlay is; Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance). It is our position that these characteristics which are set out in the Statement of Significance are not met when looking at Brown Avenue. Therefore, there is no clear justification provided relating to the significance of the place as a basis for its inclusion in the Heritage Overlay and it is respectfully requested that 22 Brown Avenue is removed from the proposed Heritage Overlay.*
334. The statement of significance for this precinct argues that the precinct meets Criterion A (historical significance) and Criterion D (representativeness) at a local level, hence that HO controls are warranted. I agree that the precinct does not meet Criterion E, and this is not argued by the precinct citation.

Conclusion and recommendations

335. In my opinion:
- 22 Brown Avenue is an intact interwar California Bungalow with an original front fence, and clearly contributes to the significance of the precinct.
 - The Statement of Significance should be revised as follows:
 - To include references to 'small groups of attached Victorian houses' and the houses have 'front boundary treatments that allow views of the houses from the street'.
 - Also, a typo in the proposed new text should be corrected: 'with a notable exemption the two-storey terrace house at 28 Brown Street' to read 'with a notable exception...' (Note that this change is new and is not reflected in the attachments to the Moonee Valley City Council Meeting report of 25 August 2020.)
 - No other changes are recommended.

4.7 HO452 Queens Avenue and Burton Crescent, Ascot Vale

Statement of Significance

336. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is significant?

The Queens Avenue & Burton Crescent precinct is a residential area that comprises houses built from c.1901 to c.1915. The following features contribute to the significance of the precinct:

- the overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and detached siting (small front setbacks and narrow side setbacks) and low front fences.*
- streetscape materials such as bluestone kerb and channel and bluestone laneways*
- the mature Oaks (Quercus sp.) along the north side of Queens Avenue.*

The houses at 1-35 Queens Avenue, 2-20 & 15 Burton Crescent, 174-190 Ascot Vale Road, 70-74 Kent Street and 1 Clissold Street are Contributory to the precinct.

Non-original alterations and additions to the Contributory houses and the houses at 17 Burton Crescent and 76 Kent Street are not significant.

How is it significant?

The Queens Avenue & Burton Crescent precinct is of local historic and aesthetic significance to the City of Moonee Valley

Why is it significant?

Historically, it demonstrates the housing boom in Ascot Vale during the first two decades of the twentieth century and the Federation/Edwardian housing stock which comprises detached Victorian Italianate 'survival' and Queen Anne villas is representative of the residential areas that developed during that period. (Criteria A& D)

Aesthetically, it is an enclave of Federation/Edwardian housing with characteristic, form, materials and detailing and a high degree of visual cohesion due to the consistency of built form. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways and in Queens Avenue by the mature row of Oaks along the north side. (Criterion E)

4.7.1 Submission 121 – 182 Ascot Vale Road, Ascot Vale

*Am C200moon statutory recommendations*

337. 182 Ascot Vale Road has been assessed as Contributory and recommended for inclusion in HO452 Queens Avenue and Burton Crescent Precinct by the 2017 Heritage Study.

Response to submission

338. The submitter objects to inclusion of 182 Ascot Vale Road as a Contributory place in the proposed precinct.

339. While the submitter has not raised any issue related to heritage significance, for avoidance of doubt, I have considered whether the Contributory grade is appropriate for 182 Ascot Vale Road.

340. The subject house at 182 Ascot Vale Road is noted in the precinct description as ‘the only brick house in the precinct. It is constructed of red brick with typical Federation style band of roughcast render in lieu of the brackets and mouldings around the eaves, another rendered band at sill level (with shaped panels below the sills) and has a slate roof with terracotta ridge capping.’

341. It is one of a large number of Edwardian Queen Anne houses in the precinct, and takes the typical asymmetrical form for double-fronted houses of this style, with a hipped roof and projecting gable-fronted bay. Its status as the only brick Edwardian house in the precinct does not detract from its contribution to the precinct, but instead indicates that it was a higher-cost and somewhat higher-status dwelling when constructed.

342. It stands in a long row of Contributory Edwardian dwellings at 174 to 190 Ascot Vale Road.

343. I visited the house in October 2020, and found it to be highly intact externally. It is of particular note for the retention of its original slate roofing with terracotta ridgecapping and finials.

344. There have been some alterations to its setting. The current brick front fence is not original, and may be late interwar in date. It is reasonably sympathetic in its materiality and the low height

allowing clear views to this corner house. In addition, the eastern portion of the backyard was subdivided off and a two-storey unit constructed, which is numbered 17 Burton Crescent. There is reasonable separation between the two dwellings, so in my professional opinion, the presence of the new unit does not impact unduly on the contribution of 182 Ascot Vale Road to the precinct. I note that 17 Burton Crescent had already been constructed when the 2017 Heritage Study was carried out, so its presence was considered in the precinct assessment.



Figure 13. The new unit at 17 Burton Crescent (left), behind 182 Ascot Vale Road (right).

345. In summary, the house at 182 Ascot Vale Road is a substantial and highly intact example of an Edwardian Queen Anne villa, which contribute to all aspects of the precinct's significance.

Conclusion and recommendations

346. In my opinion:

- No changes are warranted to Amendment C200moon.

4.8 HO455 Mackay Street, Essendon

Statement of Significance

347. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is Significant?

The Mackay Street precinct, which comprises the houses at 3-51 and 4-50 Mackay Street, Essendon, and subdivided in c.1888-1890s and developed c.1900-42, is significant.

The following features contribute to the significance of the precinct:

. The pattern of development in the precinct which comprises a mixed streetscape of Victorian, Federation and interwar houses, and the key features and original detailing characteristic of their respective styles, in many cases transitional styles.

. Bluestone laneways at the rear of 3-13 and 4-48 Mackay Street.

. Original and early front fences at 22 and 48 Mackay Street.

. Original garage at 50 Mackay Street.

The houses at 3, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 35, 37, 39, 41, 43, 45, 47, 49, 51 and 4, 8, 10, 12, 14, 16, 20, 22, 24, 26, 30, 32, 34, 36, 38, 40, 48, 50 are Contributory.

Non-original alterations and additions to the Contributory buildings are not significant.

The houses at 5, 7, and 33 and 6, 18, 28, 42, and 44 Mackay Street are Non-contributory to the precinct.

How is it significant?

The Mackay Street Precinct, Essendon, is of local historical, and representative (architectural) significance to the City of Moonee Valley.

Why is it significant?

Historically the Mackay Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. Mackay Street is typical of this pattern of development in Moonee Valley, the housing stock reflective of the history of Essendon's development. (Criterion A)

The Mackay Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality. The mixed streetscape of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, demonstrate the key development phases. Interspersed throughout the precinct are many dwellings that reflect the transition between the Victorian and Federation eras through their designs, which incorporate features of both the Italianate and Queen Anne styles. These dwellings that combine stylistic features from different eras, add visual cohesion to the otherwise mixed streetscape. (Criterion D)

4.8.1 Submission 78 – 48 Mackay Street



Figure 14. 48 Mackay Street (right) and 50 Mackay Street (left).

Am C200moon statutory recommendations

348. 48 Mackay Street has been assessed as Contributory and recommended for inclusion in HO455 Mackay Street Precinct by the 2017 Heritage Study.

Response to submission

349. The submitter opposes the inclusion of 48 Mackay Street as a Contributory place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Contribution of interwar houses

350. *The proposed precinct is dominated by Federation and Victorian-era dwellings with some transitional examples. While the Statement of Significance identifies 1900-1942 as the significant development period, the streetscape is representative of a more restricted development period, up to around the First World War. The small number of inter-war dwellings are not a distinct or significant feature of the streetscape. Inter-war properties are dispersed within the precinct and do not form a stylistically or geographically cohesive group.*
351. I agree that Victorian and Edwardian houses make up the majority of contributory buildings in the Mackay Street precinct, though in a precinct of such a small size the four interwar properties still comprise about 10 percent of the contributory properties.
352. Like the Victorian and Edwardian houses that share roof forms and decorative details during the transition from one period to another, there is also a relationship in roof forms and materials between Edwardian houses and the early interwar examples in this precinct. The submitter points this out in the case of 22 Mackay Street which has similar detailing to its Federation neighbours.

Most of the remaining interwar houses in the precinct also have a relationship to the Edwardian houses in their massing and some in their materiality.

353. 48 Mackay Street is an excellent example of this continuity. It appears to date from the early 1920s, and retains transitional elements from the Edwardian villa including a high hipped roof that continues over the front verandah, terracotta roof tiles with ram's horn finials, an asymmetrical façade created by a projecting gable, half-timbering in that front gable and a canted bay window below it, and tuckpointed pressed red bricks. While details such as leadlights, porch supports and the Arts & Crafts front door indicate the house's interwar pedigree, it is in no way out of keeping with the brick Edwardian double-fronted houses in the precinct that share its massing and materiality.



354. The two other California Bungalows, at Nos. 38 and 51, also have a gabled element to the façade, in keeping with the Edwardian typology, but have transverse gabled roofs more characteristic of the 1920s. The late 1930s house at No. 50 is small and simple, with a hipped roof. The appropriateness of the contributory grade for these three houses is discussed below in relation to comparative analysis.

Site context of 48 & 50 Mackay Street

355. *Two of these properties, numbers 48 and 50, are isolated at the north end of the precinct, which has been compromised by the infill at numbers 42-46 and the unsympathetic addition to number 51.*
356. *It is the submitter's assessment that 48 and 50 Mackay Street could be removed from the HO without undermining the significance of the precinct.*
357. Both of the non-contributory properties to the south of 48 & 50 Mackay Street are of a consistent single-storey scale, with similar front setbacks and brick cladding seen elsewhere in the precinct. While they do not contribute to the heritage significance of the precinct, neither are they intrusive. In my professional opinion, they do not unduly isolate Nos. 48 and 50 from the rest of the streetscape.
358. The submitter also notes that 51 Mackay Street, on the opposite side of the street, has been altered by an upper-storey extension. While the extension is rather intrusive, the works have left the front façade of this California Bungalow intact and the transverse gable roof form is still clearly legible. For these reasons, it is still considered to contribute to the heritage significance of the

precinct. Note that this grade is in keeping with those in existing HO precincts, for example, 64 and 68 Glass Street are both contributory in the adjacent HO2 and have similarly large and visible upper-storey extensions. They have been in HO2 since 1991, so these works have either been approved under the Heritage Overlay or if pre-1991 works they were not considered to remove their contribution to the new precinct.



Figure 15. 64 Glass Street – contributory in HO2. Note upper-level extension.



Figure 16. 68 Glass Street – contributory in HO2. Note upper level extension (attic gable and raised rear slope of roof).

359. I also note that the Mackay Street Precinct does not exist in a vacuum. Its northern boundary butts up against the HO2 Glass Street Precinct. The character of the adjoining part of this precinct is predominantly interwar, with four brick California Bungalows on the four corners of the Glass and

Mackay streets intersection. Other contributory houses in HO2 are Edwardian and Victorian. When read together, the interwar houses in the adjacent part of HO2 provide an appropriate context to the north of 48 & 50 Mackay Street.

360. While I strongly support the contribution of interwar dwellings to the Mackay Street Precinct, if one were to take the opposite view, there is still a strong argument to retain them in the precinct (as non-contributory properties) as this would ensure that there is not a gap between two adjacent HO precincts. If uncontrolled, there could be future development at 48 & 50 McKay Street with a negative impact on both precincts.

Comparative analysis of precinct

361. *When comparing the Mackay Street precinct against other precincts with similar development patterns, the inter-war properties in those areas are more relevant to the character and are generally higher quality with more stylistically diverse examples. Inter-war properties in Mackay Street are not fine examples of the style, do not demonstrate the diversity and quality of inter-war architecture, and are not representative of the significant character of the streetscape. Comparable precincts better demonstrate inter-war development.*
362. *The assessment is that Mackay Street is worthy of HO listing for its Federation and Victorian character and the transition between these two. This does not, however, include the identified interwar properties. The precinct is significant for Federation and Victorian-era dwellings and the transition between these and the very small number of interwar dwelling are not significant features of the streetscape. Furthermore, two of the inter-war dwellings, numbers 48 and 50, are isolated within a highly compromised area of the streetscape.*
363. *The submitter recommends that the Statement be amendment to remove reference to inter-war and remove 48 and 50 Mackay Street from the precinct and revise the grading of interwar houses at 22 and 38 McKay Street to non-contributory.*
364. The submitter discusses two of the five comparative HO precincts examples cited in the Mackay Street Precinct citation - HO7 and HO301 – and concludes that they both have more interwar properties (and/or better quality examples), so they cannot be used to support the contributory grading of interwar properties in the Mackay Street Precinct. The submitter concludes that the ‘inter-war dwellings are not a distinct or significant feature of the streetscape’.
365. The submitter fails to consider the many other precincts in the Moonee Valley Heritage Overlay that have a predominant Victorian and Edwardian character with a small amount of contributory interwar infill, such as HO21 in Ascot Vale (and others, not cited in the precinct citation, such as HO24 Wellington Street Precinct, Flemington). There are further examples nearer to the Mackay Street Precinct in Essendon, as well. It seen in the adjoining HO2 Glass Street Precinct, which has a predominantly interwar and Edwardian character, with a small number of Victorian and Edwardian houses that contribute. There is also HO1, which is predominantly Edwardian with ‘a small number of Victorian dwellings and some Interwar bungalows’ that contribute.
366. As illustrated by the examples above, there is a strong precedent in Moonee Valley’s HO precincts, both in Essendon and other suburbs, to recognise the three primary early periods of development (Victorian, Edwardian, interwar) as contributory in residential precincts, even if there is only a small number from one of those eras.
367. In my professional opinion, the same approach is justifiable in the case of the Mackay Street Precinct, where there is a number of interwar houses that illustrate the transition to and typical

examples of the interwar period. On this basis, in my professional opinion, all largely intact interwar houses in Mackay Street warrant their contributory grade.

368. Looking specifically at the two houses the submitter recommends for downgrading, 22 Mackay Street and its neighbour at 20 Mackay Street provide an excellent illustration of how the single gable-fronted houses of the Edwardian period evolved to the multi-gable fronted interwar bungalow form. In this case, the two houses appear to have been built very closely in date, and share many details (casement windows, half-timbered gables, Arts & Craft verandah detail, capped chimneys, terracotta roofs with finials. To grade one of these two intact dwellings, constructed c1915-20, contributory and the other non-contributory would be a very artificial distinction between two similar houses.



Figure 17. An early interwar house at 22 Mackay Street (left) and its late Edwardian neighbour at 20 Mackay Street (right). They are closely related in form and detail.

369. The second interwar house the submitter recommends for downgrading, 38 Mackay Street, is more obviously an early 1920s California Bungalow, but like No. 48, it shares its scale and materiality with Edwardian-era houses. This includes the dominant roof form extending over the front verandah, tuckpointed red brick walls, corbelled chimneys, and terracotta roof tiles and finials. This is a highly intact house that makes a fine contribution to the precinct.



Figure 18. The early interwar house at 38 Mackay Street

Condition of 48 Mackay Street

370. *The submitter notes that the 'condition [of 48 Mackay Street] is fair', and then lists some problems that need to be remedied, such as rising damp, cracking due to the movement of the foundations, and inadequate stormwater drainage, concluding that the 'house requires remedial works'. The recent loss of the c1930s brick front fence is also noted.*
371. While cracking and other issues have been documented in the submission it does not demonstrate (nor does it purport to demonstrate) that the house suffers from extreme dilapidation making its demolition inevitable. For this reason, its condition should not be taken into account when considering if it contributes to the precinct.
372. When I inspected the street in July 2020, the removal of the brick front fence of 48 Mackay Street was apparent. It should be removed from the precinct statement of significance and Fence Controls.

Other changes to precinct

373. *The submitter notes that the 'mid-twentieth-century double-storey flats at number 24 is graded contributory'.*
374. While the submitter does not comment on the appropriateness of the grade for the flats at 24 Mackay Street, in my professional opinion, this grading is clearly in error and does not reflect the valued period of the precinct set out in the statement of significance. Further, there is no discussion of the flats in the precinct citation to indicate that a purposeful exception has been made in this case.
375. In inspecting McKay Street in response to this submission, I also found that the once-contributory Edwardian house at 17 Mackay Street had been demolished since the precinct was assessed. This property should also be downgraded to non-contributory.

Conclusion and recommendations

376. In my opinion the Mackay Street Precinct should be revised to:

- Delete reference to and controls on the front fence at 48 Mackay Street
- Revise the grading of 17 and 24 Mackay Street from contributory to non-contributory.
- No other changes are recommended.

4.9 HO456 McCracken Street, Essendon

Statement of Significance

377. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study and revised by me in response to the submission (shown in tracked changes) is as follows:

What is Significant?

The McCracken Street precinct, at 30-50 and 27-49 McCracken Street, Essendon, a residential area comprising a group of interwar bungalows built in c.1927-35 on the Mar Lodge Estate subdivision (1921), is significant.

The following features contribute to the significance of the precinct:

- . *The pattern of development, which comprises a late nineteenth century subdivision with houses almost entirely built in the interwar years.*
- . *The relatively intact group of interwar bungalows, and the original form, materials, setback, and detailing that are characteristic of interwar timber bungalows.*
- . *The well-maintained garden setting.*
- . *Original or early front fences at 29; and 37 ~~and 43~~ McCracken Street.*
- . *The mature Canary Island palm trees and lych gate at 27 McCracken Street.*
- . *The wide nature strips.*
- . *The visual cohesion enhanced by the street trees (*Lophostemon confertus*).*

The houses at 27, 29, 31, 33, 37, 39, 41, 43, 45, 47, 49 and 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50 McCracken Street are Contributory. The house at 27 McCracken, situated on a prominent corner, is distinguished by two mature Canary Island Palms and a lych gate at the corner.

Non-original alterations and additions to the Contributory houses are not significant.

The house at 35 McCracken Street is not significant.

How is it significant?

30-50 and 27-49 McCracken Street, Essendon, is of local historic and representative (architectural) significance to the City of Moonee Valley.

Why is it significant?

Historically, the McCracken Street Precinct, Essendon, is significant as an illustration of what was a typical pattern in the suburbs of Moonee Valley in the interwar period, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and then were almost completely developed during the intensive

period of suburban expansion that followed World War I. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections and other important services such as being sewerred and having made roads. (Criterion A)

*Aesthetically, the McCracken Street precinct is significant as a relatively intact group of interwar timber bungalows. The houses were built over a relatively short time span, between c.1928 and 1935, and share similar features typical of the interwar Bungalow style, including form, materials, setback and well-maintained garden settings, some with original or early front fences. The aesthetic qualities and visual cohesion of the precinct are enhanced by the good integrity of most of the houses, several of which (for example, 29, 36 and 37) retain original or early front fences. The aesthetic qualities are further enhanced by the two Canary Island palm trees in the front garden of 27 McCracken Street. These trees were popular garden plants in the interwar period and are of a maturity that suggests they may have been an early part of the garden. The aesthetic qualities and cohesive character of the McCracken Street precinct is also enhanced by the generous landscape treatment of the streetscape comprising wide lawn nature strips and mature Brush Box trees (*Lophostemon confertus*). (Criterion D)*

4.9.1 Submission 50 – 43 McCracken Street



Am C200moon statutory recommendations

378. 43 McCracken Street has been assessed as Contributory and recommended for inclusion in HO456 McCracken Street Precinct by the 2017 Heritage Study.

Response to submission

379. The submitter opposes inclusion of 43 McCracken Street as a Contributory place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

2014 Stage 1 Gap Study

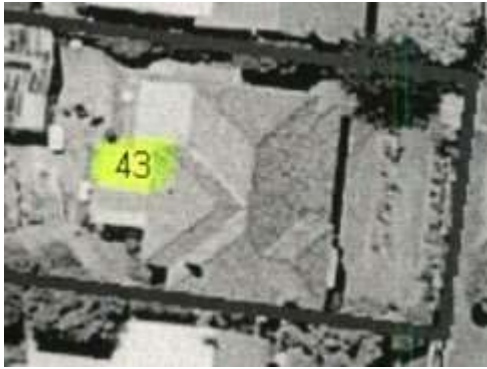
380. *The property was not identified in the Moonee Valley Heritage Gap Study 2014.*
381. The property was, in fact, identified in the Stage 1 Gap Study (p.50). It was part of a potential precinct encompassing 26-52 & 27- 49 McCracken Street identified and recommended for future assessment. In the 2017 Heritage Study, however, this precinct was mistakenly listed as 26-52 & 27- 29 McCracken Street in the background section (Vol. 1, p. 44). This error will be corrected it in the final version of that report.

Heritage significance

382. *The property has only two (of seven) features identified in the Statement of Significance, those being that the house is interwar and the nature strip outside the property is wide.*
383. 43 McCracken Street is included in the precinct on the basis it is an example of a substantial and well-detailed late-interwar house. The use of masonry construction in a street of largely timber houses makes this and No. 29 the two most prestigious houses in the precinct, and does not diminish their ability to contribute to the heritage significance of the precinct.

Intactness of 43 McCracken Street

384. *Over the past 17 years the original property has been altered (at least 50%) and questions if the property has been objectively assessed as it is impossible to see the house. Alterations include:*
- *changing the roofline and therefore the view from the street by changing a hipped roof to a gabled roof and including a gable front over the front bay window*
 - *adding a large second storey that protrudes into and above the main ridgeline of the house*
 - *changing original wooden front doors to hand-made metal front doors with a different design*
 - *adding tuckpointing to all decorative bricks on the front of the house*
 - *painting the house modern shades of mustard/yellow. The house was originally white.*
 - *replacing the original sheds/carport with a new brick 2 car carport/garage with a first floor 36sqm studio*
 - *replacing timber driveway gates with electric metal gates*
 - *replacing wooden sideway gates with metal gates (south side of the property)*
 - *replacing the original concrete driveway (that included a central grassed section) with a bitumen driveway edged with bricks and including brick diamonds spaced along the length*
 - *replacing the original stone and concrete crossover with bitumen*
 - *demolishing and replacing the original wooden and wire front fence with a low brick fence incorporating a completely different design*
 - *demolishing and removing the original garden beds and plants, redesigning the layout and replanting all garden beds. The new garden was installed 17 years ago with the majority of plants changed again 3 years ago.*
385. The 2017 Heritage Study correctly identifies that 43 McCracken Street has a 'prominent second storey addition' however it concludes the house will 'still contribute to the precinct as a whole and because the characteristic features of the principal façade of each house, as viewed from the street, remain largely intact, retaining aesthetic qualities that contribute to the character of the precinct.'
386. As noted by the submitter, the projecting front room originally had a hipped roof. This hipped roof is seen on a 1946 aerial, as well as a 2003 aerial in Council's building permit files (see below). Since that time, it has been rebuilt in a gable-fronted form with half- timbering detail. The main roof over the house has retained its original hipped form.



387. While this alteration diminishes the intactness of the front façade of the house, and it should be documented in the citation, 43 McCracken Street is still one of the finest and most substantial interwar houses in the precinct and retains a range of significant materials, forms and details. In particular, it retains its rendered front façade with brick flashes, canted bay window, geometric leadlights, broad front porch set below the roofline and supported on masonry piers with corbels to the openings, and the dominant high hipped roof form, which is still legible despite the extension.
388. I agree that the current brick front fence is not original, though its low height and decorative use of red bricks is sympathetic to the interwar period of development. The incorrect mention of this fence as original should be corrected in the precinct citation.
389. I agree that there is fresh tuckpointing to the brick flashes of the front façade. While this may not be the original treatment, it has very little impact on views to the house.
390. While the house may have been white some decades ago, the pale cream colour currently used is very appropriate to a house of this era. Furthermore, no External Paint Controls are proposed for this precinct, so the colour of the joinery and render is not controlled. The same is true of the front garden – there are no controls over plantings, so they are not considered.

Conclusion and recommendations

391. In my opinion:
- As one of the most substantial and well-detailed interwar houses in the precinct, 43 McCracken Street still contributes to the significance of the precinct despite external alterations.
 - The following revisions should be made to the precinct:
 - Remove front fence controls for 43 McCracken Street, Essendon in the Schedule to Clause 43.01 Heritage Overlay
 - Amend the 2017 Heritage Study precinct description by recording the alteration to the house at 43 McCracken Street, being a change in roof form of the projecting front room from an original hipped form to the current gabled form.
 - Correct the addresses of the potential precinct extension on p.44 of Vol. 1 of the 2017 Heritage Study to: 26-52 & 27-49 McCracken Street in the adopted version.

4.9.2 Submission 18 – 29 McCracken Street

*Am C200moon statutory recommendations*

392. 29 McCracken Street has been assessed as Contributory and recommended for inclusion in HO456 McCracken Street Precinct by the 2017 Heritage Study.

Response to submission

393. The submitter opposes inclusion of 29 McCracken Street as a Contributory place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Materiality of the house

394. *The building is not a 'relatively intact timber bungalow in original form.'*
395. The 2017 Heritage Study includes the recommendation to protect McCracken Street as the area is characterised by a 'group of interwar bungalows built from the late 1920s to mid-1930s on the Mar Lodge Estate subdivision (1921), mostly of timber construction. Overall, visual cohesion of the precinct is strong, on both sides of the street. Visual consistency is provided by the uniform setbacks, garden settings, and the large number of houses built in a similar style (interwar Bungalow) with similar forms, materials, and details, and over a relatively short time span, from c.1927 to 1935. The exceptions in terms of materials are the two brick bungalows at 29 and 43 McCracken, which share other stylistic features.'
396. As indicated from the above quotation from the 2017 Heritage Study, the (rendered) brick construction of 29 McCracken Street has been recognised and considered when assessing the precinct. Its masonry construction makes it one of the most substantial houses in the precinct and all the more worthy of a contributory grade.
397. *There is nothing original about the garden setting. The tree on the nature strip has no significant 'visual cohesion.'*

398. The 2017 Heritage Study singles out the Canary Island palm trees in the garden of 27 McCracken as they 'appear to early plantings, based on the maturity of the palms and that they remained popular garden plantings in the interwar period'. The tree identified is not located on the nature strip, and there is no claim that it provides visual cohesion to the precinct.

External intactness

399. *The building has been significantly changed from the original building, including:*

- *demolition of front verandah, entry to house and front wall. This entire area was rebuilt.*
- *demolition of original garage and removal of driveway*
- *demolition and rebuild of centre to rear of house*
- *erection of new double garage and new driveway in Mountain Street*

400. The 2017 Heritage Study notes that the window units of 29 McCracken Street have been replaced.

401. A 1946 aerial photo of the street confirms that the house originally had a small front porch. This has since been replaced with a larger front verandah with Federation-style turned timber posts. This verandah was probably installed at the same time as the Federation-style front door and leadlight windows.



402. Building permit plans from 1993 (No. 23155) provide more information about these works. A curved porch hood and curved front steps were demolished, and replaced with the current large verandah. The front window of the projecting bay was demolished and replaced with the current shallow bay window. A large single-storey rear extension and attached garage were constructed.

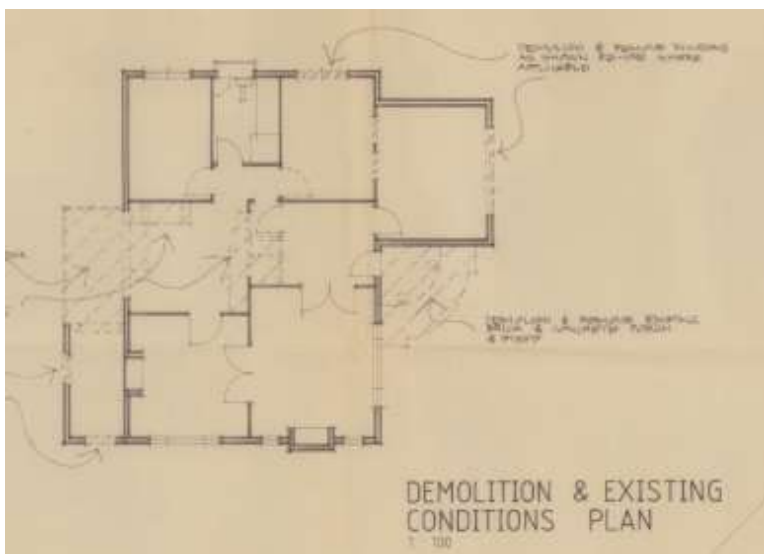


Figure 19. Demolition plan for 29 McCracken Street. Note removal of front porch and demolition of window in projecting bay (both to the right).

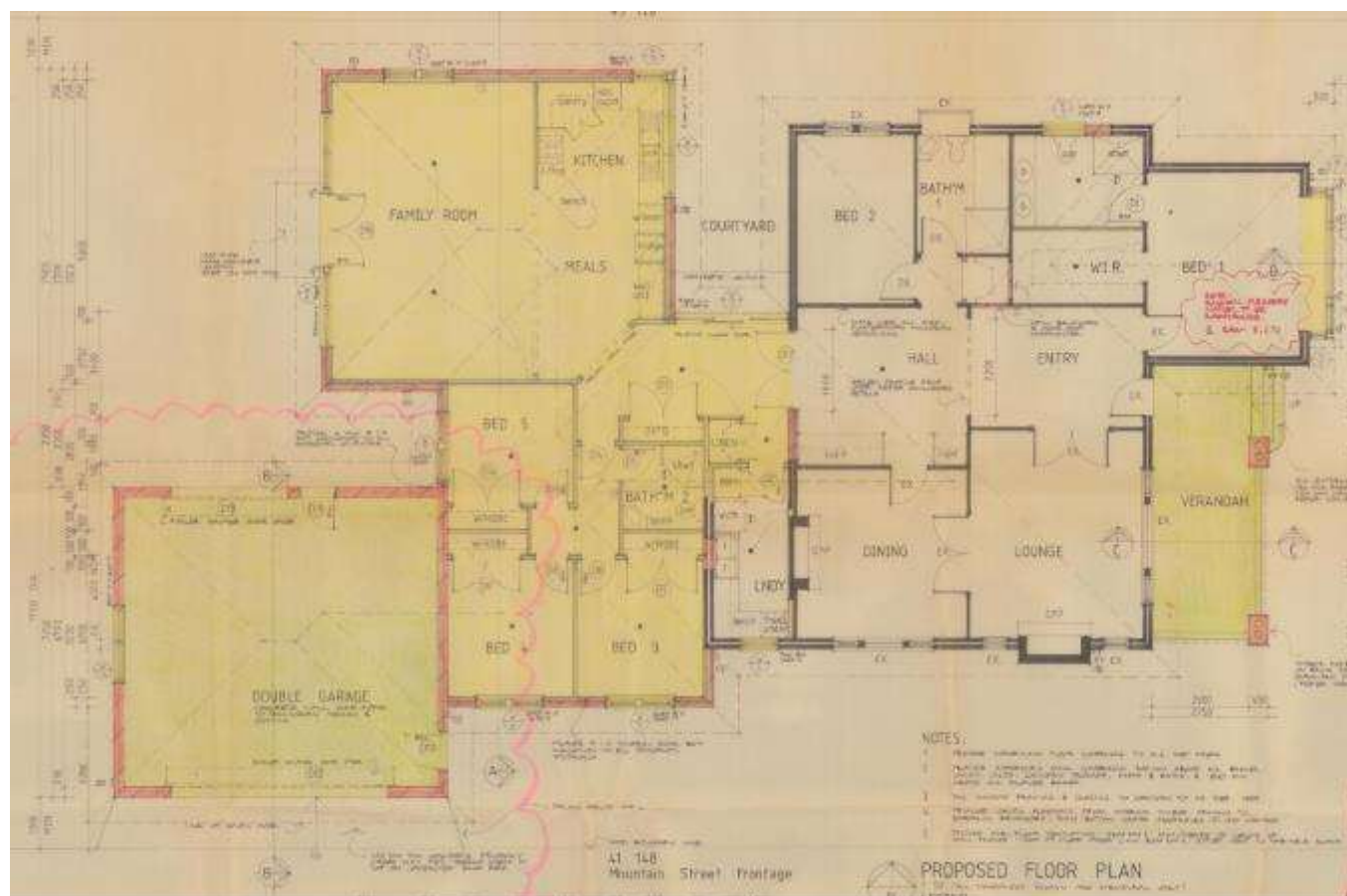


Figure 20. Proposed floor plan of 29 McCracken Street, with new construction shaded in yellow. The rear extension is visible at left; the new front verandah and box bay window are visible at right.

403. The rear extension is single-storey and has a visible separate roof form from the original house, so it is recognisable as non-original. The new garage is large and visible from Mountain Street. Neither of them have a negative impact on views from McCracken Street, so they do not diminish the contributory value of 29 McCracken Street
404. While these alterations make the house an amalgam of styles and eras, the house itself survives with its original massing and roof form, chimney, and rendered walls with brick plinth. In my professional opinion, it is still of an intactness sufficient to contribute to the significance of the heritage precinct.
405. As the submitter notes, the original driveway has been moved. As shown on a 1946 aerial photo (above), both the driveway and pedestrian path to the front door originally ran from the corner.
406. While the corner crossover over the nature strip survives, as well as a corner gateway, the driveway itself has been removed. It and the pedestrian path have been repaved in brick (replacing the original plain concrete).

Conclusion and recommendations

407. In my opinion:
- The house at 29 McCracken Street is recognised as one of two masonry interwar houses in the precinct.
 - The 1993 rear extension, including attached garage, do not have any impact on views to the house from McCracken Street.

- While its front porch has been rebuilt in a new (neo-Federation) form and a box bay window added to the front facade, the rest of the house retains sufficient intactness to contribute to the precinct.
- No changes are recommended to Amendment C200moon

4.9.3 Submission 64 – 41 McCracken Street



Am C200moon statutory recommendations

408. 41 McCracken Street has been assessed as Contributory and recommended for inclusion in HO456 McCracken Street Precinct by the 2017 Heritage Study.

Response to submission

409. The submitter opposes inclusion of 41 McCracken Street as a Contributory place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Stage 1 Gap Study

410. *The property was not identified in the Moonee Valley Heritage Gap Study 2014.*

411. See response to this same issue in section 4.9.1, above.

Intactness

412. *The submitter states that the house, fence and garden at 41 McCracken Street is not historically or architecturally intact (Criterion A: historical significance), cohesive or uniform in character to other houses in the precinct (Criterion D: representativeness) or important (Criterion E: aesthetic significance) and as such does not meet the standards described in Planning Practice Note 1 – Applying the Heritage Overlay, DELWP, Victoria State Government, August 2018, accessed June 2020 for the following reasons:*

413. *The house and other buildings have been extensively rebuilt in 1997 resulting in less than 5% of the original house still existing. The house has undergone significant change following approved*

destruction of the front portico and roof, which was redesigned and reconstructed in 2002 as recorded in Moonee Valley Building Permit No. 12584/2002/PS/0.

414. *The submitter outlines the following changes to the property that would question the property's integrity:*

- *The front of the house has undergone a major alteration with the destruction of the entry portico and roof. In 1988 the house had a plain front and sloping flat roof with no detailing of any type. The timber steps were originally at the left side of the entry way.*
- *A 1988 drawing (courtesy of a real estate agency) was attached:*



- *The addition of a front verandah and brick entry steps of a totally new design at the front of the house was completed in 2002. This addition significantly changed the street front appearance of the house. The small gable roof projecting to contain the verandah and the timber posts were designed in 2002 and are not historically intact or representative of bungalow housing c.1927. This has been incorrectly noted in the Moonee Valley 2017 Heritage Study Final Report, Volume 1, page 229.*
- *The alterations of 2002 necessitated a new roof in zinc aluminium iron to be installed with a completely different roof line, guttering and spouting. The original roofing material for 41 McCracken street is unknown. There is no evidence it was terracotta tiles.*
- *The original weatherboards have needed replacement and patching over the years and have been repainted with a new grey/white colour scheme that is not original.*
- *The front windows do not have any lead lighting or significant architectural design features.*
- *The driveway and pathway have undergone a complete redesign. A brand new brick driveway was built in 2012. There is absolutely no resemblance to the original concrete strips that formed the original driveway and stepping stones.*
- *The carport is of a simple straight design of no contributory relevance. It has a flat roof and was reconstructed in 1997. It has no historical or architectural features that would be relevant to the original construction period. We demolished the old rear garage on the property in the early 1990's.*
- *The front garden has no significant trees or plants that could have been planted in the period c. 1927- 35. In 1988 there were no defined garden beds, all trees died during recent drought events and the current garden design is new.*
- *There was no front fence in 1988. The contemporary flat line front picket fence was constructed in 2017. It is not of heritage styling.*

415. Front porch - The submitter's 1988 sketch of the house at 41 McCracken Street, shows that the house had a modest central front porch beneath a skillion roof continuous with the main roof at

that time. It appears to have two posts set in from its corners. This presence of a porch of this same size is confirmed by a 1946 aerial photo, below:



416. The changes to the front porch, and additions to the rear are documented in a series of building permit plans held by Council. They document the following works: The construction of a small skillion extension to the rear of the house in 1976 (No. 5079, 1 Nov. 1976). The construction of a free-standing carport on the south side of the house, set back from the front façade in 1985 (No. 15140, 28 Nov. 1985). The construction of a rear extension in 1995 (replacing the one from 1976) which extends to the south side, so it is visible behind the carport. As part of these same works, the skillion roof of the front verandah was replaced with a small gable (No. 27045, 26 Jun. 1995). In 2002 this small gabled porch was replaced with the current wide gabled porch, which covers more than half the front façade. None of these plans showed any other changes to the front façade apart from the porch.
417. The form of the porch in 1988 (and presumably, 1946) is not typical of 1920s California Bungalows. As evidenced by the title certificate (Vol. 4464 Fol. 766), this house was owned and financed by the War Services Homes Commission in 1921. These houses were generally constructed using State Savings Bank standard designs. As seen in State Savings Bank design books of the 1920s, most bungalow porches were gabled, and when they were skillion in form this was either butted up against the side of a gable or much smaller and with a decorative balustrade, posts and brackets. In one case (Type 25, depicted below), a house type had a simple skillion front porch but it was combined with a hipped roof, not a gabled roof as seen at 41 McCracken Street. With this in mind, I consider it quite likely that the porch was altered prior to 1988, so was not a (wholly or partly) original feature of the house. Examples from the State Savings Bank 'Types of Timber-framed Dwelling Houses' booklet of 1927 are shown below:



Figure 21. Type 25 – hipped roof with continuous skillion porch roof.



Figure 22. Type 7 – skillion porch beside front gable.

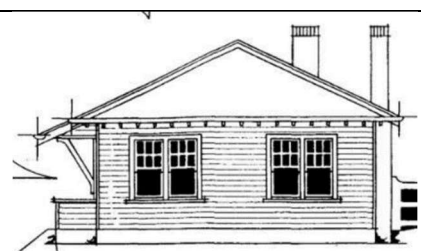


Figure 23. Type 22 – hipped roof with bracketed skillion porch.

418. The 2002 porch has a gable-fronted roof and its material and details are in keeping with those common for 1920s timber bungalows, though not original to this house. This is shown by examples from the 1927 State Savings Bank brochure:



Figure 24. Type 28 – transverse gable roof and gabled porch.



Figure 25. Type 6 – transverse gable roof and gabled porch.

419. While this is an alteration to the house, it is on par with the loss and replacement of the front verandahs of Victorian and Edwardian houses in existing heritage precincts. There are many houses that have lost their front verandah and have a more or less accurate replacement, reinstating their integrity to some degree, that are contributory to heritage precincts in Moonee Valley and other municipalities.
420. This alteration to the house at 41 McCracken Street should be noted in the precinct description, so the porch can be considered a non-original feature, and thus non-contributory building fabric. I do not, however, consider this change to so undermine the contribution of the house to the precinct that it should be regraded. It is still clearly recognisable as an interwar bungalow, and the new porch is sympathetic in design.
421. Other alterations - The submitter also cites changes to the roof cladding, rainwater goods and "roof line". As noted above a single-storey rear extension was built behind the house, and extends out to the side (but to the rear of the original house). The roof of the rear extension is let into the back of the original roof with two gables, but they are lower than the ridgeline so not visible from the street. As viewed from McCracken Street, the house retains its transverse gabled roof form, as shown in the 1988 sketch.
422. The submitter states that only about 5% of the house is original. This appears to be in relation to the rear extension and internal alterations. Apart from the porch, the front façade, roofline and chimney of the house are all intact.
423. The submitter also notes that there is no evidence to support the statement in the 2017 Heritage Study (page 229) that the houses in the precinct all originally had: 'terracotta tile roofs (replaced with corrugated iron at 41 and 50 McCracken)'.
424. As indicated by the very light colour of the roof at 41 McCracken Street in the 1946 aerial, above, its roof was originally clad with galvanised corrugated iron (as was 50 McCracken Street). This means that the recent renewal of this roofing is appropriate and in no way diminishes the contributory value of 41 McCracken Street. This mention in the precinct citation should be corrected.
425. There are no External Paint Controls proposed for this precinct, so the current paint schemes are not considered in the heritage assessment.

426. While the house does not have leadlight windows, it does retain original six-over-one double-hung timber sash windows which were a characteristic feature of California Bungalow, as seen in the State Savings Bank designs depicted above.
427. I agree that the carport, driveway and front path paving, and the front garden plantings are not of heritage significance. In my experience of heritage studies, these aspects of residential properties are frequently changed and their intactness is not considered essential for a property to be contributory in a precinct. As original garden settings, driveways and fences are rare, they are individually highlighted in precinct citations. In the case of 41 McCracken Street, the precinct citation does not incorrectly note that any of these elements are original.
428. In summary, 41 McCracken Street is of an intactness that allows it to contribute to the significant interwar character of the precinct. The construction of the gabled front porch should be recorded in the precinct citation.

No previous heritage classification

429. *The house in 1988 when listed for sale was not classified or described as having any heritage or period features that could be representative of a c.1927 – 35 bungalow dwelling.*
430. The real estate advertisement in 1988 was not a heritage assessment, and as the property was not in the Heritage Overlay, there was no reason to mention heritage at that time. Furthermore, in the past 30 years there has been an increasing appreciation of interwar architecture and there are many similar 1920s bungalows in Heritage Overlays across Melbourne today.

Conclusion and recommendations

431. In my opinion:
- The McCracken Street Precinct citation should be revised to state that:
 - 41 & 50 McCracken Street originally had iron roofs, not tile, and
 - The gabled front porch of 41 McCracken Street is not original.
 - No other changes are recommended to Amendment C200moon.

4.9.4 Submission 88 – 44 McCracken Street

*Am C200moon statutory recommendations*

432. 44 McCracken Street has been assessed as Contributory and recommended for inclusion in HO456 McCracken Street Precinct by the 2017 Heritage Study.

Response to submission

433. The submitter opposes inclusion of 44 McCracken Street as a Contributory place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

McCracken Street Precinct

434. *HO456 fails to demonstrate Criteria A (historical significance), Criteria D (representativeness), Or Criteria E (aesthetic significance) of The Victorian State DELWP Heritage Overlay Planning Practice Note 1.*

435. *Many of the houses listed in the precinct have recently undergone significant alterations and extensions in order to improved living conditions.*

436. *The dwellings have differing design characteristics, construction materials and fence types.*

437. The 2017 Heritage Study includes the recommendation to protect McCracken Street as the area is characterised by a group of interwar bungalows built from the late 1920s to mid-1930s on the Mar Lodge Estate subdivision (1921), mostly of timber construction. Overall, visual cohesion of the precinct is strong, on both sides of the street. Visual consistency is provided by the uniform setbacks, garden settings, and the large number of houses built in a similar style (interwar Bungalow) with similar forms, materials, and details, and over a relatively short time span, from c.1927 to 1935. This is one of the few pockets of largely intact interwar development to survive in the Mar Lodge Estate, as there has been extensive redevelopment across most of this area in recent decades.

438. I agree that most or all of the houses have undergone internal alterations and rear extensions to update their amenity and/or enlarge living space. This take place on a regular basis in existing heritage precincts. There are no special controls on internal alterations (e.g., reconfiguration of rooms, new kitchen and bathroom fitouts), and rear extensions are frequently approved (with a planning permit). While I agree that some of the rear extensions, particularly the upper-level extensions, may be a bit more visible than is generally supported for existing heritage precincts, if the original form (front façade and roof form) can still be understood by observers, then in my professional opinion the house can still tell part of the story of Essendon's interwar development and thus contribute to the precinct.
439. The submitter is correct that there is a variety of styles in the precinct, and some houses are timber while others are brick. This reflects typical interwar residential development, when there was a wide range of popular styles, and it is seen in most interwar precincts in the Heritage Overlay, in Moonee Valley and other municipalities.
440. In regard to fences, again there were a number of types popular in this period, with higher fences (of timber and wire) popular in the 1920s, and low masonry fences most common in the 1930s. While original fences are a valued element in any heritage precinct, their presence is not essential for a precinct to warrant protection in the Heritage Overlay.

44 McCracken Street

441. *The submitter provided additional correspondence to oppose the Heritage Overlay to 44 McCracken Street on the basis that place does not meet all of the seven identified features in the precinct statement. The building envelope has been significantly altered since it was first constructed. Has no significant garden setting. The front fence is not original. A detailed analysis of modified features on the dwelling is provided.*
442. The 2017 Heritage Study includes 44 McCracken Street as a contributory property on the basis that is an interwar bungalow with prominent street facing gables with timber strap work and panels and timber posts. It also notes that it is one of four properties with a recent carport or garage additions (27, 38, 40, 44 and 50 McCracken). These parking structures are set to the side of the houses, leaving the principal façades of each house and their characteristic features intact and clearly visible in views from the street.
443. As noted above, there are no restrictions on internal alterations to houses in the precinct, so the changes listed by the submitter are not taken into account in the precinct assessment.
444. An aerial image of 44 McCracken Street in 1946 is provided below:



445. This aerial confirms the submitter's information that the return verandah is a later addition to the house. It also shows that a rear extension has been constructed since 1946, which includes

gabled projections to the back half of the house. The aerial shows the original house configuration, being a main gable-fronted roof and an off-centre gabled front porch. Both of these aspects survive.

446. Many of the other changes listed are minor with little or no impact on the heritage value of the house (broader cover straps on front gables, change from quad to ovolo trim on bargeboards, repainting of the exterior, landscaping front and rear yards). The garage, though it uses similar details to the house, is also an obvious modern construction (due to its size and position, among other things). It is located on the side street so does not have any appreciable impact on the McCracken Street streetscape (nor do the houses behind it on Woolley Street).
447. Changes with more of an impact are the addition of the return verandah (though this is reversible should a future owner wish to remove it), and changes to details such as the front porch supports and the windows. The masonry pier and timber post porch support is typical of the 1920s, so is sympathetic to this house. The decorative detail at the base and tops of the posts is clearly a modern addition (and is reversible). The new windows are timber double-hung sashes and retain the horizontal format that is typical of the interwar period. While reportedly different from the previous windows, they are appropriate for a bungalow of this type.
448. I consider replacement of weatherboards and roofing sheets to be necessary cyclical maintenance. In particular, metal roofing must be replaced regularly, so there is no expectation that a 1920s house would retain original corrugated iron roofing.
449. The neo-Victorian timber picket fence is an obvious recent installation, hence it has not been mentioned among the front fences with heritage value. And the carport is obviously modern, as mentioned in the precinct citation. While quite visible, it is reversible (that is, it can be removed without damage to the house).
450. Overall, the house at 44 McCracken Street still clearly illustrates the valued character of the precinct which is: a residential area comprising a group of interwar bungalows built in c.1927-35. While most of the changes to the property are readily distinguishable as recent changes, the addition of the return verandah should be clearly noted in the precinct citation.

Conclusion and recommendations

451. In my opinion:
- 44 McCracken Street is still intact enough to contribute to the precinct, despite some alteration.
 - The McCracken Street Precinct citation should be revised to make note in the description of the c1980s addition of a return verandah to 44 McCracken Street.
 - No other are changes recommended to Amendment C200moon.

4.10 HO457 Pascoe Vale Road, Essendon

Statement of Significance

452. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study and revised by me in response to the submission (shown in tracked changes) is as follows:

What is significant?

The Pascoe Vale Road precinct in Essendon is a residential area that was developed from c.1880 to c.1940 and contains predominantly Federation, Edwardian and interwar houses and bungalows with two Victorian houses. The following elements contribute to the significance of the precinct:

- *The houses at 189, 193, 197, -199, 203-213 & 217-237 Pascoe Vale Road, 20A Buckley Street, 1, 2 & 4 Fletcher Street and 13 Loeman Street are Contributory. The houses at 189, 193, 205 & 207 Pascoe Vale Road are also of individual significance.*
- *The original or early front fences at 189, 199, 203-207, 211 & 235 Pascoe Vale Road.*
- *The bluestone kerb and channel and mature street trees (Elms and Oaks) in Fletcher Street, and the laneways in Pascoe Vale Road between nos. 223 and 225 (which has a pitched bluestone central drain) and nos. 235 and 237 (paved in bluestone pitchers), and the early post box outside 2 Fletcher Street.*

Key attributes that contribute to the significance of this precinct include:

- *the scale, form, siting, materials and detailing of the Significant and Contributory houses*
- *the high degree of intactness to the development dates from the late Victorian to interwar periods*
- *Significant and Contributory houses that typically survive with their presentation to the street being largely intact*
- *the consistently low height of front fences*
- *road alignments and allotment patterns resulting from the nineteenth century subdivision*

The flats and houses at 191, 195, 201 and 215 Pascoe Vale Road, non-original front fences, and non-original alterations or additions to Contributory or Significant places are not significant.

How is it significant?

The Pascoe Vale Road precinct in Essendon is of local historic, architectural and aesthetic significance to the City of Moonee Valley.

Why is it significant?

It is historically significant as a representative example of a residential area, which is associated with the suburban development and expansion of Essendon during the early twentieth century. The nineteenth century houses are a reminder of the nineteenth century origins of this area, while the Edwardian and inter-war housing provides a tangible illustration of how the opening of the electric tram in 1906 stimulated residential development along its route. (Criteria A & D)

It is architecturally and aesthetically significant as a fine collection of Edwardian villas and Inter-war bungalows, many of which are complemented by original front fences, and garden walls and landscaping. The high quality of much of the housing and the high degree of intactness to the original period of development is notable. (Criterion E)

The house at 189 Pascoe Vale Road is aesthetically significant as an intact example of the Spanish Mission style. The asymmetric, triple-fronted form with hipped roof massed like separate pavilions, the dominant porch with a decorative Baroque-inspired parapet with a scrolled cartouche above a triple-arched loggia with barley-twist columns (smaller columns frame the blind window to the side of the garage), and the Serlian moulding (with tiled detailing) above the windows either side of the porch are all expressive of the style. The house is also of architectural significance for including an integrated garage, which is an

early example, as most garages of the pre-World War II period were freestanding (Criteria D & E).

The house at 193 Pascoe Vale Road is architecturally and aesthetically significant as a fine and early example of a California Bungalow, which demonstrates the Japanese influence seen in seminal examples in the United States designed by architects such as Greene & Greene. It was constructed in 1916 and designed by architects Gawler & Drummond. Of note is the low gable pitch with very wide eaves, flat verandah roof with shaped rafter ends, resting on chunky timber brackets and the use of single storey pavilions in front of a two-storey mass, which is a very unusual composition in Victoria. Other details of note include the heavy dwarf verandah posts with timber corbels at base, casement windows with diamond leadlights and Arts & Crafts floral highlights, timber shingles in gables resting on timber corbels, and walls of roughcast render above a tuckpointed red brick plinth. The significance of the house is enhanced by its high degree of intactness. (Criteria D, E & F)

The houses at 205 & 207 Pascoe Vale Road are of aesthetic significant as fine and well detailed examples of Arts & Crafts bungalows, constructed by the same builder (Shaw Bros.) with similar detailing, but distinctive designs that are complemented by original brick and render panel and pier front fences with decorative ironwork and gates of identical design. No.205 is of note for the distinctive Jerkinhead roof profile to both the roof and the porch, which is double-arched and supported by square rendered columns with buttressed corners and clinker brick highlights, while notable features of no.207 include the circular window placed at one corner with a shingled canopy and the gable ends, which have taper-cut bargeboards and an elaborate gable vent with louvered and lattice set inside a Japanese-influenced aedicule set within a band of faux half-timbering, suggesting timber post framing, and timber shingles in the apex, which sit proud above small modillions. The significance of the houses is enhanced by their high degree of intactness. (Criterion E)

4.10.1 Submission 66 – 193 Pascoe Vale Road



Am C200moon statutory recommendations

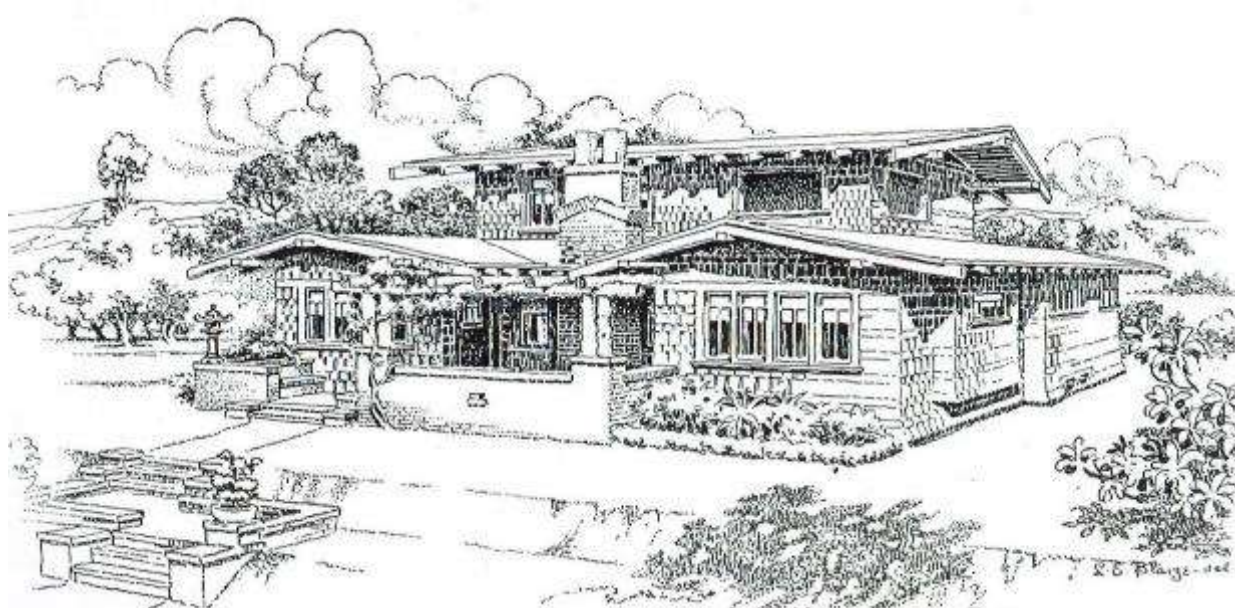
453. 193 Pascoe Vale Road has been assessed as Significant and recommended for inclusion in HO457 Pascoe Vale Road Precinct by the 2017 Heritage Study.

Response to submission

454. The submitter opposes the inclusion of 193 Pascoe Vale Road as a Significant place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Architectural significance

455. *The significance of the building is attributed to American architects Greene & Greene and, more particularly, compared to the 'Gamble House'. The submitter argues that this speculative at best, and based on a streetscape inspection. The Gamble House is included on the US National Register for Historic Places and is not comparable to 193 Pascoe Vale Road, Essendon.*
456. There is no speculation that this house was designed by Greene & Greene. It has merely been stated that this is one of a relatively small number of California Bungalows in Moonee Ponds (and Victoria) that have adopted a purist version of the Craftsman Bungalows designed by Green & Greene that had a strong Japanese influence and low-pitched gables.
457. The strong and direct Californian roots of this house are further demonstrated by a "Swiss Chalet" bungalow depicted in the book *Draughtsman Bungalows* publish in 1913 in Los Angeles (from P. Cuffley, *Australian Houses of the Twenties & Thirties*, 1989, p. 26):



458. Like the house at 193 Pascoe Vale Road, the California example above has a front façade comprising two gable-fronted masses, with a "floating" transverse gabled upper floor set back behind them.

Intactness

459. *The building is set substantially back from the street behind a large fence, and is obscured from the street by vegetation. The heritage study undertaken by Context Pty. Ltd. indicates the 'fieldwork was based on an examination of fabric visible from the street, using aerial photography where required'. The submitter refutes it is not possible for the study to have drawn such conclusion from*

15- 20 metres away from the building, with intervening vegetation. The submitter notes that the original windows, casement windows with diamond leadlight and Arts & Craft floral highlights, were removed some years ago.

460. *The submitter notes that the upper level was constructed later and therefore diminishes the intactness of the place.*

461. *The existing building does not meet HERCON Criterion F.*

462. When I visited the house in July 2020, I could clearly see the level of detail of the front façade described in the precinct citation, while standing on the footpath. In my professional experience, it is standard practice to view buildings from the public domain when assessing them in heritage studies.

463. As viewed in July 2020, the house still retains its 'casement windows with diamond leadlight and Arts & Craft floral highlights'. If they have been replaced in kind at some point, this has been done to a very high standard and should be considered a repair rather than a negative alteration to the house. The diamond-light casement windows with Art Nouveau highlights to the front façade are entirely appropriate for a house of this style and age.



Figure 26. Leadlight windows of the front façade. Matching joinery details to the bay window hood and the front porch are also visible.

464. While the upper storey of this house may be of light-weight construction, while the ground floor is of brick, this does not mean that it is a later addition. In fact, photos were published of the house in 1918 and show it in its current configuration. This is an article titled 'Extension of the Outer Suburbs: Essendon', in *The Australasian*, 19 January 1918, page 51. The photo is titled 'In Pascoe Crescent' (the precinct history notes that 'Pascoe Vale Road was originally known as Ashurst Street in the nineteenth century, then Pascoe Crescent by the early twentieth century.') It shows the house in its present form with the upper storey, as shown below:



IN PASCOE CRESCENT.
EXTENSION OF THE OUTER SUBURBS: ESSENDON.

465. The house is noted in the precinct history as having a 1916 built-date. The only applicable newspaper tender notice for that year was placed by prominent architectural practice Gawler & Drummond in the *Flemington Spectator* (17 Feb. 1916, p. 2), stating: 'Messers. Gawler and Drummond, architects, of 443 Little Collins street, Melbourne, invite tenders up till Tuesday, 29th February, at noon, for erection of brick residence at Pascoe crescent, Essendon.'
466. This tender date is in keeping with the purchase of the land on 25 October 1915 by a Mr Albert Hudson James, recorded as a merchant of Flinders Street, Melbourne (CT Vol. 3925 Fol. 803).
467. Regardless of the designer of 193 Pascoe Vale Road, as expressed in the precinct citation the house was very architecturally advanced for its 1916 date and the massing of its two-storey form is also very rare in Victoria, referencing California examples. Compare it, for example to the house next door at No. 195 (visible in the image above). Though built just one year earlier, it continues the use of Queen Anne forms that became popular in the 1890s, while 193 Pascoe Vale Road entirely

breaks with that established tradition. For both of these reasons, the house clearly meets Criterion F for its high level of creative achievement.

195 Pascoe Vale Road

468. While visiting 193 Pascoe Vale Road in July 2020, to explore the issues in this submission, I became aware of extensive alterations to the house next door at 195 Pascoe Vale Road.

469. This is an Edwardian Queen Anne villa of 1915. As stated in the precinct description: 'The Queen Anne villas are characterised by asymmetrical planning, hip roofs with prominent projecting gables, half timbering or roughcast to the gable ends, verandahs formed as an extension of the main roof with ornamental timber slat frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured or leadlight toplights). Roofs are clad in terracotta or slate tiles with terracotta ridge capping and finials and walls are clad in either face brick and render (195 & 197 Pascoe Vale Rd).'

470. At the time it was assessed as part of the Pascoe Vale Road Precinct, and graded Contributory, the house at No. 195 was highly intact externally, as shown in the image below, and retained all of the key characteristic traits of a Queen Anne villa:



471. By July 2020, however, the entire roof of the house had been demolished and replaced with an upper-storey extension that sits directly above the front wall of the house, as shown below:



472. While the front wall of the house and the front verandah have been retained, the extension has destroyed the entire original hipped roof as well as the chimneys. The characteristic massing of this architectural style has been lost. As a lesser issue, the terracotta roofing has been replaced with black tiles.

473. While a building can undergo some degree of external change and still contribute to the significance of a precinct, in this case, the form of the house has been so altered and overwhelmed by the new extension, that in my professional opinion it no longer makes enough of a contribution to the Edwardian character of the precinct to be graded contributory.

Conclusion and recommendations

474. In my opinion:

- The intact two-storey bungalow form of 193 Pascoe Vale Road is not only intact, but it is an unusual and early adoption of the bungalow form from California. For these reasons, it clearly meets Criterion F at a local level, and warrants a significant grade.
- The tender notice suggesting that Gawler and Drummond were the design architects may contribute to our understanding of their oeuvre, so this attribution should be recorded.
- The Pascoe Vale Road Precinct citation should be revised to:
 - Note the 1916 Gawler & Drummond tender notice and the 1918 photo of 193 Pascoe Vale.
 - Amend the Statement of Significance to include the built date and likely architects of this house.
- The grading of 195 Pascoe Vale Road should be revised from contributory to non-contributory due to its extensive alteration.

4.11 HO459 Roberts Street, Essendon

Statement of Significance

475. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is Significant?

29-59 and 42-60 Roberts Street, Essendon, a residential area comprising one Victorian house built 1888-c.1892 and otherwise interwar Bungalows built c.1928-35 on the 1888 Buckley Park Estate subdivision, is significant.

The following features contribute to the significance of the precinct:

- . the Victorian dwelling at 37 Roberts Street constructed in c.1892.*
- . the interwar bungalows and Old English revival style dwellings constructed between c.1928 and 1935, as shown on the precinct map.*
- . The overall consistency of built form (asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends).*
- . the good degree of intactness to its key interwar phase of development.*
- . the landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and mature street trees.*

The Victorian dwelling at 37 Roberts Street is individually significant for the evidence it provides of the first phase of subdivision before the 1890s Depression.

The houses at 29, 33, 35, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59 and 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60 are Contributory. Non-original alterations and additions to the Contributory houses are not significant.

The front fences at 29 and 35 Roberts Street contribute to the significance of the precinct.

The houses at 31, 42A-42B and 51 Roberts Street are Non-contributory to the precinct.

How is it significant?

The Roberts Street Precinct, Essendon, is of local historical and representative (architectural) significance to the City of Moonee Valley.

Why is it significant?

Historically, this precinct is significant for the evidence it provides of the intensive suburban development that occurred during the interwar period in the parts of the municipality that were at some distance from the main transport corridors. The Roberts Street precinct illustrates the widespread suburban development in the interwar period that was encouraged by the expansion of the public transport system and other services. Built in c.1892, the Victorian dwelling at 37 Roberts Street is historically significant for the evidence it provides of the first phase of subdivision. It is a largely intact single-storey symmetrical, block-fronted (Ashlar boards) timber dwelling, retaining many original features, including: the U-shaped, slate hip roof, pair of rendered chimneys with moulded cornices, paired eaves brackets, central door and fenestration to the principal elevation, and verandah detailing. (Criteria A and D)

The houses in the Roberts Street Precinct are significant as representative of popular styles of the 1920s, predominantly timber Bungalows, with a smaller number of later interwar architectural styles, namely the Old English revival style. Both house styles demonstrate the principle characteristics of their type. The bungalows feature asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends. The Old English revival duplex features typical clinker brick, brick gable ends and arched openings, tall brick chimneys. The Precinct is enhanced by the consistency of built form and good degree of intactness to its key interwar phase of development. The visual cohesion is enhanced by the landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and street trees. (Criterion D)

4.11.1 Submissions 104 & 106 – 46 Roberts Street



Figure 27. 46 Roberts Street.

Am C200moon statutory recommendations

476. 46 Roberts Street has been assessed as Contributory and recommended for inclusion in HO459 Roberts Street Precinct by the 2017 Heritage Study.

Response to submission

477. The submitters supports, with changes, the inclusion of the Roberts Street Precinct in the Heritage Overlay, but does not support the inclusion of 46 Roberts Street. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Precinct boundaries

478. *The submitter supports the amendment however requests for the precinct boundary to be revised to include those houses that have a higher heritage value. Specifically, only the houses on the west side of Roberts Street between no 33 to 49.*
479. *In the opinion of the submitter the house from 51 to 59 Roberts Street have little heritage value due to recent modifications.*
480. *On the east side of Roberts Street, the submitter does not support the inclusion of the properties from 42 to 48 on the basis that No 42 has already been demolished and No 42A and 42B are already non-contributory. No 44, 46 and 48 (which is a brick duplex very different to every other house) are run down and have no heritage value and the property values will be impacted.*

481. I have confirmed that the timber interwar bungalow at 42 Roberts Street was demolished c2018, after the precinct was assessed, and a new house was under construction as of July 2020. For this reason, 42 Roberts Street no longer contributes to the precinct. Considering that only the northern end of this side of Roberts Street is included in the heritage precinct (42-60 Roberts Street), and now Nos. 42, 42A & 42B do not contribute to the precinct, it is consistent with the existing approach to mapping this precinct to remove the non-contributory properties at Nos. 42, 42A and 42B from the precinct boundary.
482. The submitter recommends that 44-48 Roberts Street also be removed from the precinct. No. 44 is a highly externally intact Art Deco 1930s bungalow with rendered walls and tapestry brick accents. No. 46 is a highly intact timber California Bungalow of c1930. No. 48 is half of a semi-detached pair with No. 50, with a cohesive built form, sharing a hipped roof and vergeless front gable typical of the Old English style. While the submitter notes that this is the only face-brick contributory building in the precinct, Old English was one of a number of styles popular in the 1930s. As the precinct is significant for its 1920s and 1930s houses, these four intact interwar dwellings make a clear contribution to the precinct.



Figure 28. 44 Roberts Street.



Figure 29. 50 Roberts Street.



Figure 30. 48 Roberts Street.

483. No. 51 is a non-contributory single-storey house of tumbled bricks. No. 53 is an intact timber California Bungalow. No. 55 is a very well detailed timber California bungalow (bow window, return

verandah on paired columns) with a skillion extension to the south side. No. 57 is another intact timber California Bungalow with original details. The presence of a single non-contributory house at No. 51 does not provide a strong enough reason to exclude this row of California Bungalows, which make a clear contribution to the precinct.

484. No. 59 differs from this row in this it is an early post-war house. This is noted in the precinct description, and the reasons for its contributory grade is explained as follows: 'There is one postwar dwelling at the northern end of the precinct, at 59 Roberts Street. It is a modest brick bungalow with transitional elements (such as an Art Deco 'waterfall' chimney). While built later than the predominance of housing stock within the precinct, it has a similar form and setback that is sympathetic to the overall character of the precinct.'
485. The submitter recommends that 29 & 31 Roberts Street also be removed from the precinct. While 31 Roberts Street is a contemporary dwelling and two-storeys in height, hence its non-contributory grade, its front setback is in keeping with the rest of the street, and its Old English style and clinker brick walls reference the Old English Duplex at Nos. 48-50. 29 Roberts Street is a highly intact timber California Bungalow that is particularly distinguished by its intact setting (woven wire fence and vehicular gates, simple timber driveway gateway, and original concrete driveway and curved front path). In my professional opinion, retention of 29 Roberts Street in the precinct warrants the inclusion of the non-contributory property at No. 31.
486. 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 do not detrimentally impact on the heritage significance of adjoining contributory and significant heritage places or the broader precinct. Excluding non-contributory buildings from within a precinct may threaten the heritage values and visual cohesion of the heritage streetscape.



Figure 31. South-west end of the precinct, with 29 Roberts Street (left) and the non-contributory 31 Roberts Street to its right.

Conclusion and recommendations

487. In my opinion:
- As interwar houses of the 1920s and 1930s contribute to the significance of this precinct, there is no reason to remove the contributory houses at 44-48 Roberts Street.

- It is acceptable to retain a small number of non-contributory properties in the precinct when they stand in largely intact rows of contributory dwellings.
- The group of three non-contributory properties at the edge of the precinct, 42, 42A & 42B Roberts Street, however, should be removed from the precinct.

4.12 HO461 Clarence Street and Marshall Street, Flemington

Statement of Significance

488. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is significant?

The Clarence Street & Marshall Street precinct is a residential area that comprises housing constructed in two periods: from c.1885 to c.1910 (Clarence Street) and c.1909 to c.1915 (Marshall Street). The following features contribute to the significance of the precinct:

- *In Clarence Street, the overall consistency of Victorian housing form (hipped roofs, single storey), materials and detailing (face brick, weatherboard or imitation Ashlar, bracketed eaves and other Italianate details, corrugated metal roofs, rendered chimneys, verandahs with cast iron decoration) and detached siting with small front setbacks and narrow side setbacks, which is complemented by terrace houses with parapets and boom style cement decoration (9, 11) and transverse gable roofs and original cast iron fences (1, 3).*
- *In Marshall Street, the overall consistency of Edwardian housing form (hipped roofs with projecting gables, single storey), materials and detailing (weatherboard or imitation Ashlar, corrugated metal roofs, half-timbered or notched weatherboard gable ends, verandahs with timber or cast iron frieze, roughcast chimneys) and detached siting with small front setbacks and narrow side setbacks.*
- *Streetscape materials such as bluestone kerb and channel, and bluestone rear laneways.*
- *mature street trees (Planes) in Marshall Street*

The houses at 1-19 & 2-20 Clarence Street and 11-25, 33, 41-55 & 6-18, 26-66 Marshall Street are Contributory to the precinct.

Non-original alterations and additions to the Contributory houses and the houses at 21 Clarence Street and 22, 29 & 37 Marshall Street are Non-contributory.

How is it significant?

The Clarence Street & Marshall Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, the precinct demonstrates the residential development of Flemington during the land boom, and how the opening of the electric tramway along Racecourse Road in 1906 encouraged a second wave of development. These two phases of development are clearly demonstrated by the building stock which comprises Victorian era housing in Clarence Street and Federation/Edwardian era housing in Marshall Street and is representative of how the residential areas in Flemington developed during the late nineteenth and early twentieth century. (Criteria A & D)

Aesthetically, the characteristic form, materials and detailing of the Victorian era houses in Clarence Street provides an interesting contrast to the Federation/Edwardian era houses in Marshall Street. Marshall Street is notable for the overall visual cohesion due to the consistency of the housing stock, which is complemented by the mature street trees. (Criterion E)

4.12.1 Submission 48 – 21 Marshall Street



Am C200moon statutory recommendations

489. 21 Marshall Street has been assessed as Contributory and recommended for inclusion in HO461 Clarence Street and Marshall Street Precinct by the 2017 Heritage Study.

Response to submission

490. The submitter opposes the inclusion of 21 Marshall Street as a Contributory place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Heritage significance

491. *The house does not have any historical embellishments, interesting designs or different materials, such as imitation Ashlar, bracketed eaves, verandahs with timber or cast- iron frieze. The house is a simple weatherboard with a relatively normal triangular shaped roof and has no features which contribute to the significance of the precinct such as a boom style cement decoration, parapets, verandahs with cast iron decoration or iron fences.*

492. *The submitter requests for the property to be graded non-contributory the same as 22, 29 and 37 Marshall Street.*

493. The precinct citation notes: 'Marshall Street has a high degree of consistency as the houses were not only built within a short period, but by the same builder. Overall, there are three basic types: symmetrical Victorian survival timber villas, and asymmetrical Edwardian houses either single or double fronted.' 21 Marshall Street is one of the single-fronted Edwardian houses described above, and it was once identical to nearby houses such as No. 15, 33 and 41-55. As such, it forms part of an important group of houses that shape the character of the precinct.



Figure 32. Row of single-fronted houses at 41-55 Marshall Street, but the same builder and once identical to 21 Marshall Street.

494. While the front verandah of 21 Marshall Street has been removed, the house retains many of the typical features of Edwardian houses as described in the precinct citation, including: a main hipped roof and a projecting front gable, notched weatherboards in the gable end, two roughcast rendered chimneys with chimney pots, paired double-hung timber windows, an original four-panel front door and surround, and the front façade clad in ashlar-look boards (imitating stone). The boom-style cement decoration, parapets, and iron front fences mentioned in the statement of significance are Victorian elements, which are seen in the precinct on Clarence Street.

495. The alteration to the front verandah (its removal) is not uncommon for contributory houses in existing precincts, and it is also seen elsewhere on this street. The citation notes that nearly all the houses on Marshall Street were constructed by the same builder, so if the current or a future owner would like to restore the front verandah, they can use as appropriate models nearby houses (e.g. Nos. 15, 33).



Figure 33. Edwardian house at 15 Marshall Street which retains its front verandah, and could serve as a model to restore 21 Marshall Street.

496. The properties graded non-contributory to the precinct have either been significantly altered (No. 37) or are post-war houses (Nos. 22 & 29). No. 37 Marshall Street was once one of the double-fronted timber Edwardian villas. While it retains its roof form, massing and chimney, the timber cladding has been replaced with tumbled brick, windows have been enlarged with aluminium units, the front door is contemporary. There has been recent “restoration” with the installation of turned timber posts and Victorian cast-iron lace, but the house does not retain any of its original cladding or detail. This is in contrast to 21 Marshall Street, which has only lost its front verandah but is otherwise externally intact.

Condition of 21 Marshall Street

497. *The submitter has provided a Building Inspection Report, dated 22 June 2020, prepared by Fred Schober, whose listed qualifications are a Cert IV and Diploma of Building & Construction. The principle findings in regard to the exterior and structure of the house are:*

- *A number of non-original elements are in poor condition, including, the back steps, timber deck that replaced the front verandah floor, rear lean-to, front fence, driveway paving, plumbing connection, and shed.*
- *There is wood rot to external weatherboards on the sides of the house and to some locations on the eaves. The inspector notes that the wood rot is ‘not structural’ (p.9);*
- *Internal floors are bouncy and may need restumping or packing of the joists;*
- *External paintwork ‘has been neglected and require attention to prepare and repaint’ (p. 32);*
- *Gutters are blocked with debris.*

498. Overall, this Building Inspection Report builds a picture of a house that has deferred maintenance issues, and poor-quality workmanship to internal fitout, but there is no suggestion that there are serious structural problems. The most extensive structural work required is

restumping, which is a cyclical maintenance task that must be done every 50 years or so. There is no evidence in this report that the house is seriously dilapidated or that its demolition is an inevitable outcome of its current condition. For this reason, its condition should be disregarded when considering whether 21 Marshall Street contributes to the precinct.

Conclusion and recommendations

499. In my opinion:

- While 21 Marshall Street has lost its front verandah, it is one of a once-identical group of single-fronted Edwardian houses in the precinct, and is still intact enough to contribute to the significance of the precinct.
- While 21 Marshall Street requires some deferred maintenance, including restumping, it is still structurally sound and its demolition is not inevitable.
- Therefore, no changes are recommended.

4.13 HO462 Ardmillan Road, Moonee Ponds

Statement of Significance

500. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is significant?

The Ardmillan Road precinct is a residential area that comprises houses built from c.1885 to c.1925. The following features contribute to the significance of the precinct:

- *the houses at 15, 17, 23-31, 39-47 & 26-48 Ardmillan Road are contributory.*
- *Nos. 21, 28, 30, 34, 40*, 44, 46 & 48 are Significant.*
- *the overall consistency of housing form (hipped or hip and gable roofs, single storey with a smaller number of attic stories and one double storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and detached siting on garden allotments and low front fences.*
- *the deep front setbacks of the houses at 36-48 Ardmillan Road containing mature trees including the Mexican Fan Palm (Washingtonia robusta) and Smooth-barked Apple (Angophora costata) at nos. 42-44 and the Scotch Elm (Ulmus glabra) at no.46*
- *the mature Canary Island Palm (Phoenix canariensis) at no.19*
- *streetscape materials such as bluestone kerb and channel*

Non-original alterations and additions to the Significant and Contributory houses and the houses at 19 & 33 Ardmillan Road are Non-contributory.

**The house at 40 Ardmillan Road has a separate citation and statement of significance.*

How is it significant?

The Ardmillan Road precinct is of local historic and aesthetic significance to the City of Moonee Valley

Why is it significant?

Historically, it demonstrates the housing boom in Moonee Ponds during the late Federation/Edwardian and early interwar period, while the Victorian houses are associated with the first phase of suburban development in the late nineteenth century. The predominant Federation/Edwardian and interwar housing stock interspersed with Victorian era dwellings is representative of the residential areas that developed during those periods. (Criteria A & D)

Aesthetically, it is an enclave of late nineteenth and early twentieth century housing including Italianate villas, Queen Anne villas and Bungalows with characteristic, form, materials and detailing and good visual cohesion due to the consistency of built form and overall quality of much of the housing including several fine examples of each style. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways and mature trees within several front gardens, notably the group of houses with deep setbacks at nos. 36 to 48. (Criterion E)

Of note within the precinct are the following houses:

- no.21, which is a fine and intact bungalow with fine details that demonstrate the Arts & Crafts influence such as the bracketed purlins to the main roof and verandah end, the horizontal louvered gable vent resting on modillions, the large curved verandah brackets and the 'hit and miss' balustrade. (Criterion D)*
- no.28, which is an asymmetrical Italianate villa constructed of polychromatic brick with a canted front bay and very finely detailed chimneys. It is highly intact. (Criterion D)*
- no. 30, which is a late example of the Italianate style constructed in the Federation period. It is very intact and retains original verandah details, and red brick chimneys. (Criterion D)*
- no.34, an Italianate villa, which (although altered) is notable for the Classical style detailing including an entablature to the windows. (Criterion E)*
- no.44, which is a fine and intact attic style bungalow with less common details such as the 'Jerkinhead' profile roofs with broad eaves and bracketed purlins, the projecting brackets beneath the gable end shingling, the prominent pergola style rafters above the bay windows, which feature unusual geometric patterns, the rendered flat-topped chimneys, and the paired Tuscan columns supporting the verandah. (Criteria D & E)*
- no.46, an intact attic bungalow with a broad gable-fronted roof and unusual details such as the corner windows, a pointed head window adjacent to the entry. (Criterion D)*
- no.48 is an unusual example of a two storey bungalow. Asymmetrical in plan it has a hipped tile roof with deep boxed eaves. Notable features include the rounded wall corners in contrasting brick, the double height bay windows with shingled skirt/hoods, and the corner porch/balcony supported by Tuscan columns, accessed by recessed double timber doors with diamond shape windows. (Criterion D)*

4.13.1 Submission 84 – 33 Ardmillan Road



Figure 34. 33 Ardmillan Road.

Am C200moon statutory recommendations

501. 33 Ardmillan Road has been assessed as Non-contributory and recommended for inclusion in HO462 Ardmillan Road Precinct by the 2017 Heritage Study.

Response to submission

502. The submitter supports, with changes, the inclusion the proposed precinct in the Heritage Overlay, but asks that 33 Ardmillan Road be excluded from it. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Non-contributory status

503. *The submitters requests 33 Ardmillian Road, Moonee Ponds is excluded from the precinct basis on the basis that it is non-contributory. The building itself has no significance to what the Heritage Overlay is designed to achieve.*
504. 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 do not detrimentally impact on the heritage significance of adjoining contributory and significant heritage places or the broader precinct.
505. 33 Ardmillan Road stands in a long row of contributory and significant properties, which stretch from 21 to 41 Ardmillan Road, as well as contributory and significant properties on the north side of the street at 26-48 Ardmillan Road. Due to its central position in the precinct, unsympathetic future redevelopment of 33 Ardmillan Road could have a very detrimental impact on the rest of the precinct.



506. The existence of non-contributory properties within HO precincts is very common, and is specifically noted in the City of Moonee Valley Permit Exemptions Policy: Heritage Overlay Precincts. The concept of non-contributory properties within a precinct is defined in this document ('Non-contributory places do not contribute to the significance of a heritage precinct.') and there is a wide range of permit exemptions available for non-contributory properties.

Conclusion and recommendations

507. In my opinion:

- The current precinct boundaries of Ardmillan Road Precinct are appropriate, and 33 Ardmillan Road should be retained within it.
- No changes are recommended to Amendment C200moon.

4.14 HO465 Margaret Street and Park Street, Moonee Ponds

Statement of Significance

508. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is significant?

The Margaret Street and Park Street precinct is a residential area that predominantly comprises houses built from c.1875 to c.1920. The following features contribute to the significance of the precinct:

- *the houses at 35-45, 51-59, 65-81 & 40-68 & 72 Margaret Street, the interwar shop at 63 Margaret Street, 2-18 & 7-17 Park Street and 48-54 Taylor Street, and the front fences at 51 Margaret Street and 8 Park Street.*
- *The houses at nos. 35, 40, 68, 76 & 78 Margaret Street, 9 Park Street and 52 Taylor Street and the terrace at 42-64 Margaret Street are Significant*.*
- *the overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys), detached siting (small front setbacks and narrow side setbacks) and low front fences.*

- streetscape materials such as bluestone kerb and channel and bluestone laneways.

Non-original alterations and additions to the Contributory houses and the houses at 49, 70, 74 & 80-84 Margaret Street are Non-contributory.

**In Margaret Street the terrace row at nos. 42-64 has a separate citation and statement of significance.*

How is it significant?

The Margaret Street and Park Street precinct is of local historic and aesthetic significance to the City of Moonee Valley

Why is it significant?

Historically, it demonstrates the housing boom in Moonee Ponds during the late Federation/Edwardian and early interwar period, while the remnant Victorian houses are associated with the first phase of suburban development in the late nineteenth century. Although altered, 51 Margaret Street is of note as one of the earliest houses in the area, dating from 1874. The predominant Federation/Edwardian housing stock interspersed with Victorian era dwellings and a single corner shop is representative of the residential areas that developed during that period. (Criteria A & D)

Aesthetically, it is an enclave of predominantly Federation/Edwardian housing with characteristic form, materials and detailing and good visual cohesion due to the consistency of built form. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways. (Criterion E)

Of note within the precinct are the following houses:

- 35 Margaret Street, which has the symmetrical, twin-bay form of 9 Park Street (further emphasized by the two brick and render chimneys) but coupled with a pyramidal hipped slate roof that extends to form a timber verandah with a projecting gable portico set between the bays, and a simple rendered frieze under the eaves that have visible rafters. (Criterion D)

- 40 Margaret Street, a double-fronted Victorian Italianate dwelling, is historically significant as a house constructed during the land boom in Moonee Ponds as the residence of an owner/developer who also built a speculative terrace row on the adjacent property. While many of these houses were constructed in the area surrounding Moonee Ponds station in the late 1880s, many have now been demolished and the significance of this place is enhanced by the historic and visual connection with the adjoining terrace row. (Criterion A & D)

- 68 Margaret Street, a Victorian Italianate terrace house which is notable for the highly unusual and finely detailed arcaded loggia with a balustraded parapet. The loggia is comprised of four arched openings (three of the same size and one smaller) supported by fluted and tapered Classical style columns and brick columns with chamfered corners. There are impost moulds decorated with Acanthus leaves to the columns and the facade behind. The parapet has a frieze decorated with swags, rosettes and two types of eaves brackets, while the balustrade features urns decorated with balls an unusual pediment, placed off centre, that comprises an arched opening containing a ball finial. The entry door to the left is recessed and there is an opening at the opposite end leading to the side yard. (Criteria D & E)

- 'Beckenham', at 76 Margaret Street, a single-storey Victorian era timber Italianate villa built in 1884, is of historical significance as an example of residential development in the

Essendon before the large-scale subdivisions of the later 1880s. It is also significant as a substantially intact Victorian-era villa and an example of the Italianate style, within its original allotment. The house retains original or early building materials of slate roofing and ashlar block-fronted weatherboard. Viewed from Margaret Street, the main change to the house is a sympathetically designed one-room front extension constructed sometime after 1905 and incorporating the side verandah.

It has a generous setting and the corner allotment allows views of two principal elevations. In this respect it compares well to 55 Holmes Road, Moonee Ponds (HO322). It also demonstrates the Italianate style through its form, materials and detail including the retention of two sides of the original three-sided return verandah which is embellished with a cast iron frieze. 76 Margaret Street also demonstrates the Italianate style through its slate hipped roof enhanced by unpainted cement render chimneys, corbelled brackets to the eaves, cast iron verandah frieze, timber block front and weatherboard wall cladding, and a pair of canted bay windows. 76 Margaret Street is a more sophisticated example than 42 Myross Avenue, Ascot Vale (HO225), which has also undergone alterations to the side verandah. The sympathetic form, detail and materials employed to the extension at 76 Margaret Street are considered to not substantially diminish the ability of the house to demonstrate the Italianate style. (Criteria A & D)

- 78 Margaret Street, a Victorian house altered during the Federation/Edwardian period which is of note for the fine detailing, which includes is the 'sunray' pattern detailing to the verandah brackets that is also repeated in the bargeboards and at the side of the window hood (which also features scalloped infill boards), the arched windows that feature a 'bullseye' pattern to the upper sash and leadlight glass, and the original tessellated tile garden path, which matches that to the verandah. (Criterion E)

- 9 Park Street, which is an intact example of a transitional Italianate symmetrical villa constructed of red brick with projecting bays containing arched windows. The bullnose verandah has an ornate frieze, dentilled fascia, fluted columns with Corinthian capitals a gabled front over the entry and a tiled floor, and what appears to be the original tiled path with bluestone steps. The slate roof has terracotta ridge cresting with tall, ball finials. (Criterion D)

- 52 Taylor Street, which is a less common Federation/Edwardian Queen Anne villa with twin projecting gables on either side of a porch with an arched valance with wavy sticks and a tiled floor. The gables are bracketed and feature tall windows in a projecting bay with half timbering above and ornate rendered sills. The main roof has a street facing gable, placed off-centre, which has an arched vent flanked by triangles. Other details include the entry door with sidelights and highlights, an arched leadlight window with a label mould and bay window with rendered top in the side elevation, the tall brick chimneys with a flat bracketed cornice. (Criteria D & E)

4.14.1 Submission 90 – 17 Park Street

*Am C200moon statutory recommendations*

509. 17 Park Street has been assessed as Contributory and recommended for inclusion in HO465 Margaret Street & Park Street Precinct by the 2017 Heritage Study.

Response to submission

510. The submitter opposes the inclusion of 17 Park Street as a Contributory place in the proposed precinct. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Intactness

511. *The submitters oppose the Heritage Overlay to 17 Park Street, Moonee Ponds on the basis that the dwelling has been substantially renovated including alterations to the facade and the fence has been rebuilt.*
512. I agree that the front fence of 17 Park Street has been replaced with a sympathetic "Edwardian style" brick and timber front fence. While not historically accurate, it does echo the materials and details of the house itself and it is low enough to allow clear views to this prominent corner house. Note that there are only a small number of Victorian and Edwardian-era original fences to survive, so an original fence is not required for a property to be contributory to a precinct.
513. Building permit plans (No. 22065, 6 Feb. 1992) document a small, single-storey rear extension to the house. It shows that the return verandah and flanking projecting gabled bays to the north and west remained intact. To the rear, the gabled-hipped roofline was extended slightly to create an enlarge family room and new kitchen. These works were carried out with materials matching the original extent of the house, including red face brick, roof tiles, expressed rafter tails beneath the eaves, and a new chimney. This is shown on the detail, below (new elements shaded):

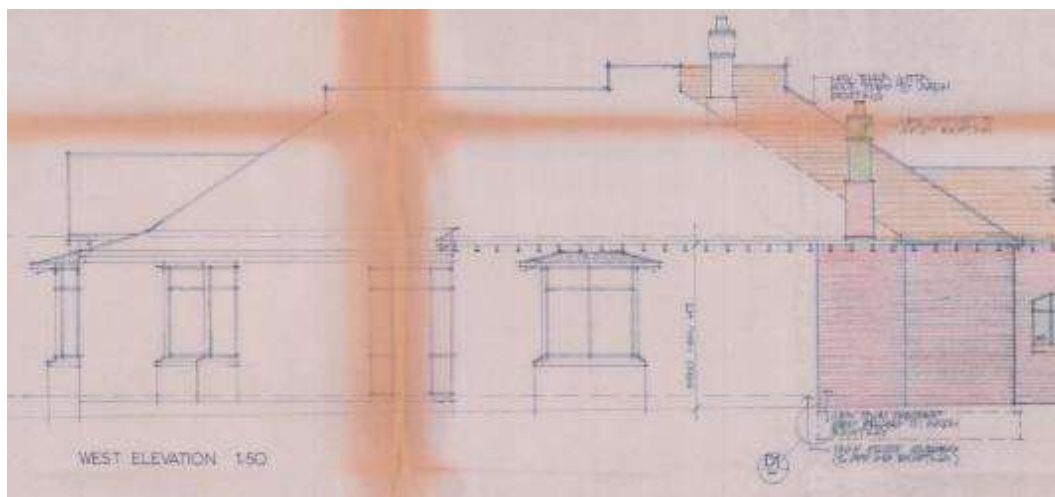


Figure 35. View of the east side and rear of 17 Park Street. The new chimney and chimney breast are indicated, as well as the approximate line separating the original house (left) and 1990s extension (right).

514. While this “seamless” approach to extensions for heritage buildings is not always supported today, in favour of “legible” alterations, this was considered a sympathetic approach in the 1990s and is frequently seen in early heritage precincts (for example, the City of Essendon’s heritage guidelines of that time recommended such works). More importantly, this is a minor extension and – apart from the new chimney – barely visible from either street front. Nearly the entire original house survives including its fine modelling and decorative elements facing Park and Margaret streets. It is certainly of an intactness that allows it to contribute to the precinct.

Conclusion and recommendations

515. In my opinion:

- Despite the presence of a rear extension executed in the same materials and details, the majority of the original house survives intact, allowing this fine and substantial dwelling to contribute to the heritage significance of the precinct.
- No change recommended to Amendment C200moon.

5. Responses to submissions – not appearing

This chapter contains my responses to the heritage issues raised in written submissions for which the submitter or their representative is not appearing at the panel hearing.

Responses related to individual places, recommended for a site-specific Heritage Overlay, are found in section 5.1. Responses related to properties in new precincts or precinct extensions are in section 5.2 to 5.21, and are in table format.

5.1 Individual places

5.1.1 Submission 110 - 13 Milton Street, Ascot Vale



Figure 36. 13 Milton Street in 2018. (Source: Context)

Statement of Significance

516. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

'Keston' at 13 Milton Street, Ascot Vale, a late Victorian era Italianate mansion designed by Tadgell Bros and built in 1889 is significant.

Significant fabric includes the:

- *double-storey asymmetric built form with a projecting bay;*
- *original hipped roof form and slate roofing;*
- *unpainted polychrome brickwork, basalt steps and associated pedestals,*
- *original chimneys and eaves detailing;*

- *original pattern of fenestration, elements of window and door joinery and leaded glass highlight and sidelights;*
- *original setback at the front; and*
- *verandah ornamentation.*

Two tall mature Canary Island Date Palms (Phoenix canariensis) and a mature Pepper Tree (Schinus molle) in the front garden are also significant.

How is it significant?

13 Milton Street, Ascot Vale, is of local architectural (representative) and associative significance to the City of Moonee Valley.

Why is it significant?

'Keston' at 13 Milton Street, Ascot Vale, is significant as a Victorian-era Italianate mansion. The Italianate style is well represented in the Heritage Overlay in Moonee Valley, however mansions of this large scale are less common than single storey detached houses. 13 Milton Street demonstrates the mansion typology through its asymmetrical building form with a two-storey projecting polygonal room and a return verandah also extending over two storeys. The house is set on a medium-sized allotment with a garden setting. 'Keston' compares well with 17 Norwood Crescent, Moonee Ponds, 1885 (HO266) and also with 49-59 Raleigh Street, Essendon, 1889 (HO106), both in its level of intactness and architectural design.

13 Milton Street demonstrates Italianate characteristics including the slate roof, original chimneys, eaves detailing, unpainted polychromatic and red brickwork, window and door joinery including timber window valances, leaded glass highlight and sidelights, and double-level verandah with ornamentation. The integrity of the place is enhanced by the retention of early garden elements including two tall mature Canary Island Date Palms (Phoenix canariensis) and a mature Pepper Tree (Schinus molle). Overall, it is highly intact example of the Italianate style, with very few changes visible. (Criterion D)

13 Milton Street Ascot Vale is significant for its association with Tadgell Bros, a building, architecture and property business formed between Frederick and Ernest Tadgell in 1888. The business concentrated initially on architectural projects such as 13 Milton Avenue and buildings for the Anglican Church, but later operated as auctioneers, valuers, estate, finance and insurance agents within the Moonee Valley area. 13 Milton Street is attributed to the design by Tadgell Bros, who invited tenders for the erection of a 'large two-storied brick residence' in Milton Avenue. Tadgell Bros occupied offices at 13 Norwood Crescent, Moonee Ponds (c1901-02; HO89), 439 Mount Alexander Road, Moonee Ponds, and at Ascot Vale and Essendon railway stations. Other significant works in Moonee Valley by Tadgell Bros include Buckley Lodge, 200 Pascoe Vale Road, Moonee Ponds (HO95); St James' Anglican Church, 1 Hudson Street, Moonee Ponds HO354); and St Thomas' Anglican Vicarage, 760 Mount Alexander Road, Moonee Ponds (HO85). (Criterion H)

Am C200moon statutory recommendations

517. 13 Milton Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with Tree Controls on two Canary Island Date Palms (*Phoenix canariensis*) and a Pepper Tree (*Schinus molle*) by the 2017 Heritage Study.

Response to submission

518. The submitter opposes the inclusion of 13 Milton Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Structural integrity of building

519. *The property has aged and suffers as the central walls are approximately 3 meters deeper than the outer walls so that, whenever there is a lack of rain, eg in a time of drought, the inner walls maintain their stability but the outer walls sink – there is cracking, issues with tree roots, the need to underpin foundations, and the balcony railing is not safe.*

520. Structural engineering advice obtained by the submitters indicates that either underpinning or watering of the external walls of the house is necessary to halt the cyclical movement of the external brick walls and resultant damage to internal finishes. While I do not doubt that either approach will require investment of time or trouble (in the case of keeping the ground moist), no evidence has been presented that the building is dilapidated, unrepairable, or is at a point where its demolition is inevitable. On that basis, in my professional opinion, its condition should be disregarded when considering whether it warranted inclusion in the Heritage Overlay.

521. With regard to the Pepper Tree, which has caused movement to the corner of the verandah and compromised its supports, as Tree Controls are recommended for it, a planning permit would be required to remove it. While I would hope that the Pepper Tree could be retained with removal of the problem root(s) and installation of a root barrier between it and the house, if this were not possible then the long-term preservation of the house should take precedence over that of the tree.

Conclusion and recommendations

No change recommended to Amendment C200moon.

5.1.2 Submission 41 - 1C Ardoch Street, Essendon

Figure 37. 1C Ardoch Street in 2018. (Source: Context)

Statement of Significance

522. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study and revised by me in response to the submission (shown in tracked changes) is as follows:

What is significant?

'Coonara' at 1C Ardoch Street, Essendon, is significant. The house was built in 1917-18 for James and Edith Oliver.

Significant fabric includes the:

- *original building form and roof form;*
- *corner tower, verandah, and fenestration;*
- *chimneys and slate roof;*
- *detailing to the corner tower including its protruding rough-hewn beams (some replaced with cast-concrete), roughcast rendered walls and inverted crescent motif on the corner pillar;*
- *gable end detailing and oriel window;*
- *verandah, door and window joinery and leaded glass window sashes; and,*
- *remnants of the original garden*

The carport and fences are not significant.

How is it significant?

1C Ardoch Street, Essendon, is of rarity value and aesthetic significance to the City of Moonee Valley.

Why is it significant?

'Coonara' at 1C Ardoch Street, Essendon, is rare for its very early incorporation of the Spanish Mission style into domestic architecture in Moonee Valley and Victoria more widely. It predates the earliest houses in the state that are full expressions of the style, appearing in the mid-1920s, and other examples in Moonee Valley which are of the 1930s. (Criterion B)

'Coonara' is a substantial and largely intact early interwar house whose massing and details are largely a fine example of the Arts & Crafts attic-storey bungalow type. Common details such as half-timbering and timber brackets are executed boldly and idiosyncratically. It is further set apart from other examples by its entrance porch tower, which emulates a vernacular adobe structure from the American Southwest and can be considered part of the Pueblo Revival subset of the Spanish Mission style. The juxtaposition of an attic bungalow with this porch structure, as well as a wide oriel window resting on oversized curved timber brackets, are also seen in architect Rutledge Louat's 1910 design for the Morley Johnson House in Warrawee, Sydney. In its design 'Coonara' is closely related to this stately home, whether through the same architect or as a model for a very confident local designer. (Criterion E)

Am C200moon statutory recommendations

523. 1C Ardoch Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no exemptions by the 2017 Heritage Study.

Response to submission

524. The submitter supports, with changes, the inclusion of 1C Ardoch Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Incorrect Reference

525. *Clause 43.01-4 incorrectly refers to front fence and garage controls for 1 Albion Street, Essendon. The fences at 1c Ardoch Street are constructed from tea tree and would have been constructed in the 1950s and is therefore not significant. We do not have a garage to Albion St.*
526. The Statement of Significance notes that the carport and fences are not significant. Therefore, I agree that front fence and garage have been incorrectly referenced in the HO Schedule (as indicated by the mention of 1 Albion Street – this was meant for another property).

Condition

527. *The 'hewn timbers' in the Spanish section of the building are cast cement, which replaced the original which were rotting and replaced 1990s. That said, there are a number of original 'hewn timber' elements remaining.*
528. The Statement of Significance identifies the rough-hewn beams as significant fabric. Their replacement with cast-concrete copies should be noted in the citation.

Conclusion and recommendations

529. In my opinion:
- Reference to fence/outbuilding exemption at 1 Albion Street should be removed from the Schedule to Clause 43.01 Heritage Overlay for 1C Ardoch Street.
 - The Statement of Significance should be revised to note that some ends of the timber vigas (beams) have been replaced with cast-concrete facsimiles.
 - The above changes were adopted by Moonee Valley City Council on 25 August 2020, so Council officers consider that the submission is resolved.

5.1.3 Submission 87 - 330 Buckley Street Essendon

*Statement of Significance*

530. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study has been cited in section 4.1.2 of this report.

Am C200moon statutory recommendations

531. 330 Buckley Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with exemptions for the front fence and gate by the 2017 Heritage Study.

Response to submissions

The submitters oppose the inclusion of 330 Buckley Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Renovation Planning Restrictions

532. *The number of significant elements placed on this property make any future work limited.*

533. *The submitter criticizes Council for allowing a subdivision of this property in the first place as there is now a limited amount of rear and side P.O.S. that can be used to extend this home in the future due to the existing setback of the house on corner block from its two street frontages. It is only three bedroom house which means that a second storey future addition may not achieve planning consent due to these severe restrictions about to be placed permanently on the property. It will also be difficult to extend the property at ground level as you will not achieve the required minimum garden area as well requirements under Rescode / Siting Regulations.*

534. I acknowledge that most of the backyard of this property has been subdivided to allow for unit development at 2A-2B Nimmo Street. The house was identified and assessed after this subdivision had taken place, and it was still considered to be of local significance.

Front Fence

535. *The submitter dispute the validity of classing the crimped wire front fence and associated pedestrian and vehicular gates as contributory on the basis there are so many other period homes in the Moonee Valley Municipality (whether they have heritage protection or not) with picket fences which is also a form and style of fencing that reflects significant heritage element. The submitter requests the front fence element is removed from the statement of significance.*
536. The 2017 Heritage Study notes that the integrity of the place is enhanced by the survival of a crimped wire fence to both frontages, believed to be an early addition. While there are many houses, in and out of heritage precincts, that have a picket fence or crimped wire fence, most of them have modern reproduction fences of these types. The rarity of original surviving post and crimped wire fences of this type, in Moonee Valley and the Melbourne metropolitan area more broadly, is the reason the fence is considered an important element that should be protected along with the house at 330 Buckley Street.

Conclusion and recommendations

537. No change recommended to Amendment C200moon.

5.1.4 Submission 24 – 50 Fletcher Street Essendon



Statement of Significance

538. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

Winbush House at 50 Fletcher Street, Essendon, is significant. The two-storey Moderne style house was designed by architect Harry Winbush as his home in 1936 (and extended to incorporate his office in 1959).

Significant fabric includes the:

- *original building form and roof form;*
- *roof parapet with brick banding;*

- *rendered and face brick walls including unpainted face brick details such as tapestry brick accents; window and door joinery including the leaded glass window to stairwell;*
- *stepped entry porch beneath a cantilevered concrete roof;*
- *brick garage; and*
- *low brick front fence.*

The 1950s south extension and office to the north at 2/50 Fletcher Street, Essendon, are contributory elements of the place.

The garage door and metal palisade fence are not significant.

How is it significant?

Winbush House at 50 Fletcher Street, Essendon, is of local architectural (representative) and associative significance to the City of Moonee Valley.

Why is it significant?

Winbush House at 50 Fletcher Street, Essendon, is a fine representative example of the Moderne style applied to a tight suburban block. The mix of curved and planar surfaces typical of the style complements the contrast between the pale render and subtle touches of dark face brickwork. The house demonstrates the strong emphasis on the horizontal, typical of the style, created by the roof parapets with brick bandings, and the narrow brick bands around windows and doors reminiscent of quoining. The stepped entry beneath a concrete hood is of particular note. (Criterion D)

The house at 50 Fletcher Street and the office extension at 2/50 Fletcher Street are of historical significance for their association with the life and works of local architect Harry Winbush. Designed by Winbush in 1936, a year after his marriage, it served as the family home for the next fifty-four years. As he did not have to incorporate the taste of any client, it can be considered a pure expression of his style at this very active time in his career. The extensions to the north and south of the house illustrate his continued use of the property and its respectful adaptation to changing needs, particularly the northern wing where he moved his architectural practice. (Criterion H)

Am C200moon statutory recommendations

539. 1/50 Fletcher Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with exemptions for the front fence and garage by the 2017 Heritage Study.

Response to submission

540. The submitter supports the inclusion of 1/50 Fletcher Street in the Heritage Overlay, but not the inclusion of 2/50 Fletcher Street. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Heritage Value



Figure 38. 2/50 Fletcher Street – the rear wing of the house at 50 Fletcher Street.

541. *The submitter opposes the application of the Heritage Overlay to 2/50 Fletcher Street, Essendon for the following reasons: The building was added in 1959; and the building does not have the period features as the original art deco building.*
542. 2/50 Fletcher Street is graded contributory whereas the house at 50 Fletcher Street is graded significant.
543. The 2017 Heritage Study provides justification for inclusion of 2/50 Fletcher Street due to: ‘The original owner (who was also the architect) extended the building in the 1950s two decades after its original construction in a style that matched the original design, adding wings to the south and north – these extensions, complementary to the original design albeit with slightly simplified detailing, are considered as contributory to the overall place. The statement of significance notes that the place is significant in part for its associations with owner/occupier/designer Harry Winbush and that: The extensions to the north and south of the house illustrate his continued use of the property and its respectful adaptation to changing needs, particularly the northern wing (2/50 Fletcher Street) where he moved his architectural practice’ (Vol. 2, p.243).
544. Whilst the study notes that the integrity of the building is slightly diminished by roller shutter door between the main south wing and the northern wing, which presumably replaced an earlier door, and in-filled panel of brickwork immediately north of the roller door, it does not justify the removal of the Heritage Overlay from 2/50 Fletcher Street.

Conclusion and recommendations

545. No change recommended to Amendment C200moon.

5.1.5 Submission 51 – 52 Hedderwick Street, Essendon



Figure 39. 52 Hedderwick Street in 2018. (Source: Context)

Statement of Significance

546. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

The house at 52 Hedderwick Street, Essendon, is significant. It was built in 1933 for Harold and Margaret Lycett.

Significant fabric includes the:

- *original building form and roof form which extends over the porte-cochere and verandah;*
- *tiled roof and tiled window hood, original chimneys;*
- *weatherboard cladding;*
- *entry porch of rendered brick with face brick detailing with evidence of tuckpointing;*
- *jerkin head gable end;*
- *verandah and porte-cochere details including brick balustrade with inlaid panel, simple brick piers and pre-cast concrete columns; and*
- *door and window joinery and leaded glass panels to principal window sashes.*

The eastern extension of the porte-cochere, covered rear alfresco area, side verandah, garage and front fence are not significant.

How is it significant?

52 Hedderwick Street, Essendon, is of local aesthetic significance to the City of Moonee Valley.

Why is it significant?

The house at 52 Hedderwick Street, Essendon, is of aesthetic significance for its unusual combination of the features of a number of popular interwar styles. Its basic form is that of a 1930s Californian Bungalow, pairing a tiled hipped roof with a projecting front gable, and a front verandah supported on dwarf columns with a brick balustrade. The hipped roof is distinguished from typical examples by its sweeping horizontal lines, created by the continuation of the roof over the front verandah and the porte-cochere beside it. The projecting front gable is in a picturesque medieval jerkin-head form. These two elements serve as a backdrop for the striking rendered and parapeted front porch, suggesting a stylised version of the typical arched parapeted form seen on the façade of most Spanish Mission houses. The porch is decorated with exposed brickwork details including a horseshoe arch with toothed brick pattern, implied quoining and an inverted triangle pattern at the top. While highly eclectic, the resultant design is successful and picturesque. (Criterion E)

Am C200moon statutory recommendations

547. 52 Hedderwick Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no additional controls by the 2017 Heritage Study.

Response to submission

548. The submitter opposes the inclusion of 52 Hedderwick Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Lack of Heritage Value

549. *The property has some significant elements however the property has been altered.*
550. The owner has not provided any information about specific alterations to the property. Certainly, as described in the place history there have been 'significant extensions and alterations ... to the rear of the property', including a carport set behind the porte-cochere (Vol. 2, p. 263). Note that, while completing the assessment of this property, I confirmed that the porte-cochere was an original feature by referring to historical aerial photos (reproduced from Vol. 2, p. 264):



Figure 4. Aerial view of the house in January 1946. Note that the porte-cochere is visible at the top, concealing part of the two-track driveway which leads to the rear garage (source: Historical Aerial Photographs, Landata)

Importantly, no changes to the front façade or roof form could be discerned. The later additions to the house are not considered to be of heritage significance, and this is specifically set out in the statement of significance.

551. *Hedderwick Street is not a heritage precinct on the basis that there a number of newer homes, including new double storey houses at numbers 50, 56, 58 Hedderwick Street.*
552. I agree that there is no (current or potential) heritage precinct around this house. In this case, the house at 52 Hedderwick Street is considered to be very important itself (locally significant), so it is recommended to be protected individually (not in a precinct). For this reason, the presence of new houses nearby, such as Nos. 50, 56 and 58, are not considered when considering if 52 Hedderwick Street should be included in the Heritage Overlay.
553. 50, 56, 58 Hedderwick Street do not form part of this amendment.

Conclusion and recommendations

554. No change recommended to Amendment C200moon.

5.1.6 Submission 44 – 23 Nicholson Street, Essendon



Statement of Significance

555. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

21-23 Nicholson Street, Essendon, a pair of Victorian Italianate terrace houses built in 1892 is significant. Significant fabric includes the:

- *original built form (as a single storey terrace form) and associated roof forms, original pattern of fenestration;*
- *dividing and wing walls, sections of face brickwork, parapet and its ornamentation, verandah (including columns, balustrading friezes and brackets), original chimneys, and*
- *original window and door joinery*

The fences are not significant.

How is it significant?

21-23 Nicholson Street, Essendon, is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

21-23 Nicholson Street, Essendon, are significant as a pair of Victorian-era Italianate terrace houses. The Italianate style is well represented in the Heritage Overlay in Moonee Valley, with most examples being detached houses. The terrace house typology is less common however some comparative examples include 9-11 Regent Street, Ascot Vale, 1885 (HO277); 6, 8 and 10 Glance Street, Flemington c1890 (HO186); and a large terrace at 208-222 Ascot Vale Road, Ascot Vale, 1892 (HO304). The terraces at 6, 8 and 10 Glance Street, Flemington (HO186), are comparable for their Classical influence, exhibited in the application of a central triangular pediment, distinct from the segmental pediments of the subject terraces, and in the rendered parapet form surmounted by decorative urns.

The terraces at 21-23 Nicholson Street, Essendon, are a good representative example of the single-fronted, narrow terrace type with high level of integrity and overall intactness. They demonstrate characteristics of the terrace house typology including siting with setbacks to the front and rear forming small gardens and an expression of uniformity and repetition in their façades. They retain, and display elements associated with the Italianate style such as the party walls, ornate rendered parapets with Classical ornament and cast iron verandahs. (Criterion D)

Am C200moon statutory recommendations

556. 23 Nicholson Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no additional controls by the 2017 Heritage Study.

Response to submission

557. The submitter opposes the inclusion of 23 Nicholson Street in the Heritage Overlay, and made one brief initial submission and a lengthy (late) addition to it.
558. In my review of the brief original submission, there were no issues that I felt needed further investigation or a site visit. The submitter provided a lengthier letter, received 21 September 2020, which raised more issues of intactness, prompting a site visit and additional comparative analysis. As this letter was received, and my additional investigation carried out, after the Moonee Valley City Council Meeting of 25 August 2020, my new recommendations in regard to this place are not reflected in Council's adopted position.
559. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Intactness – original submission

560. *Changes to the building include the original slate roofs being replaced by corrugated iron and the original ornamental lace iron being removed in the 1950's affects the heritage value.*
561. No evidence has been provided that the roof was originally clad with slate. The house may have had a slate roof originally, though modest houses such as this also had corrugated iron roofs originally. In any case, roofing is regularly replaced by necessity and the style of house – with a highly ornamental front parapet – means that the roof has always been a secondary element of its design.
562. I agree that the original cast-iron ornament has been removed from the verandahs of both 21 and 23 Nicholson Street (though only replacement at No. 21 is noted in the place citation).

Condition – late submission

563. *The submitter notes that the face bricks of the walls 'are of soft "dough boys" probably second hand, handmade bricks, erected on shallow rubble footings. A major ongoing issue is the deterioration of the bricks and structural movement resulting in cracked brickwork and render.' 'As the bricks are very soft they would not withstand sand or water blasting so as to remove the old paint'. Rising damp was treated in 1992, but requires retreatment.*
564. I agree that the bricks of this pair appear to be handmade, which are by nature softer than modern bricks. I doubt, however, that they were underfired (dough boys) or second hand. Instead, I see deterioration of relatively soft bricks over the decades that has been treated incorrectly and accelerating decay. In particular, the overpainting of bricks and later render to the base of the northern wall (of No. 23) have been trapping moisture for decades and causing salts to decay the softest bricks and the lime mortar. I note that there are now a range of gentle chemical methods of removing paint from soft bricks that would not damage their surface.
565. Shallow footings are not uncommon for houses of this age, and can be remedied by underpinning. While this approach is not cheap, it is frequently carried out for early houses. If not done, there is long-term cyclical cracking, but this usually does not endanger the structural stability of the building.

Intactness – late submission

566. *The later submission letter also notes that all external face brickwork has been overpainted (though carefully detailed to resemble tuckpointed bichromatic brickwork to the front façade), and the ball finials to the front parapet have been replaced (with similar to the original). The submitter provided a 1980s image of the terrace pair, which shows that both houses had been overpainted by that time, roof clad in corrugated iron, verandah roofs replaced with skillions (from the original ogee profile), and all cast-iron verandah ornament had been removed:*



21 and 23 Nicholson Street, Essendon, when purchased in April 1980

567. I agree with the submitter that there are alterations to these two terrace houses that has not been accurately recorded in the 2017 Heritage Study citation. This includes:
- 23 (Hursthill) – sympathetic replacement urns (balls) atop the parapet (21 retains one original ball finial).
 - 23 – bricks of the front façade have been carefully overpainted to resemble tuckpointed brick.
 - 23 – the metal frieze and brackets to verandah are not original.
 - 23 – highly unlikely the ‘simple timber decking services by two brick steps’ of the front verandah is an original feature of this house.
 - 23 – ‘northern elevation of rendered brick’ is more accurately described as being of overpainted face brick with a render repair to the bottom half.
 - 23 – instead of ‘later manganese brick sills’ to the northern elevation windows, this is more accurately described as glazed tiles installed atop the original sills (which are intact though overpainted)
 - 21 (Walbrook) – does not have a ‘rendered finish’, but overpainted face bricks.
568. In addition are alterations that are correctly described in the 2017 Heritage Study: ‘change from complex ogee profile to skillion verandah roofs, and loss of original cast-iron lace to verandah of No. 21.’
569. With this level of alteration, does the terrace pair have sufficient intactness to meet the threshold of local significance ‘a good representative example of the single-fronted, narrow terrace type with high level of integrity and overall intactness’ (as stated in the statement of significance)? In my professional opinion, places put forward as significant for their design (under Criteria D, E or F) should have a quite high level of intactness so that their fabric can adequately demonstrate these values. The terrace pair falls below what one would expect for a representative example of a building type (Criterion D), particularly in regard to its front façade. In my opinion, the loss of all original verandah detail (ogee roof and cast-iron ornament) is the most serious change. The

overpainting of the bricks is a dramatic visual change, but one that is reversible (as I discuss in the Condition section, above).

570. Their intactness falls measurably below that of the most similar examples in the comparative analysis. The row at 6-10 Glance Street, Flemington, which also has “typical” boom-style parapets, is distinguished by its high level of intactness (bichromatic brickwork, iron verandah posts and palisade fence, cast-iron frieze and brackets on two of the three, intact rendered pediments including urns). Likewise, the simpler row at 208-222 Ascot Vale Road, Ascot Vale, is distinguished by its size (number of dwellings) and their intactness.
571. I acknowledge, however, that there are some cases where a building that has lost a few original features but has high-quality and unusual form and/or details might still reach the threshold of local significance. Is this the case for 21-23 Nicholson Street?
572. On the basis of my prior knowledge of Victorian architecture in Moonee Valley (and elsewhere in metropolitan Melbourne), as well as the comparative examples put forward in the place citation, my answer to this question is no. For example, comparative examples at 99 Francis Street and 9-11 Regent Street, both Ascot Vale, have unusual parapet forms and decoration (and are more intact).
573. The closest comparative example I can see in the 2017 Heritage Study, both in form and level of intactness, is 3 Laluma Street (pictured below in 2014). It is a single-fronted boom-style terrace-type house, and the rendered parapet makes use of the same common elements as at 21-23 Nicholson Street (a shell motif at the crest, guilloche motif of interlocking circles, scrolls and acroteria). Its biochromatic facebrick is intact (unpainted). The front verandah has been entirely rebuilt with a bullnosed roof and turned timber posts. While moderately sympathetic in appearance, it is clear that the details are not right. (It may have had a shallow convex roof, slender Corinthian columns and cast-iron lace similar to that seen next door at 1 Laluma Street.) The house also has a rear extension which is two-storeys, but recessive in size and setback.



The house at 3 Laluma Street was assessed in the 2017 Heritage Study as part of the Tweedside Estate serial listing (HO468), and it has been given a Contributory grade.

574. As I mentioned above, the parapet form seen at 21-23 Nicholson Street, particularly the shell motif, is commonly seen for late 1880s and early 1890s terrace type housing. Apart from 3 Laluma Street, depicted above, are two examples in HO24 Wellington Street Precinct, Flemington. First is the pair at 47-49 Kent Street, which is slightly more ornate and has a similar level of intactness (bricks of No. 47 rendered, bricks of No. 49 painted, verandah post of No. 49 replaced with a pipe,

new fences).



The second example is 51-53 Waltham Street. These are more substantial houses with larger and more ornate parapets. Both dwellings have a high level of intactness, retaining parapet urns, unpainted bichromatic brickwork, verandah iron and posts, door and window joinery, and iron palisade fences.



Both of these terrace pairs in HO24 are graded Contributory. They are less intact than 21-23 Nicholson Street in one respect, in that they all have upper-level extensions set about two rooms back from the front façade, which are visible in oblique views. To my knowledge, these extensions were added after they were given a Contributory grade in the precinct.

575. In my professional opinion, taking into account both the architectural design and intactness, 21-23 Nicholson Street does not meet Criterion D at the local level, but could be Contributory in a precinct. No precinct, however, has been identified.
576. One line of inquiry that was noted in the Stage 1 Gap Study, but has not been explicitly pursued in the 2017 Heritage Study is the rarity of 19th-century terrace-type housing in Essendon. While much exists in Flemington and Ascot Vale, Victorian development in Moonee Ponds and Essendon was of a more suburban character, with detached villa forms predominating. The other examples of this type, assessed in the 2017 Heritage Study, are 31 & 33 Flower Street and 1-7 Miller Street, Essendon. These examples are more intact than 21-23 Nicholson Street, and have parapets with a similar level of ornament.
577. On this basis, while I acknowledge that there are few Victorian terrace-type houses in Essendon, the other examples assessed as individually significant in the 2017 Heritage Study are of a similar design but notably higher intactness. The most similar house assessed, in terms of design and intactness (3 Laluma Street), has been given a Contributory grade.
578. On this basis, I conclude that 21-23 Nicholson Street do not meet the threshold of local significance and should be removed from Amendment C200moon. (Note that this change is new and is not reflected in the attachments to the Moonee Valley City Council Meeting report of 25 August 2020.)

Conclusion and recommendations

579. Remove 21-23 Nicholson Street, Essendon, from Amendment C200moon.

5.1.7 Submission 70 – 32 Robb Street, Essendon

*Statement of Significance*

580. The statement of significance for 27 & 32 Robb Street prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

27 and 32 Robb Street, Essendon, two similar Victorian era Italianate villas built in 1888 and c.1886-91 respectively are significant.

E.g. Individually significant examples include detached villas, terrace houses and mansions.

Significant fabric includes the:

- *original built forms, roof forms, original pattern of fenestration on the principal and side elevations;*
- *polychromatic brickwork, slate roof, basalt foundations, verandahs with iron friezes, original chimneys; and*
- *decorative eaves and brackets, Gothic hood moulds, tessellated verandah floor, original window and door joinery.*

The rear extensions, fences, pools of both villas, the double garage (No 27), and the rear contemporary verandah and pergola, double carport and single garage (No 32) are not significant.

How is it significant?

27 and 32 Robb Street, Essendon, are of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

The pair of houses at 30 and 32 Robb Street, Essendon, are significant as examples of Victorian era Italianate villas. The Italianate style is well represented in the Heritage Overlay in Moonee Valley. Individually significant examples include detached villas, terrace houses and mansions. The majority of Italianate-style dwellings in Moonee Valley City are detached houses or villas and are predominately of brick construction. Amongst many comparators on the Heritage Overlay, 3 Aberfeldie Street Essendon c.1897 (HO143) displays a similar level of brickwork patterning around the principal windows of the bay. A less sophisticated example is 23 Brown Street, Ascot Vale, c.1891 (HO392). Corner siting such as that of 27 Robb Street is demonstrated by 55 Holmes Road, Moonee Ponds, c.1898 (HO322) where the return verandah and opposing projecting bays are visible.

Both 27 and 32 Robb Street demonstrate the key characteristics of the Italianate style in their use of asymmetrical form, use of plain and polychrome brickwork, slate roofing and decorative detail. This is particularly evident in the framing of the principal window in Gothic arches composed of alternating red and cream brick outlined by label mouldings. Typical brick quoining in cream forms the principal elevations. Both 27 and 32 Robb Street retain their original building and roof forms with chimneys, fenestration to principal and side elevations enlivened by label moulds, verandahs with cast iron frieze and tessellated tile floors. The integrity of the buildings is enhanced by the high level of intactness of these main elements. (Criterion D)

581. Following my review of Submission 70, I have recommended the following revisions to the statement of significance, in particular, the removal of 32 Robb Street. For clarity, I have not shown tracked changes, simply my final proposed version:

What is significant?

Riverlea, at 27 Robb Street, Essendon, a Victorian era Italianate villa built in 1888 is significant.

Significant fabric includes the:

- *original plan form, roof form, original pattern of fenestration on the principal and side elevations;*
- *polychromatic brickwork, slate roof, basalt foundations, verandah with iron friezes, original chimneys; and*
- *decorative eaves and brackets, Gothic hood moulds, tessellated verandah floors, original window and door joinery.*

The rear extension, fences, swimming pool, and double garage are not significant.

How is it significant?

27 Robb Street, Essendon, is of local architectural (representative) and aesthetic significance to the City of Moonee Valley.

Why is it significant?

The house at 27 Robb Street, Essendon, is significant as an example of a Victorian era Italianate villa. It demonstrates the key characteristics of the Italianate style in the use of asymmetrical form, polychrome brickwork, slate roofing and decorative detail. Typical brick quoining in cream forms the principal elevations. The house retains its original building and

roof forms with chimneys, fenestration to principal and side elevations enlivened by label moulds, a return verandah with cast iron frieze and tessellated tile floor. The integrity of the house is enhanced by the high level of intactness of these main elements. The house is particularly distinguished from more typical examples of this type by the Venetian Gothic framing of the principal windows in pointed arches composed of alternating red and cream brick outlined by label mouldings. (Criteria D & E)

Am C200moon statutory recommendations

582. 32 Robb Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no additional controls by the 2017 Heritage Study.

Response to submission

583. The submitter opposes the inclusion of 32 Robb Street in the Heritage Overlay. The submitter's points are provided below in *italics*, with my response to each issue provided below that.

Stage 1 Gap Study, 2014

584. *The Moonee Valley Heritage Gap Study 2014 did not identify 32 Robb Street supporting the argument that 27 and 32 Robb Street are neither particularly notable nor significant.*
585. 32 Robb Street was identified as part of a potential precinct, 3-61, 30-56 Robb Street, Essendon, in the Stage 1 Gap Study of 2014. The Stage 1 Gap Study only included preliminary assessments of groups of buildings and potential precinct, and generally did not ascribe any grades to properties within such groups at that time. This recommendation meant that 27 and 32 Robb Street were intended to be assessed further; in no way should this be interpreted as the two dwellings being "overlooked" or that this indicates they "are neither particularly notable nor significant".

Heritage significance and intactness

586. *There is no proven link between the two properties in terms of any occupier, builder or architect. In fact, in the case of No. 32 neither the builder or architect is known, nor is a concrete construction date.*
587. *The later additions further compromise the heritage significance. Specifically, there is an extension within the northern setback of the site, which almost sits in alignment with the dwelling's projecting bay window, obscuring an appreciation of the original volume and setting of the dwelling. While the extension is currently covered in greenery (somewhat disguising it) such landscaping cannot be considered permanent. There is also a substantial two level addition within the southern setback of the dwelling, as well as a double carport which sits well forward of the dwelling.*
588. *There is also a substantial two level addition within the southern setback of the dwelling, as well as a double carport which sits well forward of the dwelling.*
589. *The submitter also notes that the front fence is not original (being constructed within the last decade) and the original verandah tiles are in very poor repair.*
590. *The Statement of Significance acknowledges that the Victorian era Italianate villa style is already well represented in Heritage Overlays in the municipality of Moonee Valley, further supporting the submitters position that site is neither a remarkable or unusual example of the style or era. Given the style is already well represented locally, and the relatively low grading attributable to my client's site, it is submitted that the proposed Heritage Overlay is an unreasonable and excessive burden, which is of little benefit in terms of heritage conservation.*

591. I agree that the statement of significance provides only an approximate date for 32 Robb Street: c.1886-91. In fact, the place history has established a more precise built- date: The Commercial Bank of Australia owned the seven-roomed brick dwelling built in 1889 at 32 Robb Street (EHS 2018).
592. The HERCON criterion used to justify the inclusion of 27 & 32 Robb Street to be covered by the Heritage Overlay is CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness). HERCON criteria CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance) is not used to justify their inclusion. This means that a common owner, designer or builder has not been used as a justification for inclusion of the two houses in the Heritage Overlay. Instead, it is their design qualities.
593. While Italianate Victorian villas might be reasonably common in Moonee Valley, there are few that have Venetian Gothic details as seen in the Robb Street pair. This conclusion is made clear by the examples provided in the comparative analysis, in which only two houses with such detailing have been identified in Moonee Valley. This point should be made clearer in the Statement of Significance. In my professional opinion, it would also be more appropriate to address this aspect of their significance under Criterion E (aesthetic significance).
594. The existence of an appropriate and sympathetic reproduction front fence in front of 27 and 32 Robb Street has been noted in the citation and considered when assessing the house. Extensions to the houses are also noted in the citation.
595. The Statement of Significance correctly states *'the rear contemporary verandah and pergola, double carport and single garage are not significant'*.

Physical siting

596. *The sites are on opposite sides of the street and they are separated by some 55m. Further, once the approved dwelling at 30 Rob Street is constructed, an appreciation of the dwelling at the site will be additionally compromised.*
597. *The Explanatory Report accompanying the Amendment identifies that the heritage place (i.e. HO 507) is individually significant. The method of listing is unusual and confusing, and further, it implies that neither dwelling would be historically significant were it not for the existence of the other, despite their physical separation, which means that the two properties can never be read or viewed as one.*
598. I agree that how the properties have been listed is confusing. Officers recommended 27 and 32 Robb Street, Essendon be listed as a serial listing. PPN1 states that places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Schedule to the Heritage Overlay and a single Heritage Overlay number. The way the properties have been listed in the Explanatory Report does not impact the heritage significance of the properties to the City of Moonee Valley. In the case of 27 and 32 Robb Street, the two houses are linked by their unusual Venetian Gothic style window openings, which differentiate them from the many Italianate houses in Moonee Valley. The use of the serial listing mechanism was intended to highlight this relationship between their designs.
599. Of the two houses, 32 Robb Street is somewhat more modest in scale (having only a front verandah, as opposed to a return verandah), and it is far more altered. These alterations include

some that are reversible, such as the carport, and some that are well set back from the front (the rear extension), as well as the north side extension which is clearly visible. Combined with these is the sandblasting of the bricks and resultant loss of tuckpointing (and brick faces). The overall impact of these alterations on a comparatively modest house puts its level of significance into question.

Bryce Raworth submission

600. *The submitter provided a letter from Mr Bryce Raworth, Heritage Consultant, on 24 July 2020, who provided comment on the significance of 32 Robb Street, Essendon. Mr Raworth report states that:*
601. *Buildings in Robb Street were not identified in the Essendon Conservation Study or the Moonee Valley Heritage Study 2015 and were originally discounted as part of the Moonee Valley 2017 Heritage Study to support the notion that 27 and 32 Robb Street are neither particular or significance, and are of marginal interest at best.*
602. *The buildings are not of individual interest sufficient to warrant the proposed control, even though they might have been considered contributory buildings if the precinct proposed in 2014 had been pursued and found to be warranted (which is clearly not the case).*
603. *The places have been significantly altered which undermined the significance and integrity.*
604. *The alterations include:*
- *Heavy handed removal of paint from the exterior walls and repairs to pointing, which has resulted in the loss of all tuckpointing and patina to the walls.*
 - *Construction of a modern fence of period character with modern operable gates to a broad driveway.*
 - *Construction of a visible two storey addition to the south and rear of the house. Construction of a highly visible and bulky carport forward of the front setback of the house.*
 - *Damage to the tessellated tiling of the verandah, which is incomplete, with the supporting slab or slurry visible below.*
605. *Mr Raworth also states that 27 and 32 Robb Street are similar to innumerable other double fronted, asymmetrical polychrome brick houses in Moonee Valley (and in Essendon, Ascot Vale and Moonee Ponds in particular), many of which are subject to precinct heritage controls, and some of which have individual controls and are therefore more comparable to building that are contributory within precincts rather than individually listed places.*
606. *To support this argument the report references 3 Aberfeldie Street, Essendon (HO143), 55 Holmes Road, Moonee Ponds (HO322), Eglinton and Laura Streets (HO7), properties on Holmes Road, the buildings at 18 and 20 Locke Street and thee group at 1, 3 and 5 Leven Street, to demonstrate these places are better examples and therefore warrant the Heritage Overlay.*
607. *Mr Raworth also points out that the only distinctive feature that the buildings share that is slightly unusual, and thus appears to have elevated in importance, is the presence of pointed arch label moulds to some, windows, which complements their polychrome brickwork, as referenced in the Statement of Significance.*
608. *Mr Raworth concludes that while the subject dwelling is recognisable as a Victorian villa, it is of limited interest in relation to the matters set out in the Statement of Significance, and is not of sufficient interest either in itself or when considered in relation to 27 Robb Street to warrant introduction of a permanent heritage control.*

609. Identification in previous heritage studies: Mr Raworth argues that the absence of gradings for houses on Robb Street in the 1985 'Essendon Conservation Study' indicates that 'no buildings were considered worthy of grading'. As all heritage consultants are aware, there are limits to the budget, and thus time, for every heritage study, and this means that none of them can be considered 'definitive'. It is for this reason that many Planning Panel reports have explicitly recognised that it is appropriate to follow initial heritage studies for an area with gaps studies.
610. Certainly the Stage 1 'Gap Study, carried out some 20 years later in 2014, indicated large gaps in coverage in the former City of Essendon.
611. Mr Raworth cites the brief description of a group of Victorian and Edwardian houses on Robb Street that was identified as being of potential heritage significance, and then posits that: 'The apparent intent was that this would be followed up with a more detailed study, which appears not to have been undertaken at that time.' This is correct: the 2017 Heritage Study is the follow-up 'more detailed study', which has considered this group of houses.
612. As Mr Raworth points out, the 2015 Moonee Valley Heritage Study did not assess residential buildings, so the absence of the Robb Street houses from this study does not indicate anything about their level of significance.
613. Mr Raworth notes that the original large group (3- 61 & 30-56 Robb Street) recommended for further assessment in the Stage 1 Gap Study was assessed in the 2017 Heritage Study, and only part of it recommended for protection in the Heritage Overlay. On this basis, he concludes that 'the original proposal to introduce a broad Heritage Overlay to this street was flawed'. This statement ignores how Stage 1 and Stage 2 heritage studies are conducted. The purpose of Stage 1 is to identify a group of individual places and groups of places/precincts considered to be of potential heritage significance, and the purpose of Stage 2 is to make an in-depth investigation of these places – including comparative analysis – to create refined and rigorous final recommendations for the Heritage Overlay. This was the process carried out in the case of Robb Street.
614. Mr Raworth also states that the individual assessment of 27 & 32 Robb Street 'was noted for potential inclusion more or less as an afterthought of the Review authors'. Again, it appears as if he has neglected to consider the actual methodology of the 2017 Heritage Study. There are two parts of this study, as represented by the two volumes. First the potential precincts were assessed (Volume 1), followed by the individual place (Volume 2). As set out in Volume 1 (pp. 50-51), the potential precinct was first assessed, and then reduced in size (to 15-25 Robb Street). Due to the reduction in precinct size, the potentially individually significant places were identified and recommended for full assessment in the second half of the project (Volume 2). As heritage consultants are aware, it is inappropriate to definitively recommend a place for inclusion in the Heritage Overlay prior to its assessment, hence the wording in Volume 1 that 27 & 32 Robb Street should be considered for 'potential inclusion' in the Heritage Overlay.

Intactness

615. The alterations listed by Mr Raworth are not under dispute, and have been listed in the place citation and taken into consideration in the assessment.
616. Finally, the damage to the front verandah tiles is an issue of condition, and not heritage significance. It can be remedied by repair and replacement of missing tiles with matching.

Comparative analysis

617. I agree that there are many bichrome brick Italianate villas in the City of Moonee Valley, many of which are already protected in the Heritage Overlay, some contributory and some of individual significance.
618. In order to determine which are of individual significance, the larger group must be compared, and those few examples that are differentiated among them will rise above them to local significance. Mr Raworth is correct in stating that the main 'differentiating feature' of 27 & 32 Robb Street is the lancet form to their window surrounds, which provides a Venetian Gothic element to the standard Italianate house. This justification is the reason that the two other examples with Venetian Gothic windows identified in Essendon are both considered to be of local significance (28 Nicholson Street and 3 Aberfeldie Street). Including 27 & 32 Robb Street, this makes a total of four such houses identified in the City of Moonee Valley, and thus they are all rare examples of this unusual approach to the ubiquitous Italianate villa.
619. It is also the case, disregarding the front fences, that 32 Robb Street is the least intact of these four examples, both the house and its setting. It is also the most modest of the four – all others have a return verandah, and 27 Robb Street is further enhanced by its corner location and high bluestone plinth.
620. In conclusion, I agree that 32 Robb Street falls short of the threshold of local significance, as determined by comparison with similar places in the City of Moonee Valley, so it should be excluded from the serial listing with 27 Robb Street.
621. Conversely, this same process of comparison has confirmed the individual significance of 27 Robb Street. In confirming this, I have also viewed building permit plans for 27 Robb Street. They document the construction of a single-storey rear addition to the house in 1985-86, which is set back from the Leven Street side frontage by one room. This extension left intact the house under the principal hipped roof, and removed one of two rear wings. In addition, a new rear garage in the north-east corner of the block (not visible from the street) and a reproduction Victorian metal palisade fence have been constructed.

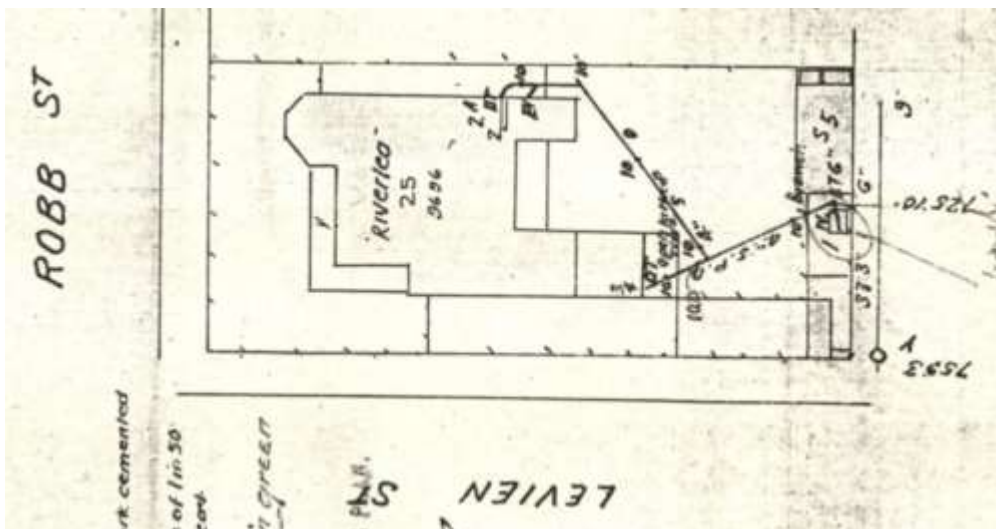


Figure 40. Original footprint of 'Riverlea' at 27 Robb Street. (Source: MMBW Plan of Drainage, No. 1637, 1905)

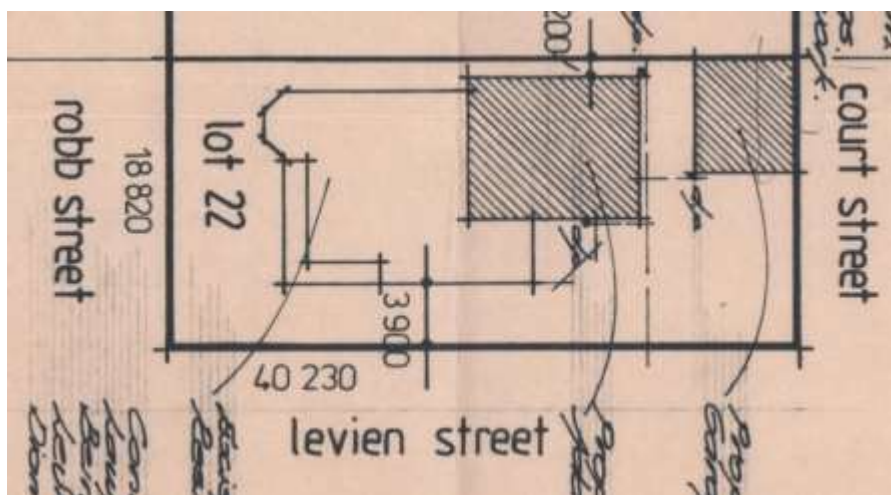


Figure 41. Site plan from 1985 building permit plans showing area of rear extension and new garage (both shaded). (Source: City of Essendon Building Permit 15127/1985)

622. Considering the high level of external intactness, and favourable comparison to other Italianate houses with Venetian Gothic detailing in Moonee Valley, in my professional opinion 27 Robb is clearly of local significance so it should be protected in a site-specific Heritage Overlay

Conclusion and recommendations

623. Remove 32 Robb Street from the amendment and update the current Statement of Significance to solely include 27 Robb Street as an individual place.
624. Clarify the aesthetic significance of the rare design feature (Venetian Gothic polychromy) of 27 Robb Street in its Statement of Significance.

5.1.8 Submission 86 – 2 Ngarveno Street, Moonee Ponds



Figure 42. 2 & 4 Ngarveno Street in 2018. (Source: Context)

Statement of Significance

625. The statement of significance prepared by Context and found in the Volume 2 of the 2017 Heritage Study is as follows:

What is Significant?

The semi-detached pair at 2 and 4 Ngarveno Street, Moonee Ponds, is significant. The pair was constructed for, and likely by, Robert James Wilson, builder and carpenter, in 1909, and number 4 was then occupied by his son.

The two dwellings are significant to the extent of their 1909 fabric. Significant fabric includes the:

- *Single-storey, semi-detached built form;*
- *timber block front and weatherboard cladding;*
- *shared pyramidal hipped roof of corrugated iron (with a west-facing gablet to the ridge),*
- *unpainted brick chimneys;*
- *detailing to the porch, gable ends;*
- *original pattern of fenestration, elements of window and door joinery, and decorative leaded glazing; and*
- *original building setbacks.*

The rear extension to number 2 not significant.

How is it significant?

The pair at 2 and 4 Ngarveno Street, Moonee Ponds, is of local aesthetic significance to the City of Moonee Valley.

Why is it significant?

The semi-detached pair at 2 and 4 Ngarveno Street, Moonee Ponds, is of aesthetic significance for its massing of two mirror-image dwellings under a dominant shared roof to appear like one, large detached villa; a more prestigious type of building. While this approach was seen during the Edwardian period in some of Melbourne's eastern suburbs, it was an unusual approach in the City of Moonee Valley (then the City of Essendon) at the time. The design is successful, thanks to its exuberant decoration, including half-timbering in a king-post pattern, above a bow window with a roughcast render neck above and shingled skirt below, and a deep fretwork frieze and intricate brackets both with a curvilinear Art Nouveau influence. (Criterion E)

Am C200moon statutory recommendations

626. 2 Ngarveno Street has been assessed as locally significant and recommended for a site-specific Heritage Overlay with no additional controls by the 2017 Heritage Study.

Response to submission

627. *The submitters are unsure whether they support the inclusion of 2 Ngarveno Street in the Heritage Overlay. The submitters state that they 'appreciate the recognition of the historical significance' of the property, but are not sure if they supported inclusion in the HO, dependent on the permit implications.*
628. As they did not question the heritage significance of this pair of houses, I have not provided a response.

Conclusion and recommendations

629. No change recommended to Amendment C200moon.

5.2 HO2 Glass Street Essendon

Statement of Significance

630. The statement of significance as revised by Context and found in the Volume 1 of the 2017 Heritage Study is as follows (edits by Context to the existing statement are shown as tracked changes):

What is significant?

The Glass Street and Dalene Street precinct, ~~which~~ is a residential area, which comprises detached timber or brick bungalows predominantly dating from the Interwar era with a smaller number of late Victorian and Federation/Edwardian houses is significant.

The following houses and any associated early/original front fences are contributory to the precinct:

1-11, 15-21 and 4-8, 12, 14 & 18-24 Cooke Street

1-7, 11-21, 25 & 27 and 2-18 & 22 Crisp Street

1-7 Dalene Street

39-43, 49-87 and 50, 52, 56-68 & 74-80 Glass Street

1-7, 11-23 27 & 29 and 2-20 & 30 Wright Street

Key attributes that contribute to the significance of this precinct include:

the consistency of scale (one storey), form (asymmetrical plan often with projecting porch), siting (uniform or similar front and side setbacks), and original materials and detailing (weatherboard, face brick or render with iron or tiled hip or gable roof) of the Contributory houses

The variety of distinctive window and porch treatments that are representative of houses of the Edwardian and interwar eras

the high degree of intactness to the early to mid-twentieth century development date with contributory buildings typically surviving with their presentation to the street being largely intact

the 'garden suburb' character created by the generous garden setbacks, with original front fences and low height of fences and lack of building within the front setback area meaning that dwellings are visible from the street

the location of vehicle accommodation within the rear yards of properties.

consistent road alignments and allotment patterns resulting from the late nineteenth and twentieth century subdivisions

the remnant bluestone kerb and channel ~~in some streets and bluestone laneways~~

Other houses and flats in the precinct, post-World War II front fences and outbuildings, and non-original alterations or additions to Contributory places are ~~not significant~~ Non-contributory.

How it is significant?

The Glass Street ~~and Dalene Street~~ precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, this precinct illustrates the rapid and widespread suburban development during the Interwar period in Essendon that was encouraged by the electrification of the railway and other improvements to public transport. The late Victorian and Federation/Edwardian era houses ~~in Wright Street~~ are significant as evidence of the limited amount of development that occurred prior to this rare surviving examples of houses built as part of the first phase of subdivision in the late nineteenth century. (Criterion A)

Aesthetically, it is significant as a fine example of a ~~typical Interwar~~ residential area of the early twentieth century with a cohesive garden suburb character. The aesthetic qualities of the estate are enhanced by the consistency of built form and high degree of intactness to its key phases of development, which creates an historic character that is strongly evocative of the late Edwardian and interwar periods. (Criteria D & E)

5.2.1 Submission 19 - 1/47 Glass Street

<p>Submission 19 <i>1/47 Glass Street is graded Non-contributory to HO2.</i></p> <p>The submitter objects to the application of the Heritage Overlay to 1/47 Glass Street, Essendon on the basis that:</p> <ul style="list-style-type: none"> • The unit was built in the 1970s • The facade, with normal bricks and standard windows, is not part of the distinctive style • The house could hardly be blended in the “heritage” category. 	<p>The map accompanying the Statement of Significance identifies 1/47 Glass Street, Essendon as ‘non-contributory’ to the HO2 precinct.</p> <p>Further, under the heading ‘What is significant’ the Statement of Significance lists the properties which are <u>contributory</u> to the precinct. Because it is ‘non-contributory’, 1/47 Glass Street is not included in that list.</p> <p>However, as the status of this property is not clear to the submitter, I support the addition of text in the statement of significance that identifies the non-contributory properties.</p> <p>Recommendation: Revise HO2 Statement of Significance to clearly state which buildings are non-contributory to the precinct.</p>
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5.3 HO3 Peterleigh Grove & Kalimna Street, Essendon

Statement of Significance

631. The statement of significance as revised by Context and found in the Volume 1 of the 2017 Heritage Study is as follows (edits by Context to the existing statement are shown as tracked changes):

What is significant?

The Peterleigh Grove and Kalimna Street precinct in Essendon is a residential area comprising houses from c.1880 to c.1945. The housing includes Victorian and Edwardian cottages and villas, Queen Anne Revival villas, and inter-war houses and bungalows. The following elements contribute to the significance of the precinct:

1. The houses and any associated early or original front fences, as appropriate, at:

- 7, 13-29, 2-8, & 12-28, 32-34 Ardoch Street

- 1-17, 2-16, 20, 26-30 & 34 Brewster Street

- 3-9 & 6-10 Curtis Street

- 3, 7-19, 23-31, 2, 28 & 30 Kalimna Street

- 1, 1A, 3, 5, 7, 2-6, 10, & 12 Kiora Street

- 64-78 & 82-90 Napier Crescent

- 253-285 Pascoe Vale Road (excluding 255A)

- 1-41 & 2-42 Peterleigh Grove

Key attributes that contribute to the significance of this precinct include:

- *the consistency of scale (one or two storey), form, siting (uniform or similar front and side setbacks), and original materials and detailing (weatherboard face brick or render with iron or tiled hip or gable roof, verandah/porches with cast iron or timber detailing) of the contributory houses*
- *Peterleigh Grove is notable as an almost completely intact late 1930s estate where many houses also retain original or early front fences. The intact groups of Edwardian era housing in Kalimna Street and the large Edwardian villas and inter-war bungalows along Pascoe Vale Road are also notable.*
- *the high degree of intactness to the late nineteenth century and early twentieth century development dates*
- *contributory buildings that typically survive with their presentation to the street being largely unaltered*
- *original front fences and low height of fences meaning that dwellings are visible from the street*
- *road alignments and allotment patterns resulting from the nineteenth century subdivision*
- *the absence of vehicle accommodation in front setback areas*
- *the wide median strip and mature Canary Island Palms (Phoenix canariensis) in Brewster Street.*
- *the bluestone kerb and channel in various streets throughout the precinct, and the unmade rear laneways to some properties.*

Other houses in the precinct, post-WWII fences, and non-original alterations or additions to contributory places are not significant.

How is it significant?

The Peterleigh Grove and Kalimna Street precinct in Essendon is of local historic, architectural and aesthetic significance to the City of Moonee Valley.

Why is it significant?

The precinct as a whole is historically significant as a representative example of a residential area, which demonstrates key phases of development in Essendon. The nineteenth century houses are a reminder of the substantial villas and mansions built during the 1880s boom, while the later development provides a tangible illustration of how the development of improved transport networks in the twentieth century led to closer settlement, which included subdivision of nineteenth century mansion estates. The consistency of built form in each main period and the extent to which phase is clearly apparent provides a vivid illustration of this pattern of development. (Criteria A & D)

The early twentieth century residential areas are historically significant as an illustration of the 'garden suburb' estates comprising detached housing on garden allotments that characterised residential subdivisions in the early to mid-twentieth century. (Criterion D)

Peterleigh Grove is architecturally and aesthetically significant as a fine example of a mid-twentieth century residential area, which is notable for the consistent quality of its built form and the very high degree of integrity to its period of development. (Criterion E)

Kalimna Street is architecturally and aesthetically significant for the particularly fine cluster of Edwardian and Queen Anne Revival houses. The consistent quality of its built form and the very high degree of integrity to its period of development is notable. (Criterion E)

Pascoe Vale Road is architecturally and aesthetically significant as a fine collection of large middle class Edwardian villas and Inter-war bungalows. The consistent quality of its built form and the very high degree of integrity to its period of development is notable. (Criterion E)

5.3.1 Submission 42 – 4 Curtis Street

<p>Submission 42 <i>4 Curtis Street is graded Contributory to HO3.</i></p> <p>The submitter opposes the extension of HO3 to include 4 Curtis Street, Essendon for the following reasons:</p> <ul style="list-style-type: none"> • 2 Curtis Street or 8 Westgreen Court is not subject to the amendment. • The submitter's property is located in between 2 Curtis Street and 8 Westgreen Court. • For precedent and era sake 4 Curtis Street should not be included and listed as a heritage property with an overlay. 	<ul style="list-style-type: none"> • The 2017 Heritage Study states that 4 Curtis Street is comparable stylistically and historically to other early postwar houses in the Peterleigh Grove and Kalimna Street Precinct. • I agree that 2 Curtis Street is also an early postwar house comparable to others in the precinct. However, at the Ordinary Council Meeting on 14 May 2019, Council resolved to exclude 2 Curtis Street from Amendment C200moon and C201moon. I was not involved in this decision, so I am not aware of the rationale behind this, but it does mean that 2 Curtis Street cannot be added to the precinct. • 8 Westgreen Court was not identified in the Stage 1 Gap Study and it does not appear to be an interwar or early postwar house. <p>Recommendation: No change recommended to Amendment C200moon.</p>
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5.4 HO12 Holmes Road Residential Precinct

Statement of Significance

632. The statement of significance as revised by Context and found in the Volume 1 of the 2017 Heritage Study is cited in section 4.2 of this report.

5.4.1 Submissions 17, 20, 38, 58, 59, 81 & 112

<p>Submission 17</p> <p><i>17 Milverton Street is graded Contributory to HO12.</i></p> <p>The submitters do not support applying the Heritage Overlay to 17 Milverton Street, Moonee Ponds for the following reasons:</p> <p><u>Front Fence Controls:</u></p> <p>Specifically, the submitter opposes the fence controls on the basis that:</p> <ul style="list-style-type: none"> • modifications have already occurred to the front fence specifically fence posts between number 15 and 17 • the fence will eventually require structural repairs • the access to the rear property is via the front setback of 17 Milverton Street, Moonee Ponds. 	<p><u>Front Fence Controls</u></p> <ul style="list-style-type: none"> • The 2017 Heritage Study does identify the existing front fence to be original: <i>The west side [of Milverton Street] features a fine collection of interwar bungalows, most of which remain relatively intact and several (nos. 7-11, 17 & 21) are complemented by original front fences ...</i> <i>On this basis, the following buildings and features contribute to the significance of the precinct: ...</i> <i>The original or early front fences at 1A & 1B Grace Street, 52, 57, 60, 72, 73 & 76 Holmes Road, and 7-11, 17 & 21 Milverton Street.</i> • I visited the site in July 2020 and acknowledge that some minor alterations have been made to the fence, but it still retains its overall form and materials, so is still considered worthy of consideration as a contributory element to this precinct. • This does not mean, however, that it is not possible to sympathetically alter the fence to allow reasonable access to the rear unit, just that a planning permit must be obtained to do this work. • In addition, repairs can be made to the fence when necessary without a planning permit, so long as the repairs are undertaken to the same details, specifications and materials as the original form of the fence. <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 20</p> <p><i>5 Milverton Street is graded Contributory to HO12.</i></p> <p>The submitter does not support the Heritage Overlay on 5 Milverton Street, Moonee Ponds on the basis that: <u>The property was purchased on the basis it was not covered by the Heritage Overlay</u> and there have been <u>Alterations to the</u></p>	<p><u>The property was purchased on the basis it was not covered by the Heritage Overlay</u></p> <ul style="list-style-type: none"> • Planning controls from time to time can be implemented to achieve an appropriate outcome. <p><u>Alterations to the dwelling and internal alterations</u></p> <ul style="list-style-type: none"> • The 2017 Heritage Study states that a 'contributory place may not be completely 'intact' (i.e., retaining all original fabric) however repairs or maintenance that have been carried out using the same or similar materials, details and finishes are considered to have maintained the places' 'integrity'. As the submitter states the addition is to the back of the

<p><u>dwelling and internal alterations</u></p> <p>An addition has been added to the rear and internals of the house has been altered including:</p> <ul style="list-style-type: none"> rooms at the front of the house have been divided with the addition of internal walls, windows and doors, further diminishing the period features of the house fireplaces have been removed Most of the leadlight has been removed ducting heating has been installed resulting in a large hole in the hallway floor where the return air vent is located internal Circuit boards have been added to a number of rooms ceilings have altered and doorways have been added between rooms which were not there when the house was originally built <p><u>Front fence</u></p> <p>The front fence to the property is made of cement sheet and is not a period feature.</p> <p><u>Garage and Outbuildings</u></p> <p>The garage and outbuildings are not practical nor are they period features</p> <p><u>Milverton Street</u></p> <p>Milverton Street contained a number of differing housing styles including:</p> <ul style="list-style-type: none"> 70/80s flats at 14 Milverton Street A new house at 12 Milverton street 	<p>property however from the front it is considered to maintain its intactness and therefore warrants the Heritage Overlay.'</p> <ul style="list-style-type: none"> HO12 does not require a planning for internal works, so the internal intactness is not taken into account during the precinct assessment. While the internal fireplaces may have been removed, the house retains its distinctive chimneys. Moreover, this is one of the finest houses in the precinct, with an extensive description in the citation. <p><u>Front Fence</u></p> <ul style="list-style-type: none"> The 2017 Heritage Study does not identify the existing front fence to be original. Note that the survival of original front fences to Victorian and Federation houses is relatively rare, so it is not a requirement for a house to be contributory to a heritage precinct. <p><u>Garage and Outbuilding</u></p> <ul style="list-style-type: none"> The Statement of Significance does not identify the garages and outbuildings as being significant to the precinct, and one would not expect an Edwardian-era house such as this one to have an original garage. This means that the Heritage Overlay will not seek to retain the non-original garage or outbuildings. <p><u>Milverton Street and different housing styles</u></p> <ul style="list-style-type: none"> The Statement of Significance states that 'Milverton Street is aesthetically significant for the clear expression of the two key periods of development in the housing stock, which comprises predominantly Victorian and Federation/Edwardian houses on the east side and interwar bungalows on the west.' <p>The flats at 14 Milverton Street and the house at 12 & 12A Milverton Street have correctly been graded as non-contributory to the precinct.</p> <p>Note that it is common for all but the smallest heritage precincts to contain some non-contributory properties. In the case of Milverton Street, there are just two and they do not dominate the street's heritage character.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
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<ul style="list-style-type: none"> A new building to be constructed 12A Milverton Street 	
<p>Submission 38</p> <p><i>7 Milverton Street is graded Contributory to HO12.</i></p> <p>The submitters oppose the application of Heritage Overlay HO12 to 7 Milverton Street, Moonee Ponds and requests for the grading to be revised from contributory to non-contributory on the basis that:</p> <p><u>Heritage significance</u></p> <ul style="list-style-type: none"> The non-original alterations and additions significantly change its form and scale to such a degree that it should no longer be seen as a contributory house. The Bluestone Laneway to the rear is a poorly maintained, unkempt, uneven, overgrown thoroughfare that in no way could be said to be contributing to any historic and aesthetic significance to the City of Moonee Valley. Further, 7 Milverton Street does not have bluestone kerb or channelling at the front of the property. The front fence is non-original. It was rebuilt after a motor vehicle accident over 10 years 	<p><u>Heritage significance</u></p> <ul style="list-style-type: none"> The 2017 Heritage Study recommends the inclusion of 7 Milverton Street for its 'Arts & Crafts influence ... demonstrated by the ornate timber vent and simple brackets to the gable end and the rendered upper walls with tuckpointed brick quoining.' <p>While there may be a rear extension to this house, it is entirely recessive with no impact on the streetscape. As viewed from the street, this is a highly externally intact California Bungalow that makes a valuable contribution to the precinct.</p> <ul style="list-style-type: none"> I agree that, while bluestone kerb and channel are mentioned as surviving in <u>some</u> streets of the precinct, it is not the case for Milverton Street. While currently unkempt, the bluestone laneway behind 1-21 Milverton Street is a fine piece of traditional workmanship and constructed of durable materials and the bluestone pitches can be reset if necessary, extending the life of this distinctive suburban feature. The submitter notes that, contrary to the precinct citation, the front fence to 7 Milverton Street is not original but was rebuilt after a car crashed into it some 10 years ago. Upon inspection, I agree that three of the four bays of the fence have been rebuilt in its original configuration and with the same type of materials. Note that this kind of repair is supported for properties in the Heritage Overlay. I still consider this repaired front fence to contribute to the

ago. It, like all the 5 fences mentioned in the statement of significance, no longer has a front gate attached and needs minor repair.	precinct. Recommendation: No change recommended to Amendment C200moon.
Submission 58 <i>3 Milverton Street is graded Contributory to HO12.</i> The submitters would like to have the ability to update the extension, completed 25 years ago, to 3 Milverton Street, Moonee Ponds.	It is the original extent of contributory houses that are sought to be retained in this precinct, so the replacement of contemporary extensions with a new one that has minimal impact on the streetscape is likely to be supported by Council. Recommendation: No change recommended to Amendment C200moon.
Submission 59 <i>24 Milverton Street is graded Contributory to HO12.</i> The submitter opposes the Heritage Overlay to 24 Milverton Street Moonee Ponds for the following reasons: <u>Lack of justification to include or exclude properties from the Heritage Overlay and discrimination</u> Unsubstantiated reason for introducing additional restrictions to nominated heritage study properties that only impact selected properties whilst omitting other properties that are obviously of heritage value.	<u>Lack of justification to include or exclude properties from the Heritage Overlay</u> <ul style="list-style-type: none">• The 2017 Heritage Study outlines how heritage places and precincts were identified and recommended for inclusion in the Heritage Overlay (Section 1.2): 'New precincts and precinct extensions were inspected to confirm intactness and integrity of places, inspect comparative examples, and confirm (or refine) precinct boundaries and heritage status of places. The fieldwork was based on an examination of fabric visible from the street, using aerial photography where required.'• The properties along Milverton Street were surveyed and it was recommended to include this street as part of as HO12.• The submitter raises properties of heritage value recently demolished: 12 Milverton Street and 18 Laura Street. I agree that the timber Edwardian villa once at 12 Milverton Street would have been a contributory to the precinct, but it was not assessed in time to obtain protection. 18 Laura Street is/was a contributory graded early postwar dwelling in HO325, on a street of primarily Victorian and Edwardian dwellings. I do not know the planning history behind the permit to replace it. Recommendation: No change recommended to Amendment C200moon.

Submission 81

11 Grandview Street is graded Contributory to HO12.

The submitter opposes the extension of HO12 to include 11 Grandview Street, Moonee Ponds and specifically requests the property and the entire street to be excluded from the Heritage Overlay for the following reasons:

11 Grandview Street heritage significance

- The original facade of has been completely altered from the original building as the facade and verandah were in ruinous condition.
- The following are not original:
 - gables of the building have been changed from rough cast cement to pressed metal
 - decorative trim has been added to the gable barge boards
 - architraves around the windows have been replaced
 - window facing the driveway to the left, has been replaced with a recycled period window
 - original verandah has been demolished and rebuilt to include an ensuite to the front bedroom visible from the street. The verandah posts and cast-iron lacework are also new and do not resemble the original design.

11 Grandview Street heritage significance

- The 1905 MMBW plan for this street shows a house with the same footprint as today: a Z- shaped plan with a return verandah bracketed by projecting bays, and each bay had a central projection. The two brick and render chimneys also indicate that this is an Edwardian Queen Anne house.
- I have viewed past building permit plans to better understand external changes to this dwelling. Plans from 1992 (No. 22071, 11 Feb. 1992) confirm that the convex hipped roof of the verandah has remained the same (even if rebuilt, it retains this form), and that the front windows beneath the front porch have survived (though the verandah had been enclosed with glazing). There have also been single-storey extensions to the rear of the house, but these are not visible from the street (see BP No. 22071, 11 Feb. 1992, E19132, 31 Oct. 2012). Also, an earlier infill at the end of the verandah return was reclad around 1998, and is entirely legible as a later alteration (No. 990167, 10 Dec. 1998)



- Photos provided by the submitter confirm the works as well as showing a few changes to decorative elements (see above). Overall they illustrate that they have done an excellent job of rescuing a neglected and somewhat altered house. Original elements of the house that had survived (unaltered) until this time were: the half-timbered form of the front and side gables, the lobed bargeboards to these gables, the paired double-hung sash windows with highlights to the front and side gables set in projecting bays, the weatherboard cladding of the walls, the roof form (hipped with projecting gables to two sides), the slate roof cladding, and the chimneys.
- In the 'restoration' works that followed, the bullnose roof form was retained in the rebuilt verandah (with new curved corrugated iron). The window architraves may have been altered

<ul style="list-style-type: none"> • The carport is not original, is new and built in the period style. <p><u>Grandview Street</u></p> <ul style="list-style-type: none"> • There are several buildings that have been demolished and rebuilt over the years or have been built on subdivided lots eg. No's 2, 4A, 15A & 9. • A large number of buildings have had extensions and garages added, clearly visible from the street or have had the facades extensively altered eg. No's 7, 11, 13, 15, 17, 10, 12 & 18. • There are only a few buildings in Grandview Street that have the requisite extent of significance to justify inclusion in a Heritage Overlay 	<p>somewhat and a side window replaced, but with retention of the original form. Speculative/new elements introduced are as itemised by the submitter. In some cases, these new elements are more Victorian in character, such as the verandah posts and ironwork, and the mouldings to the eaves, and unlikely to have been seen on the original house. The replacement of the roughcast render to the gables with pressed metal is an alteration, but one entirely appropriate to the Edwardian era. The application of rick-rack scalloped trim and rondels to the bargeboards is an addition that is easily reversible (should a future owner desire).</p> <ul style="list-style-type: none"> • In summary, the works to this house have introduced some Victorian-style details to an Edwardian house, but the house retains a very large proportion of its original form, material and details, and is still contributory on this basis. <p><u>Grandview Street</u></p> <ul style="list-style-type: none"> • The properties along Grandview Street are predominantly late Victorian and Federation/Edwardian houses on the east side and demonstrates important phases in the residential development of Moonee Ponds. • As the submitter notes, some of the original houses have been replaced in the past. All of these new properties are graded non-contributory. It is not unusual for all but the smallest of heritage precincts contain some non-contributory properties in them. As long as they do not comprise the dominant character of that street or precinct, this is considered acceptable. • The submitter also notes a number of early houses that have been altered. In one case (17 Grandview Street), a Victorian house is so altered that it has been graded non-contributory. In the other cases there have been reinstatements of verandahs and the construction of single-storey or recessive two-storey extensions that are set well back from the street. (18 Grandview Street is an exception as it has a large and very visible extension. As the original roof form is still legible and the house of distinctive form, it has retained a contributory grading.) Some have had a garage added. The Victorian house at 15 Grandview Street has had a number of unsympathetic alterations removed, bringing it back to a reasonable original appearance. In all of these cases the level of intactness and integrity of the houses is considered to be sufficient for them to contribute to the precinct.
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	<ul style="list-style-type: none"> The submitter is correct in stating that few properties in the precinct would warrant protection in a site-specific Heritage Overlay. However, properties in a precinct can be “typical” examples of their style and era, and together they create an area that is of heritage significance. <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 112</p> <p><i>72 Holmes Road is graded Contributory to HO12.</i></p> <p>The submitter supports the Heritage Overlay to 72 Holmes Road, Moonee Ponds but notes that:</p> <ul style="list-style-type: none"> The intact stables at the rear of both 73 and 70 Holmes Road are missing. The Amendment fails to include the back lane at the rear of 68 to 74 Holmes Road. The submitter seeks clarification as to why properties at 1 to 25 Laura Street are not included in the Amendment and protected by the Heritage Overlay. 	<ul style="list-style-type: none"> 73 and 70 Holmes Road are already covered by HO12 and are therefore not included as part of Amendment C200moon. The precinct boundary, as exhibited, abuts the rear property boundaries to the rear of 68 to 74 Holmes Road. I support revising the precinct boundary to include the bluestone laneways at the rear of properties. 1 to 25 Laura Street, along with 6-28 Laura Street are already covered by HO325. And are therefore not included as part of this Amendment. <p>Recommendation: Amend the precinct boundary to include the bluestone laneway behind 68-74 Homes Road.</p>

5.5 HO16 Ascot Vale Road & Maribyrnong Road, Ascot Vale Estate

Statement of Significance

633. The statement of significance as revised by Context and found in the Volume 1 of the 2017 Heritage Study is as follows (edits by Context to the existing statement are shown as tracked changes):

What is significant?

The Ascot Vale Estate (~~Byron St/Elizabeth St/ Maribyrnong Rd/Ascot Vale Rd~~) precinct, which is a residential area comprising buildings constructed predominantly in the period from c.1880 to c.1930 in Ascot Vale Road, Browning Street, Byron Street, Chaucer Street, Elizabeth Street, Gladstone Street, Maribyrnong Road, and Moore Street, Moonee Ponds or Ascot Vale is significant. Significant features of the precinct include:

- The original form, scale, detached siting, materials and detailing of the Contributory houses.
- The bluestone laneways and bluestone kerb and channel in some streets.
- The pedestrian walkway extending from Gladstone Street to Maribyrnong Road.

The extent to which development in key periods before and after 1900 with interwar infill is apparent.

- The low front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.

On this basis, the following buildings contribute to the significance of the precinct:

- The houses at 245-65, 271-311 and 256-92 Ascot Vale Road, 1-11, 17-25 & 29 and 2-44 & 54-58 Browning Street, 1-25 & 2-8 & 14-28 Byron Street, 1-17, 21 & 25-53 & 2-6 and 10-36 Chaucer Street, 1, 3-31 & 2-32 Elizabeth Street, 3-13, 17-19 & 27-35 Gladstone Street, 31-37 & 41-45 and 46-50, 52-74 & 74A (Edwardian house at corner of Moore Street only) Maribyrnong Road, and 25A & 25-59 & 65 Moore Street.*
- The Moonee Valley Uniting Church and former church hall at 23 & 23A Gladstone Street.*
- The former shops and residences at 42-44 Maribyrnong Road.
- ~~- The brick outbuilding at the rear of the house at 41 Moore Street.~~
- The remains of the former Ascot Vale Presbyterian Church at 60 Maribyrnong Road.*

Non-original alterations and additions to the Significant and Contributory houses, the houses at 13, 15, 27, 31-35 & 46-52 Browning Street, 10, 12 & 27 Byron Street, 19 & 23 Chaucer Street, 1A Elizabeth Street, 13, 13A & 15 Gladstone Street, 50A Maribyrnong Road, 61 & 63 Moore Street, the building at 311-13 Ascot Vale Road, the post-war building associated with Corandirk House at 74A Maribyrnong Road, and the flats at 8 Chaucer Street, 25 Gladstone Street, and 267 & 269 Ascot Vale Road are not significant.

*Note: The house and stables at 262 Ascot Vale Road, the house and former dairy at 41 Moore Street, the houses at 259-61, 276, 282-84 & 283-87 Ascot Vale Road, 28 & 34 Chaucer Street, 19 & 21 Gladstone Street, 41 Maribyrnong Road, and 49 & 59 Moore Street, the Moonee Valley Uniting Church and former church hall at 23 & 23A Gladstone Street, and the former Ascot Vale Presbyterian Church at 60 Maribyrnong Road are of individual significance and have their own Hermes place record and statement of significance.

How is it significant?

The Ascot Vale Estate precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, the precinct demonstrates important phases in the residential development of Ascot Vale and Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. (Criterion A)

The precinct is aesthetically significant as a residential area comprising visually cohesive streetscapes of housing predominantly from the late Victorian and Federation/Edwardian eras with a small amount of Interwar infill. The section of Moore Street between Browning

and Byron Street is of note as an intact and homogenous row of houses, which illustrate the Queen Anne influenced detached and attached villa style. (Criteria D & E)

5.5.1 Submissions 25, 65 & 91

Submission 25

3 Gladstone Street is graded Contributory to HO16.

The submitter opposes the Heritage Overlay to 3 Gladstone, Street Moonee Ponds on the basis that the dwelling is a mock reproduction of a Victorian/Edwardian design. The current property frontage (façade) is not the original frontage nor was it rebuilt to match any original features of the house.

Prior to these alterations, the front of the house had horizontal weatherboards with an enclosed veranda. The windows were of a central pivot type that tilted to open, and have since been replaced with the sash type.

The submitter seeks clarification as to why other properties in the same street with similar front facades and features are graded “non-contributory”, for example 13 Gladstone Street.

The submitter states that heritage studies carried out in 2014 and 2017 identified all places of heritage significance, and left all remaining properties – including 3 Gladstone Street – graded non-contributory.



I have investigated the changes to this house:

- A house with the same footprint to the present house at 3 Gladstone Street was on this site by 1905, as shown on the MMBW Detail Plan No. 1611 (detail below).



- At my request, Council officers sought past building permit plans to see if the changes raised by the submitter are documented in them. They were only able to find a permit for restumping (No. BS1129/990254/0 of 29 Jan. 1999), which indicates that the house had the same plan form (projecting bay and verandah next to it) as seen in the 1905 plan and today.
- My inspection of the house from the footpath indicates that it has retained a number of features that indicate it is a Victorian Italianate dwelling: the original roof form (M-hipped roof with a projecting hipped bay), early or original slate cladding (with two colours of slates and a diaper band of octagonal slates), rendered and corniced chimneys, and the plan form shown on the 1905 plan (including a front verandah across two-thirds of the front façade).

- Many of the Victorian and Edwardian houses in Moonee Valley (and other Melbourne suburbs) were unsympathetically altered in the mid-20th century, with the most frequent changes to front verandahs and windows. In more recent years, as the public has begun to value these early houses, owners have brought them back to something approximating their original appearance, reinstating their integrity.

This was done for 3 Gladstone Street, and though the precise details may not be accurate reconstructions, the form of the front windows and front verandah (excepting the posts) are very appropriate to a Victorian house.

- The submitter does not mention the four-panelled front door and sidelight/highlight surround or the paired eaves brackets. These elements appear to be original, or at least are very appropriate reinstatements. While the ashlar-look boards that now clad the front façade may not have been an original feature (and this should be recorded in the citation), and have replaced the original weatherboards, on the whole the restoration of this house has been very successful and is of the sort supported in existing heritage precincts. In my opinion, the surviving elements of this house are sufficient for its to contribute to the precinct, and this restoration has enhanced these original features.
- The submitter asks why 13 Gladstone Street has been graded non-contributory. While the current house at 13 Gladstone Street has a general “Victorian” appearance to it, it is a poor quality reproduction that replaced the original Victorian house on this site. Compare a 2007 image:



With its current width and roof pitch (now lower):

	 <p>While the current house is consistent in scale to the Victorian houses on the street, it has no heritage value itself, hence the non-contributory grade.</p> <ul style="list-style-type: none"> The submitter believes that 3 Gladstone Street, among other properties in Moonee Valley were considered and then rejected as non-contributory in previous heritage studies carried out in 2014 and 2017. The submitter is correct that a smaller potential extension to the existing HO16 precinct was identified during the Stage 1 Gap Study in 2014, but when the in-depth assessment of this precinct extension was carried out in 2017, the heritage consultants concluded that the houses along Gladstone Street are of a similar type and quality to that in the existing precinct. This 2017 Heritage Study was more in-depth than the preliminary findings of the 2014 Stage 1 Gap Study, so should be considered final. <p>Recommendation: Revise the 2017 Heritage Study precinct description to state that 3 Gladstone Street originally had weatherboards to the front façade.</p>
<p>Submission 65 <i>33-33A Gladstone Street is graded Contributory to HO16.</i></p> <p>The submitter questions the contributory grading to 33A Gladstone Street, Moonee Ponds on the basis that:</p> <ul style="list-style-type: none"> The building was constructed in 2004 at the rear of 33 Gladstone Street, Moonee Ponds in 2004. <p>The submitter supports the Heritage Overlay to conserve</p>	<p>Officers have confirmed that 33A Gladstone Street, Moonee Ponds, is a dwelling of modern construction which does not contribute to the significance of the precinct. It is not visible from Gladstone Street, so was apparently missed during the 2017 Heritage Study.</p> <p>I support revising the grading for 33A Gladstone Street, Moonee Ponds, from contributory to non-contributory.</p> <p>Recommendation: Revise the grading of 33A Gladstone Street, Moonee Ponds from contributory to non-contributory.</p>

the bluestone laneways.	
<p>Submission 91 <i>5 Gladstone Street is graded Contributory to HO16.</i></p> <p>The submitters oppose the Heritage Overlay to 5 Gladstone Street, Moonee Ponds on the basis that most of its period beauty has been removed over time.</p> <p>The submitters evidence is based on the fact that when the property was up for sale, it was for sale as a period home, but due to the property's condition it was unsuccessful.</p>	<p>The house at 5 Gladstone Street is a brick Edwardian double-fronted house. It was built as a pair with No. 7. It is distinguished by its decorative use of polychrome brickwork contrasting with roughcast render to the protecting gable and eaves. The front gable retains decorative timber trusswork, which was popular for Edwardian Queen Anne houses. The house retains its front verandah, including cast-iron posts, but has lost its cast-iron frieze. While the original window openings remain, with flat arched lintels and stone or rendered sills, the double-hung sash windows have been replaced with metal units.</p> <p>In my professional opinion, the level of intactness is acceptable for a contributory house.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>

5.6 HO21 South Street & East Street, Ascot Vale

Statement of Significance

634. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.3 of this report.

5.6.1 Submission 46 - 26 Ayr Street

<p>Submission 46 <i>26 Ayr Street is graded Contributory to HO21.</i></p> <p>The submitter opposes the application of the Heritage Overlay to the South and East Street (in particular) and believes their submission likely applies to other precincts.</p> <p>This submission make recommendations about how fences and external pain colours should be controlled (or not) in HO precincts. The submitter does not raise any issued about heritage significance.</p>	<p>As this submission does not discuss heritage significance, I have not prepared a response.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
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5.7 HO326 Newhall Avenue, Moonee Ponds

Statement of Significance

635. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.8 of this report.

5.7.2 Submission 76 - 8 Milfay Avenue, Moonee Ponds

<p>Submission 76</p> <p><i>8 Milfay Avenue is graded Contributory to HO326.</i></p> <p>The submitters oppose the Heritage Overlay to 8 Milfay Avenue, Moonee Ponds.</p>	<p>The submitter opposes the inclusion of 8 Milfay Avenue as a Contributory property in the Heritage Overlay. As they did not raise any heritage-related issues in their submission, I have not provided a response.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
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5.8 HO371 Levien Street, Essendon

Statement of Significance

636. The statement of significance as revised by Context and found in the Volume 1 of the 2017 Heritage Study is as follows (edits by Context to the existing statement are shown as tracked changes):

What is significant?

The Levien Street precinct, comprising a row of ten timber cottages at 2-20 Levien Street and group of three timber dwellings at 23-27 Scott Street, all built in the Federation Queen Anne style, is significant. They were erected by Ascot Vale builder John Coutts between 1914 and 1915. ~~Each was~~ The houses in Levien Street each have a name, written in stylised relief in the front gable. Nos. 2 to 10 Levien Street were called: Edina, Kamur, Liege, Dalia and Avonal, respectively. Nos. 12 to 20 Levien Street were named after Victorian localities: Olinda, Eureka, Avoca, Iona and Nyora. The houses in Scott Street do not have names but instead feature Art Nouveau and geometric pattern relief to the street facing gables.

The houses in Levien Street are all single-fronted with a hipped roof and projecting front gable. Most have a return verandah with turned timber posts. The facades are clad in ashlar-block boards above a dado of diagonal lining boards or weatherboards. The houses in Scott Street are all double-fronted with a gabled-hip roof and projecting front gable, with facades clad in weatherboard and roughcast render above a dado of brick or timber lining boards. The low front fences are not original but are sympathetic and allow views to the front and side elevations of the houses.

The houses at 2-20 Levien Street and 23-27 Scott Street are contributory. ~~All the houses are contributory.~~

Non-original alterations and additions to the houses are not significant.

How is it significant?

The Levien Street Precinct is of local aesthetic and historic significance to the City of Moonee Valley.

Why is it significant?

The ~~row~~ group of houses is of aesthetic significance as a visually homogenous streetscape of Edwardian era cottages constructed by a single builder with consistency in building style, roof form, chimneys, setback, cladding materials, and, for the Levien Street houses, especially the house name in decorative relief on every front gable. The earlier group (Nos. 12-20 Levien Street) is distinguished by its greater level of embellishment and retention of original details such as cast-iron verandah friezes. The group on Scott Street are distinguished by their more elaborately detailed Art Nouveau and geometric pattern gable end decoration. (Criterion E) The houses are of historic significance as a tangible demonstration of the type of speculative housing erected during the late Edwardian era, being small, single-fronted cottages and larger double-fronted dwellings with embellishment typical of their period. (Criterion A)

5.8.1 Submission 15 - 2-20 Levien Street, Essendon

<p>Submission 15 The submitter requested the Heritage Overlay be applied to 2-20 Levien Street, Essendon, 30 years ago.</p>	<p>Officers note that the submitter does not specifically state if they support or do not support the amendment.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
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5.9 HO450 Aberfeldie Street & Waverley Street, Essendon

Statement of Significance

637. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.5 of this report.

5.9.1 Submissions 11, 39, 45 & 98

<p>Submission 11 <i>151A and 151B Park Street are graded Contributory to HO450.</i></p> <p>The submitter requests 151A and 151B Park Street, Moonee Ponds are either removed from the Heritage Overlay or graded as non-contributory on the basis that the properties are on separate titles to 60 Waverley Street and were recently constructed.</p>	<ul style="list-style-type: none"> • A planning permit to construct two double storey dwellings with basement garage to the rear of 60 Waverley Street, Moonee Ponds was issued in January 2013. • The subdivision application to subdivide the property into three lots was issued in April 2017. • As the Park Street streetscape is not an integral part of this precinct, and no contributory buildings face onto it, I support the removal of 151A-151B Park Street from the precinct <p>Recommendation: Remove 151A & 151B Park Street from HO450. Council officers consider this submission resolved.</p>
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<p>Submission 39 <i>19 Aberfeldie Street is graded Contributory to HO450.</i></p> <p>The submitter opposes the Heritage Overlay to 19 Aberfeldie Street, Aberfeldie and requests the property to be removed from the Heritage Overlay and any scheme, study of application.</p>	<ul style="list-style-type: none"> • The property is identified as an interwar bungalow in the 2017 Heritage Study. Specifically, the study identifies it for its notable projecting box-framed windows typical of the interwar era. • The submitter has not provided any rationale for its removal from the precinct. <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 45 <i>11 Waverley Street is graded Contributory to HO450.</i></p> <p>The submitters oppose the application of the Heritage Overlay to 11 Waverley Street, Essendon for the following reasons:</p> <ul style="list-style-type: none"> • The submitters aspire to renovate the rundown home and retain as much of the Edwardian style of the house and as many of the original features as possible. 	<ul style="list-style-type: none"> • The application of the Heritage Overlay does not in and of itself exclude redevelopment opportunities. Instead the Heritage Overlay is a statutory mechanism used to consider whether proposed works and development will have a negative effect on the place/precinct. <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 98 <i>10A Aberfeldie Street is graded Contributory to HO450.</i></p> <p>The submitter provided photos of the heritage “stink pipe” located in the driveway of unit 4/10A Aberfeldie Street, Aberfeldie.</p>	<p>The “stink pipe” raised by the submitter is a sewerage vent pipe of the type commonly installed by the Melbourne and Metropolitan Board of Works when they were installing sewer reticulation in Melbourne’s suburbs. The tall vents allowed foul air from the sewer to be dispersed far about ground level, so it would not be noticed.</p> <p>As MMBW plans were prepared for this area in 1906, the “stink pipe” likely dates from that time. Another one is seen on the north side of Alma Street, at the boundary of 2A Alma Street and 10 Aberfeldie Street.</p> <p>Usually these pipes are located on public land, such as laneways or in parks. As shown on the 1906 MMBW Detail Plan for this area (No. 1635). Both “stink pipes” on Alma Street are located in former laneways that have since been incorporated into private properties. In the case of 4/10A Aberfeldie Street, after the laneway land was incorporated into the larger block, a fourth</p>

	<p>garage was built there. The precinct description reflects this, and only describes the three western garages as original to this site.</p> <p>MMBW infrastructure, such as these “stink pipes” is of interest for its illustration of early sewer works, and they are common in early suburban subdivisions in a similar way that bluestone kerbs and laneways are. While they are often overlooked in heritage studies, it would be an appropriate addition to the precinct description to mention the presence of c1906 MMBW “stink pipes” located within the precinct.</p> <p>Recommendation: Add a mention of MMBW sewer vents (“stink pipes”) in the 2017 Heritage Study description of the precinct public realm.</p>
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5.10 HO451 Brown Avenue and Morphett Avenue, Ascot Vale

Statement of Significance

638. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.6 of this report.

5.10.1 Submissions 54, 55, 67, 68, 69, 94, 95, 96, 97, 99, 100, 113, 122 & 123

<p>Submissions 54, 68, 94, 95, 96, 97, 99, 100 & 113</p> <p>The submitters object to the application of the Heritage Overlay applying to Brown Avenue and Morphett Avenue precinct on the basis that:</p> <p><u>Statement of Significance</u></p> <ul style="list-style-type: none"> The Statement of Significance does not correctly identify the established character along Brown Avenue, James Street and Morphett Avenue. In particular the Statement of Significance states dwellings are predominantly single storey in character. The submitter states this is incorrect as a number of the original dwellings a 	<p><u>Statement of Significance</u></p> <ul style="list-style-type: none"> <u>Predominantly single storey</u> - The Brown Avenue and Morphett Avenue precinct is a ‘residential area, which predominantly comprises Victorian, Federation/Edwardian and Interwar houses’. <p>While nearly all of the contributory houses are single-storey, the exception – a two- storey terrace-type house at 28 Brown Avenue – is specifically mentioned in the precinct description as a rare example of this type in Ascot Vale.</p> <ul style="list-style-type: none"> The submitter is correct in noting that some of the originally single-storey houses have been altered with two-storey additions, some more prominent than others. The statement of significance addresses these as ‘non-original alterations and additions’ which are identified as ‘non-contributory’. The application of the Heritage Overlay does not mean that there can be no change to contributory buildings. Instead, they can be remodelled and upgraded internally without planning permission, and extended with a
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<p>double storey. Further a number of dwellings have been significantly altered including large two-story additions.</p> <ul style="list-style-type: none"> • Front setbacks are also varied. <p>The Statement of Significance also highlights that the low front fence boundary treatment exists along Brown Avenue which the submitter indicates does not reflect the existing character.</p> <p><u>Precinct lacks intactness</u></p> <ul style="list-style-type: none"> • The submitter argues the precinct is a 'mish mash' of houses from the late 1800's to present day, thus resulting in no predominant style. <p><u>Exhibition information</u></p> <ul style="list-style-type: none"> • The submitter also states that the Council has not provided information that supports the individual properties have heritage significance. 	<p>planning permit. While care should be taken not to overwhelm the presentation of a contributory house with an extension, I note there are many cases in Moonee Valley's existing heritage precincts where visible upper-level extension have been built one room back from the façade and are quite visible.</p> <ul style="list-style-type: none"> • The <u>front setbacks</u> of the houses vary somewhat, but can be described generally as medium-sized front gardens, in contrast to small front gardens in some 19th-century areas and large front gardens in wealthy areas. • The important aspect of the '<u>low front fences</u>' is 'that [they] allow views of the houses from the street', in contrast to street dominated by high, opaque masonry fences that hide the houses behind them. In this case, the statement of significance is not referring to fences of particular heritage significance, just that the houses can be clearly viewed. For clarity, this phrase could be revised to: 'front boundary treatments that allow views of the houses from the street.' <p><u>Precinct lacks intactness</u></p> <p>The 2017 Heritage Study states 'the precinct is typical of [subdivision patterns of the nineteenth century] and it is notable as containing the most intact groups of Victorian era housing in this western part of Ascot Vale, which in the nineteenth century was relatively remote from public transport services. It demonstrates how far development progressed during the nineteenth century land boom and how this resulted in isolated pockets of housing on large estates that were not fully developed until well into the twentieth century. While some of the houses have been altered (e.g., replacement of windows, modifications to verandahs) and some have visible additions, most retain good integrity when viewed from the street. As a whole, the precinct has good cohesion and integrity and provides a clear illustration of the key phases of development with legible boundaries.'</p> <ul style="list-style-type: none"> • I note that it is common for multiple eras of houses to be protected in a single heritage precinct, and there are many similar examples in the Moonee Valley Heritage Overlay. It is also very common for a scattering of non-contributory houses in all but the smallest heritage precincts, these were either built after the valued period of the precinct or are very altered examples of early houses.
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	<ul style="list-style-type: none"> In conclusion, the overall, the mix seen in this precinct is typical of those seen in Moonee Valley. <p><u>Heritage study methodology</u></p> <ul style="list-style-type: none"> The submitter is correct in stating that the precinct citation does <u>not</u> include information that supports the heritage significance of each individual property in the precinct. Apart from the two properties that already have site specific Heritage Overlays (11 & 23 Brown Avenue), the remaining properties to be protected in the precinct are <u>contributory</u>. This means that they are not of local heritage significance on their own, but together they form a group (precinct) that is locally significant. So, it is the precinct that is assessed, not individual houses. PPN1 identifies the criteria for assessing places of heritage significance. There are few ways to protect places of heritage significance in the Heritage Overlay. Either a site-specific Heritage Overlay is applied to individually significant places, a group of properties as part of a precinct or as a serial listing. The typical way the Heritage Overlay is applied to precincts is to protect streetscapes which comprise primarily contributory properties. Properties in a precinct can be “typical” examples of their style and era, and together they create an area that is of significance. This approach is considered best practice and has been supported by various Planning Panels. <p>Recommendation: Revise the Statement of Significance to include the following statement ‘front boundary treatments that allow views of the houses from the street’.</p>
<p>Submission 55</p> <p>The submitter objects to the Heritage Overlay to the Brown Avenue and Morphett Avenue precinct on the basis that:</p> <ul style="list-style-type: none"> There is no consistent heritage characteristic and the majority of houses exhibit 'hybrid' styles. A number of the houses need improvements and the Heritage Overlay will 	<ul style="list-style-type: none"> It is common for multiple eras of houses to be protected in a single heritage precinct, and there are many similar examples in the Moonee Valley Heritage Overlay. It is also very common for a scattering of non-contributory houses in all but the smallest heritage precincts, these were either built after the valued period of the precinct or are very altered examples of early houses. Overall, the mix seen in this precinct is typical of those seen in Moonee Valley. The Heritage Overlay does not preclude opportunity for redevelopment, rather it is a planning tool used to consider whether the proposed works will have an impact on the place

prohibit demolition and new houses building.	and/or precinct. No change recommended to Amendment C200moon.
<p>Submission 67</p> <p><i>14 Brown Avenue is graded Contributory to HO451.</i></p> <p>The submitter objects to the application of the Heritage Overlay to 14 Brown Avenue, Ascot Vale on the basis that the house was built approximately 10 years ago in a Victorian style. The submitter requests that the properties grading is revised from contributory to non-contributory.</p>	<p>Officers have located a building permit for the current house issued in July 2007 and the occupancy permit was issued in July 2012 for the construction of a new dwelling.</p> <p>While it looks like a Victorian house with an upper storey extension, I agree that the current house has no heritage value, and should be downgraded to non-contributory.</p> <p>Recommendation: Revise the grading of 14 Brown Avenue, Ascot Vale in HO451 from contributory to non-contributory.</p>
<p>Submission 69</p> <p><i>2A Brown Avenue is graded Contributory to HO451.</i></p> <p>The submitter opposes the Heritage Overlay to 2A Brown Avenue, Ascot Vale on the basis that:</p> <ul style="list-style-type: none"> • A number of the houses and fences have been altered to suit the modern family. • The alterations have been carried out tastefully without the Heritage Overlay being in place. • The house is a 1950s postwar with a second storey, high front fence and the paint colour has been changed. • The submitter agrees that the street is characterised by low front fence. 	<ul style="list-style-type: none"> • The Brown Avenue and Morphett Avenue precinct is identified for its residential area, which predominantly comprises Victorian, Federation/Edwardian and Interwar houses. • While the submitter describes the house as being 1950s in date, it is visible on a 1945 aerial photo. The house at 2A, as well as 4 and 10, were built in 1940-41. The first resident of 2A Brown Avenue was a Mr Cadman, in 1942 (according to the Sands & McDougall's street directories). This means that it was built during the valued period of development. • The two-storey rear extension is set entirely behind the original extent of the house, so has little impact on views from the street. • While the submitter is correct in stating that the house has been repainted (and likely not in its original colour scheme), it is extremely rare for a houses more than 30 years old to retain their original colours, and in such cases, External Paint Controls are often recommended (which is not the case for 2A Brown Avenue or the rest of the proposed precinct). <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 122</p> <p><i>10 Brown Avenue is graded Contributory to HO451.</i></p>	<p><u>Single-storey scale, uniform front and site setbacks and low front fences</u></p>

The submitter opposes the Heritage Overlay to 10 Brown Avenue, Ascot Vale on the basis that:

- The key attributes of single-storey scale, uniform front and site setbacks and low front fences are not as described in the statement of significance.
- The kindergarten at 11 Brown Avenue is the only Significant building in this part of the precinct. 'This means that a whole street is overlayed due to one property having a significant status'.
- The submitter notes a number of external alterations to the house at 10 Brown Avenue including: rendering the brick walls, removal of window awnings, replacement of aluminium windows with salvaged timber windows 'that do not suit the era of the house', front brick fence rendered, attached garage constructed.
- 10 Brown Ave is near two non-contributory properties (8 & 17 Brown Avenue) indicating low streetscape consistency.

- This aspect of the precinct statement of significance has been dealt with at length in response to Submission 74 (in section 4.6.1 of this report).

Reason for HO on Brown Avenue

- I agree that the Progress Kindergarten at 11 Brown Avenue is the only Significant building south of James Street.
- It is not, however, the reason that this street is recommended for inclusion in the Heritage Overlay. Instead, it is the large group of Contributory graded houses (and two Significant buildings) that together form a precinct of local significance. This is the case for most HO precinct in Moonee Valley and other municipal areas.
- I agree that the changes listed by the submitter have taken place. It appears this was once a cream brick house, as indicated by the inner face of the side fence, www.realestate.com.au, June 2020:



- The recently removed aluminium windows mentioned by the submitter were not, however, original. Timber double-hung sash windows with horizontal glazing bars survived on the front and side elevations of the house, and are the original form.
- The attached garage is clearly a later addition and one that is reversible.
- I consider the rendering of the walls to be the most substantial change to the heritage value of this house. Despite this change, the house retains its triple-fronted, hipped roof form, Moderne external chimney to the front façade, flat entrance hood, and a number of original timber windows. It is still recognisable as part of the late 1930s/early 1940s development in the precinct, which is recognised as part of the value period.

Recommendation:

No change recommended to Amendment C200moon.

Submission 123

*3 Brown Avenue is graded
Contributory to HO451.*

The submitter opposes the Heritage Overlay to this precinct on the basis that:

- There are a mixture of houses within the street and not all are of an historical significance.
- Houses built in the 40's and 50's have small living spaces and bathrooms etc. that do not meet current living standards for growing families and facades without significance compared with Edwardian houses.
- Houses should be considered on a case by case need and if there is a building significance it can be met.
- To treat all eras of buildings the same and call it heritage seems unjust.

- The submitter appears to argue for inclusion solely of individually significant properties in the Heritage Overlay (or possibly only pre-1940s houses). While I certainly agree that such buildings deserve protection, no matter what their context, it is also important to preserve the best examples of streetscapes that can illustrate things like the limits of 19th-century development in a suburb, or the typical house types of the primary eras of a suburb's development. This is accomplished with the precinct Heritage Overlay, where a group of buildings not warranting protection on their own form a bigger "place" of heritage significance.
- While there was once a focus on Victorian buildings, and later Edwardian examples, as "heritage", there has been a gradual broadening of this definition. While some houses – both post-war and Victorian – may not meet contemporary expectations of size, this can be dealt with by internal alterations and rear extensions, both of which happen frequently in HO precincts.

Recommendation:

No change recommended to Amendment C200moon.

5.11 HO452 Queens Avenue and Burton Crescent, Ascot Vale

Statement of Significance

639. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.7 of this report.

5.11.1 Submissions 105 & 107

<p>Submission 105 <i>7 Queens Avenue is Contributory to HO452.</i></p> <p>The submitters oppose Amendment C200moon and Heritage Overlay, HO452 Queens Avenue and Burton Crescent, and requests the following changes to the amendment:</p> <ol style="list-style-type: none"> 1. Remove Queens Avenue from HO452. 2. Alternatively, remove 7 Queens Avenue from HO452. 3. Finally, if 7 Queens Avenue is to be included, revise the grading to non-contributory. <p>The submitter provides the following arguments to support the request: Queens Avenue</p> <ul style="list-style-type: none"> • While the majority of the houses in Queens Avenue are pleasant and contribute to a pleasing neighbourhood aesthetic, they are not remarkable in terms of heritage. That said, the mature Oaks, bluestone kerb and channel laneways do deserve some heritage consideration. • The southern end of Queens Avenue, has seen some modern renovations and extensions, specifically properties 5 and 9, which impact the single storey cohesion of the street. • Vehicle crossovers are evident at numerous properties, as are visible solar panels, carports and aluminium and wire fencing along the street all serve to break both the integrity and intactness of visual cohesion and consistency of built form. 	<p><u>Queens Avenue</u></p> <ul style="list-style-type: none"> • The submitter's appreciation for the heritage value of the oak street trees and bluestone kerb and channel along Queens Avenue is noted. • The submitter notes that the houses at 5 & 9 Queens Avenue have recent two-storey rear extensions. The extension to No. 5 is largely concealed from the street. The extension to No. 9 is more visible but set back behind the roof ridgeline, preserving the chimney in front of it. • Extensions such as these two are frequently built in Moonee Valley's existing Heritage Overlay precincts. While somewhat visible, the single-storey character of the street remains • dominant. I agree that there are some minor intrusive elements in the street, such as lightweight carports (at Nos. 17 & 19), but these do not form the dominant characteristic of the street. Instead, it is the very consistent row of timber Edwardian houses. • There is a variety of fence types as well. Some post and wire fences survive from the interwar era, while most other fences are sympathetic but non-original timber picket fences. They are all of a height that allows an appreciation of the houses and are typical of fences in pre-interwar residential precincts. • While the submitter recommends that the Neighbourhood Character Overlay (NCO) would better protect the character of Queens Avenue, its valued character comprises the presence of consistent Edwardian houses. The NCO cannot protect these houses from demolition, so in my professional opinion it is not the right planning tool to protect this precinct. <p><u>7 Queens Avenue</u></p> <ul style="list-style-type: none"> • 7 Queens Avenue is identified as an Italianate house which reflects what is significant about the precinct. • I agree that there have been some unsympathetic alterations to the house, including removal of the chimneys, the original verandah (apart from the verandah beam), and the original windows and front
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<p>The submitter states that the 'visual cohesion and consistency of built form could be better achieved by applying the Neighbourhood Character Overlay.'</p> <p><u>7 Queens Avenue</u></p> <p>The submitter argues that the house at 7 Queens Avenue does not meet the criteria for 'intactness' or 'integrity' on the basis that:</p> <ul style="list-style-type: none"> the house has been stripped of all heritage features that would render it aesthetically consistent with other houses in the street the house no longer retains an original roofline, the bullnose verandah and cast iron frieze decoration have been removed, and both the brick chimneys were removed several years ago. 	<p>door. There is no evidence to suggest that the house does not retain its original roofline. The submitter may be referring to a rear lean-to (skillion-roof section) at the rear of the house.</p> <ul style="list-style-type: none"> The house, however, is still clearly identifiable as an Italianate dwelling of c1900 and it retains its original plan and roof form (M-hipped roof with projecting hipped bay), raise panel detail to the eaves (brackets removed), return verandah form, and its ashlar-board cladding. Equally as importantly, it stands in a group of highly consistent houses built in short succession. They have high consistency in their ashlar-board cladding and M-hipped roof form, and come in three varieties (block fronted, projecting hipped or gabled bay). It is one of those a projecting hipped-roof bay (see also Nos. 9 and 23). There are other houses of a similar level of intactness in Moonee Valley's Heritage Overlay precincts. Should the current or a future owner wish to reinstate the missing features, No. 23 would serve as a suitable model. <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 107</p> <p><i>76 Kent Street is Non-contributory to HO452.</i></p> <p>The submitter objects to the application of the Heritage Overlay applying to 76 Kent Street as part of the Queens Avenue & Burton Crescent, Ascot Vale precinct on the basis that:</p> <ul style="list-style-type: none"> 76 Kent Street is not a period property There are other properties within the area that are not included in the overlay, notably 192, 194 and 196 Ascot Vale Road 	<ul style="list-style-type: none"> The Statement of Significance correctly identified 76 Kent Street as non-contributory to the precinct as it doesn't relate to the period of heritage significance. It is identified as a faux Victorian house, built recently. The Stage 1 Gap Study did not identify 192, 194 or 196 Ascot Vale Road, Ascot Vale as warranting further investigation. Given this, these properties are not included in this amendment. <p>Recommendation: No change recommended to Amendment C200moon.</p>

5.12 HO453 Warrick and Mascoma Streets, Ascot Vale

Statement of Significance

640. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is significant?

The Warrick Street & Mascoma Street precinct is a residential area that comprises houses predominantly built from c.1907 to c.1915 with two houses dating from 1937. The following features contribute to the significance of the precinct:

- the overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and siting (small front setbacks and narrow side setbacks).

- streetscape materials such as bluestone kerb and channel and bluestone laneways

Nos. 7, 11, 13, 18, 22, 28 & 28A Mascoma Street and 4, 14, 18A, 18B, 20, 20A, 35, 47 & 49 Warrick Street are Non-contributory. All other houses are Contributory.

Non-original alterations and additions to the Contributory houses are also not significant.

How is it significant?


The Warrick Street and Mascoma Street precinct is of local historic and aesthetic significance to the City of Moonee Valley

Why is it significant?

Historically, it demonstrates the housing boom in Ascot Vale during the first two decades of the twentieth century and the Federation/Edwardian housing stock which comprises detached Victorian Italianate 'survival' and Queen Anne villas is representative of the residential areas that developed during that period. The houses at 43 & 45 Warrick Street are of historic significance for their associations with the Fleming family, who were the original owners of the land and initiated the subdivision that created Warrick and Mascoma streets, and recall the site of one of the original Fleming homes known as 'Fernside'. (Criteria A & D)

Aesthetically, it is an enclave of Federation/Edwardian housing with characteristic form, materials and detailing and a high degree of visual cohesion due to the consistency of built form, which includes groups of housing evidently by the same builder such as the gable-fronted cottages at 5-9 & 27-33 Warrick Street. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways. (Criterion E)

5.12.1 Submissions 101 & 120

<p>Submission 101 <i>51 Warrick Street is Contributory to HO453.</i></p> <p>The submitter opposes the Heritage Overlay to 51 Warrick Street, Ascot Vale.</p> <p>The submitter seeks clarification on a number of matters including: The meaning of the non-contributory' grading and whether the places could be demolished, resulting in further unsympathetic development.</p> <p>The submitter also seeks clarification on the precinct boundary and how it has been defined. There is no explanation as to why the boundary ends two doors away from the property.</p>	<p>Non-contributory properties are often 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 do not detrimentally impact on the heritage significance of adjoining contributory and significant heritage places or the broader precinct.</p> <p>The precinct boundary has been drawn to exclude 55-67A Warrick Street, including two timber Edwardian houses at 57 & 59 Warrick Street. This is because the rest of Warrick Street is characterised by the strong group of Edwardian houses on both sides. This consistency ends around the Tasma Street intersection, hence the exclusion of houses to the east.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 120 <i>2 Tasma Street is Contributory to HO453.</i></p> <p>The submitter opposes the Heritage Overlay to 2 Tasma Street, Ascot Vale and seeks clarification on the following:</p> <ul style="list-style-type: none"> • Why the house at 2 Tasma Street, built in the 60s or 70s, would be of heritage significance. • Why the adjacent house at 40 Warrick Street, built at the same time, is excluded from the HO453 precinct. 	<ul style="list-style-type: none"> • I agree that the current two-storey dwelling at 2 Tasma Street, Ascot Vale dates from the mid-20th century, and thus does not contribute to the Edwardian/Federation character that is the basis for the precinct's significance. For this reason, I agree that it is incorrectly shown as a contributory graded building on the HO453 precinct map.  <p>Furthermore, it appears that the inclusions of 2 Tasma Street, Ascot Vale is a mapping error on the basis that the property is not mentioned in any of the</p>

	<p>descriptions of HO453 precinct, only Mascoma Street and Warrick Street are mentioned. I note that if the adjacent 40 Warrick Street had been included in the precinct as a Non-contributory property, then it would be logical to include 2 Tasma Street as well (also graded Non-contributory). However, as 40 Warrick Street has been excluded, there is no reason to include 2 Tasma Street. This is particularly the case as future alterations or redevelopment at 2 Tasma Street is unlikely to have an appreciable impact (positive or negative) on the Warrick Street or Mascoma Street streetscapes, and there are no contributory heritage elements facing Tasma Street (only the sideage of 29 Mascoma Street, with a two-storey rear extension).</p> <ul style="list-style-type: none">• For the above reasons, 2 Tasma Street as well as the narrow parcel CM/CS1174 along its north side, should be removed from the HO453 precinct. <p>Recommendation: Remove 2 Tasma Street, Ascot Vale from the HO453 Precinct.</p>
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5.13 HO455 Mackay Street, Essendon

Statement of Significance

641. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.8 of this report.

5.13.1 Submission 27

Submission 27

24 Mackay Street is Contributory to HO455.

The submitter opposes the Heritage Overlay to 4/24 Mackay Street, Essendon and the contributory grading for the following reasons:

- The property was built in approximately 1970, and is inconsistent with the pattern of Victorian, Federation and Interwar houses displayed in the street. It is neither historically related nor representative of the housing of these years.
- The unit shares no common characteristics - it is a simple rectangular painted brick construction consisting of 4 units, and has no significant heritage value or qualities.
- There are at least 6 other blocks similar to this property within 500 metres (notably Glass and Napier Streets), so it does not offer any unique architectural features or style.

- The submitter is correct in noting that the original Edwardian house at 24 Mackay Street was replaced c1970s with a two-storey block of flats (1-4/24 Mackay Street).



- As the precinct is significant for the Victorian, Edwardian and interwar dwellings, I agree that 1-4/24 Mackay Street should be downgraded to non-contributory, though it should remain in the precinct.

Recommendation:


Revise the grading of 24 Mackay Street from contributory to non-contributory. Council officers consider this submission resolved.

5.14 HO456 McCracken Street, Essendon

Statement of Significance

642. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.4 of this report.

5.14.1 Submissions 49 & 93,

<p>Submission 49 40 McCracken Street is Contributory to HO456.</p> <p>The submitters oppose the inclusion of 40 McCracken Street, Essendon in HO456 and requests for the property to be removed from the HO for the following reasons:</p> <ul style="list-style-type: none"> • The property has been fully renovated and minimum original features or dwelling itself remain. The majority of the property is less than 25 years old. • The particular property does not add to the area in regards heritage. 	<p><u>Heritage significance</u></p> <ul style="list-style-type: none"> • 40 McCracken Street is included in the precinct on the basis that it is 'an interwar bungalow that has a prominent street facing gables'. The 2017 Heritage Study notes that a recent garage addition has been constructed and that it is set to the side of the house, leaving the principal façade and its characteristic features intact and clearly visible in views from the street. • There is also WIR/en-suite addition to the north side elevation of the house, set back just behind the front façade, constructed under Building Permit No. 3169/2011. It has a hipped roof much lower than the original house, so is legible as a modern addition. The extension is visible to the left in the image below, with the garage (BP No. 4674/1999) is at right:  <ul style="list-style-type: none"> • Most importantly, the front façade of this house is intact, including the double gables with ornamental details, box-framed windows and front door. In my professional opinion, the house is intact enough to contribute to an understanding of early interwar residential architecture, so its contributory grade is correct. <p>Recommendation: No change recommended to Amendment C200moon.</p>
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<p>Submission 93 <i>49 McCracken Street is Contributory to HO456.</i></p> <p>The submitters object to the proposed heritage precinct overlay as it pertains to 49 McCracken Street, Essendon on the following basis.</p> <ul style="list-style-type: none"> • The property contains windows and verandah that are not original in nature, design, aesthetics or materials. • The front fence is not original or consistent with the design of the original houses built in the precinct. • Condition of external walls are such that they cannot be repaired. The building structure is such that it does not comply with 21st century best building practices and is contrary to being energy efficient in a) orientation of building design b) location on the block c) building materials d) placement, design, materials and fabrication of windows d) lack of ability to make the building weatherproof and properly insulated. • The existing streetscape contains other dwellings that are not representative of the heritage period. 49 McCracken Street is surrounded by new buildings on 3 sides and separated from 47 McCracken Street by Jacka Street. 	<p>The submitter states that the verandah, some windows and front fence of 49 McCracken Street are not original. While there may be side or rear windows that have been replaced, the windows visible from McCracken Street on the front façade are of the kind typical of 1920s California Bungalow such as this one. They are double-hung sashes with simple leaded lights.</p> <p>The gabled front porch of the house is visible in a 1946 aerial. Both the form of this porch and the details (rendered tapered piers and a solid masonry balustrade) are also very typical of the house style. The render to the base of the piers and the balustrade is quite thin, so this may be an alteration. Overall it has made little change to the overwhelming California Bungalow character of the house.</p> <p>While the front fence at 49 McCracken Street is not identified as original, as stated by the submitter, it is a type that was very popular in the 1920s, so is appropriate for this house. Fences of the same type are seen in the precinct at 30 & 32 McCracken Street.</p> <p>In regard to the position of 49 McCracken Street, I agree that it is at the edge of the precinct, and there are a number of non-interwar buildings adjacent to it. It is not uncommon for smaller heritage precincts, such as the McCracken Street Precinct, to exclude parts of a single street, sometimes leaving houses at the edge that face houses outside the precinct. In the case of 49 McCracken Street, it still reads as part of the row of interwar houses.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
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5.15 HO457 Pascoe Vale Road, Essendon

Statement of Significance

643. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.10 of this report.

5.15.1 Submissions 36, 80, 89 & 92

<p>Submission 36 <i>229 Pascoe Vale Road is Contributory to HO457.</i></p> <p>The submitters oppose the Heritage Overlay to 229 Pascoe Vale Road, Essendon for the following reasons:</p> <ul style="list-style-type: none"> • The house does not contribute to the Pascoe Vale Road Precinct. • The house itself does not tell any historical architecture and will lead to misunderstanding about the historical area. 	<ul style="list-style-type: none"> • The house at 229 Pascoe Vale Road is a 1920s bungalow which falls within the historic period referred to in the Statement of Significance, c.1880 to c.1940. • While the timber bungalow at 229 Pascoe Vale Road is simple in its details, this was typical of many interwar bungalows. • I agree that there have been some changes to the front façade, including the addition of a hood over the front windows and the replacement of the original front porch with a neo-Victorian/Federation version. The front door may have also been replaced. • This type of minor alteration has been noted in the precinct citation: 'While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are very intact when viewed from the street.' <p>Even with this level of minor alteration, in my professional opinion, the house is still intact enough to contribute to the interwar character of the precinct.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 80 <i>219 Pascoe Vale Road is Contributory to HO457.</i></p> <p>The submitter opposes the Heritage Overlay to 219 Pascoe Vale Road, Essendon on the basis that the Heritage Overlay should be applied on a case by case basis, including discussions with owners and heritage consultants.</p>	<p>The submitter does not raise any issues related to heritage significance, so I have not provided a response.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>

<p>Submission 89 <i>221, 223 & 225 Pascoe Vale Road are Contributory to HO457.</i></p> <p>The submitters oppose the Heritage Overlay to Pascoe Vale Road, Essendon for the following reasons:</p> <p><u>Sustainability</u> The proposal entrenches the wasteful and inefficient usage of land and natural resources. The buildings are inefficient to heat and cool and require retrofitting to make these buildings more efficient. Further, the buildings are not amenable to the installation of solar power generation panels and or solar water heating due to their age and construction. The properties have antiquated roofing systems – slate and lead flashings which limit the possibility of rain water harvesting and usage due to contamination.</p> <p>The land usage is inefficient, large area blocks occupied by oversized dwellings which is an inefficient usage of the land and buildings for modern family life and family size, ie 2 adults and 2 children. The inefficient use of the land is contributing to the urban sprawl as it forces newly arrived migrants and less established migrant groups onto the fringes of Melbourne and denies them the opportunity to partake in the inner urban lifestyle and amenities which would be possible if the large wasteful and inefficient housing was redeveloped, replacing them with dwellings conforming to modern planning and building practices. The buildings are old and past</p>	<p><u>Sustainability</u></p> <ul style="list-style-type: none"> • I agree that houses of 100+ years require regular maintenance as well as some retrofitting of insulation and seals to windows and doors to increase thermal comfort and increase energy efficiency when heating and cooling. This can be done without compromising their heritage significance. • There are also many houses in current heritage precincts that have solar panels and/or solar hot water. • If property owners wish to harvest potable water from their roofs, lead flashings can be replaced with another material, such as galvanised sheet steel. • All houses require regular maintenance to keep them in good condition, as well as more major works every century or so (such as new slate roofing, repairs to foundations/restumping, renewal of damp-proof courses). • The advantage of traditional buildings such as these is that they were designed to be repaired in an incremental way and thus can far outlast modern houses built for a 30-year lifespan with many unrepairable components. • One of the most sustainable forms of housing is in fact the upgrading of existing housing stock (by methods such as shading and insulating), in keeping with the motto “The greenest building is the one already standing”. It is full demolition and new construction with energy-intensive new materials that is the less sustainable approach. • Furthermore, houses such as the Edwardian Queen Anne villas at 221 and 225, and the California Bungalow at 223, are treasured by much of the community, and there are thousands of examples of houses of this type that have been • upgraded to meet modern standards. Note that no special permission is required to internally alter buildings in the Heritage Overlay, and rear extensions are frequently constructed with a planning permit. • While I agree that there should be densification in Melbourne’s suburbs, this should be in specific areas so that the historic character and riches of the suburbs are not lost. There is room for both preservation and change in suburbs.
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<p>their useful engineered/design life. Foundations are failing be they concrete with the brick construction or stumps in the case of weatherboard construction, masonry walls deteriorating, roofs using outmoded materials eg slate, corrugated iron. The buildings also experience periodic rising damp due to the deterioration of the damp suppression systems used in the original construction.</p> <p>The buildings in many cases needs large scale renovation and restoration to bring them up to approximate the standard of their past original conditions and would still fail to meet the modern building codes.</p> <p>The submitters asks Council who is to pay for maintaining the dwellings.</p> <p>The submitter asks for financial compensation as a result of the Heritage Overlay and its impact on property values in the form of rate subsidy and subsidy for the update of the buildings.</p> <p><u>Heritage significance of 221, 223 and 225 Pascoe Vale Road</u></p> <p>None of the buildings and especially those at 221, 223 and 225 Pascoe Vale Road Essendon, have any significance historically or culturally, except to represent a wasteful extravagant past which was both racist and xenophobic in its attitudes and treatment of new arrivals in forcing them to the least desirable/amenable suburbs</p> <p>The laneway between 223 and 225 Pascoe Vale Road, has no significance on the basis that it is overgrown with weeds, has periodic graffiti, and is a</p>	<p><u>Heritage significance of 221, 223 and 225 Pascoe Vale Road and laneway</u></p> <ul style="list-style-type: none"> • The three houses in question undoubtedly have architectural and aesthetic significance, particularly the Edwardian villas at 221 and 223. Both are substantial dwellings that represent two approaches to design in that era. No. 225 is a classic Australian Queen Anne villa, with a high hipped roof that sweeps down over the return verandah, an asymmetrical form created by a projecting gabled bay, a strong diagonal axis that is marked by a corner bay window, and the use of medieval design elements such as faux half-timbering and casement windows. No. 221, on the other hand, is a rarer type: a symmetrical Federation Bungalow . The dominant feature is the steeply pitched, slate-clad pyramidal roof • that extends over the encircling verandah. The verandah has Tudor-arched timber fretwork and chamfered timber posts, and a finely detailed brick balustrade. The central entrance is marked by a gablet to the verandah. • The California Bungalow at No. 223 is typical example of its era, being a classic brick California Bungalow, with a transverse gabled roof, minor gable to the front façade, and a porch beneath the main roof line resting on tapered piers. • All three of these houses are highly intact externally, but visibly neglected. • The laneway also appears to be rarely used, hence the growth of grass along it. It retains a bluestone drain along the centre, which appears to be in good condition. If this laneway were fully paved (retaining the bluestone drain), it would provide useful access to rear parking for the two adjoining • houses (Nos. 223 & 225) which do not have front driveways. <p>Recommendation: No change recommended to Amendment C200moon.</p>
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dumping ground for unwanted goods. The submitter suggests that the laneway should be sold to adjoining landowners which would remove the need for Council to maintain it.	
<p>Submission 92 <i>215 Pascoe Vale Road is Non-contributory to HO457.</i></p> <p>The submitters oppose the Heritage Overlay to 215 Pascoe Vale Road, Essendon on the basis that:</p> <p>Components of the dwelling are not original including the front fence</p>	<p>This property is graded non-contributory to the precinct. So, as the submitter notes, the house and fence may have been altered, and do not date from the valued period, and this is reflected in their non-contributory grade.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>

5.16 HO459 Roberts Street, Essendon

Statement of Significance

644. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.11 of this report.

5.16.1 Submissions 23, 72 & 119

<p>Submission 23 <i>42 Roberts Street is Contributory to HO459.</i></p> <p>The submitter requests 42 Roberts Street, Essendon is removed from the Heritage Overlay on the basis that:</p> <ul style="list-style-type: none"> • Demolition and buildings permits have been issued to demolish the building. • The original building has been demolished in line with the demolition consent. • The replacement building has no heritage value. 	<p>Officers confirm that Council's building department has provided the following information:</p> <ul style="list-style-type: none"> • The Building Permit for demolition was issued in March 2019. • The Building permits for a new dwelling and garage was issued in July 2019 and August 2019. • No Certificate of Final Inspection/Occupancy Permit has been received by Council at this stage. <p>I have visited the site and can confirm that original dwelling has been demolished. Thus, this property no longer contributes to the heritage significance of the precinct. As it is at the edge of the precinct, and only part of the east side of the road is within the precinct, I consider it appropriate to excise 42 Roberts Street from the precinct.</p> <p>Recommendation: Remove 42 Roberts Street, Essendon from HO459.</p>
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<p>Submission 72 <i>43 Roberts Street is Contributory to HO459.</i></p> <p>The submitters oppose the application of the Heritage Overlay to 43 Roberts Street, Essendon</p>	<p>The submitter opposes the inclusion of 43 Roberts Street in the Heritage Overlay. As they did not raise any heritage-related issues in their submission, I have not provided a response.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 119 <i>29 Roberts Street is Contributory to HO459.</i></p> <p>The submitters oppose the Heritage Overlay to 29 Roberts Street, Essendon for the following reasons:</p> <ul style="list-style-type: none"> • The submitters have intentions to demolish and rebuild on the site. The submitters have been advised by a painting contractor that it would be better to pull it down and rebuild. • The dwelling is in shadow as result of the two-storey dwelling recently constructed to the north (No. 31). The submitters would like to build their own two-storey house so it is tall enough to install solar panels in the shadow of its neighbour. • The dwelling's weatherboards, windows, internal lath and plaster need to be replaced. 	<ul style="list-style-type: none"> • 29 Roberts Street is a highly intact timber California Bungalow of the 1920s that is particular distinguished by its intact setting (woven wire fence and vehicular gates, simple timber driveway gateway, and original concrete driveway and curved front path). This is the reason it is recommended for protection as part of the Roberts Street Precinct. • As the house is nearly 100 years old, it is not surprising that it needs maintenance and repair, particularly if it has not been restumped or painted in recent decades. Happily, timber-framed buildings are very flexible and thus repairable (again and again to give them a very long life). • The issue regarding solar access is acknowledged, though it is not one related to heritage value. The submitters may wish to look at alternative locations for solar panels, such as on the roof of the outbuilding (at the south boundary), or on the west-facing slope of the house roof that would capture late-afternoon sun. <p>Recommendation: No change recommended to Amendment C200moon.</p>

5.17 HO460 Scott Street, Essendon

Statement of Significance

645. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is Significant?

8-30 Scott Street, Essendon, a small residential area comprising a short row of timber Edwardian and early Interwar-era dwellings built c1910-c1923, is significant.

The following features contribute to the significance of the precinct:

. The houses constructed c1910-c1923, as shown on the precinct map.

. The overall consistency of housing form (complex roof form, asymmetrical form), materials and detailing (weatherboard external cladding, gable end decoration), and siting (elevated siting, consistent front setbacks).

The house at 8, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30 Scott Street are Contributory.

Non-original alterations and additions to the Contributory buildings are not significant.

The house at 10 Scott Street is Non-Contributory to the precinct.

How is it significant?

The Scott Street Precinct, Essendon is of local historical, representative (architectural), and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically the Scott Street Precinct, Essendon, is significant as an illustration of what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections, including the introduction of electric trams along Mt Alexander Road in 1906, and other important services such as being sewered and having made roads. (Criterion A)

The houses in the Scott Street Precinct, Essendon, are representative of early twentieth-century housing in this part of the municipality, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of their architectural style and original fabric: most of the dwellings have characteristic massing with an asymmetrical form set beneath a dominant and complex roof form, incorporating hips, gablets and projecting gables, and porches beneath the main sweep of the roof. Each dwelling is of timber construction, some have walls clad with weatherboard and notched detailing, and others have timber boarding to simulate ashlar stonework. Verandahs to many of the Edwardian-era dwellings retain turned timber posts with Art Nouveau-style decorative timber frieze and brackets. The Interwar-era houses have an asymmetrical bungalow form, with a broadly pitched roof of terracotta tile, weatherboard-clad walls and a dominant porch supported on timber posts atop heavy masonry piers. (Criterion D)

Aesthetically, the Scott Street Precinct is significant because of its picturesque streetscape, afforded by the shared distinctive roof forms and stylistic details, elevated siting and

consistency of setbacks and scale of the dwellings. The row of free-standing Edwardian-era and early Interwar dwellings of timber construction built c1910-c1923, present a visually unified streetscape, distinguishing the Scott Street Precinct with a high level of visual cohesiveness. The high level of intact detail across most of the dwellings, particularly to the gable ends, verandahs, and door and window joinery, enhances the precinct's picturesque quality and overall visual unity. (Criterion E)

5.17.1 Submission 13

<p>Submission 13 22 Scott Street is Contributory to HO460.</p> <p>The submitter opposes the Heritage Overlay on the basis that it will impact <u>property values</u> and Scott Street <u>lacks 'heritage' consistency</u>.</p>	<p><u>Lack of 'heritage' consistency and Heritage study methodology</u></p> <ul style="list-style-type: none"> The submitter's property, 22 Scott Street, Essendon, is in the proposed HO460 Scott Street, Essendon Precinct, which encompasses 8-30 Scott Street. <p>On the opposite side of the street, 23-27 Scott Street is recommended as an extension to HO371 Levien Street Precinct, and an electrical substation at 1A Scott Street is part of HO302. The remainder of Scott Street is not in or recommended for future inclusion in the Heritage Overlay. The submitter is correct in stating that Scott Street as a whole lacks consistency. It is for this reason that only specific sections of the street were recommended for the Heritage Overlay. The section recommended is a highly intact and visually distinctive group of timber Edwardian houses. While they do not cover the entire street, they are visually cohesive.</p> <p>Note that there is no defined minimum size for a heritage precinct, and this one is larger than some existing precincts in the Moonee Valley Heritage Overlay.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
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5.18 HO461 Clarence Street and Marshall Street, Flemington

Statement of Significance

646. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.12 of this report.

5.18.1 Submissions 111, 115 & 116

<p>Submission 111 <i>17 Marshall Street is Contributory to HO461.</i></p> <p>The submitters oppose the Heritage to 17 Marshall Street, Flemington on the basis that:</p> <ul style="list-style-type: none"> • The existing planning controls are sufficient. • There is a long tradition of the rest of dwelling internally and externally having very little relationship to the façade. • Things like solar panels, double glazed window, insulation, environmentally sound improvements do not form any part of the heritage. • The submitter asks what part of the buildings are excluded from the Heritage Overlay provisions. 	<ul style="list-style-type: none"> • I agree that old houses, such as the Edwardian house at 17 Marshall Street, often retain an “old” external appearance while the interior has been altered and remodelled numerous times. While houses that are of State-significance and listed in the Victorian Heritage Register have controls both on their exterior and interior, the municipal Heritage Overlay usually only controls the externalities of a property (fence, outbuildings; walls, roof, chimneys, windows and external doors of the house). While this approach does not protect the “entire” house, it is considered a reasonable compromise to allow the ongoing use of heritage houses and adaptation to evolving needs. As the interior of a house is generally not controlled in the Heritage Overlay, its intactness is not taken into account when considering whether it warrants protection. • Further information about what works require a planning permit in the Heritage Overlay or are exempt from these controls is found in the ‘City of Moonee Valley Permit Exemptions Policy: Heritage Overlay Precincts’, 2017, which can be found on the Council’s website. • It should also be noted that 17 Marshall Street has also been altered externally. The weatherboard walls have been covered with fake brick sheets, the chimneys have been removed, the bullnose verandah roof replaced with a flat one, and the front door replaced with a glazed one. The house retains its original massing (M-hipped roof, projecting gable to one side of the verandah), verandah joinery (verandah beam, turned timber posts, ladder-back frieze and timber brackets), and paired double-hung sash windows. This puts it into the group of altered houses in the precinct which are still clearly recognisable as part of the Edwardian development of this precinct, and thus in my professional opinion correctly graded contributory <p>Recommendation: No change recommended to Amendment C200moon.</p>
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<p>Submissions 115 & 116 <i>38 Marshall Street is Contributory to HO461. 2 & 4 Marshall Street are outside of HO461.</i></p> <p>The submitter supports the application of HO461 to the precinct for the following reasons:</p> <ul style="list-style-type: none"> • Purposely purchased their property in Marshall Street due to the intact heritage nature of the streetscape and immediate precinct, inclusive of the Edwardian period properties and large street trees on Marshall Street, and Victorian period properties along Clarence Street. <p>Of particular charm is the unique and original fretwork of the verandah and awning over the front window of 38 Marshall Street, and the rarer symphony of rooflines in Marshall Street – if looked at along the south side of Marshall Street from East to west, roof tops have Edwardian peaked gable roof line.</p> <ul style="list-style-type: none"> • The community supports the preservation of the precinct. • The need to protect the character and history of the neighbourhood. • Suggests inclusion of 2 and 4 Marshall Street as part of the precinct. • Suggests the three brick properties in Marshall Street be provided with guidance so that future renovations complement the streetscape. 	<p>The documentation indicating that the unusual verandah and window hood detail of 38 Marshall Street is original should be noted in the precinct description.</p> <p>I agree that 2 and 4 Marshall Street are typical semi-detached houses of the 1930s. They are largely intact, apart from the loss of the original windows. While there are some heritage precincts that protect a range of building eras, Marshall Street has been identified as significant for the housing that was developed over a six-year period in the Edwardian era (1909-15). It is the ‘overall consistency for Edwardian housing form’ that is the rationale for its protection. As the 1930s duplex at Nos. 2-4 is of a different era and form, and it stands across from another excluded section of Marshall Street (Nos. 1-9), there is no strong rationale to add it to the precinct.</p> <p>If the owners of non-contributory brick houses in Marshall Street wish to redevelop or renovate their properties in the future, they will need to demonstrate that the new design is contextual in its scale, setbacks and materials to the precinct</p> <p>Recommendation: Revise the 2017 Heritage Study’s precinct description relating to 38 Marshall Street to include</p> <ul style="list-style-type: none"> • the unusual timber fretwork to the verandah the window hood is original.
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5.19 HO464 Grace Street, Moonee Ponds

Statement of Significance

647. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is significant?

The Grace Street precinct is a residential area that comprises houses built from c.1885 to c.1895. The following features contribute to the significance of the precinct:

- *the houses at 1-27, and 2 & 6-20 Grace Street.*
- *the consistency of the housing form (predominantly single storey with hipped roofs), materials and detailing (face brick or stucco walls, slate roofs, verandahs, Italianate style detailing, brick or render chimneys) and siting (small front and narrow side setbacks)*
- *bluestone kerb and channel and asphalt laneway with central bluestone pitcher channel.*

Non-original alterations additionsto the Contributory houses and the houses at 4 and 4A Grace Street do not contribute to the significance of the precinct.

How is it significant?

The Grace Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, the precinct demonstrates the residential development of Moonee Ponds during the land boom of the late nineteenth century. The Victorian era houses with Italianate detailing set within a nineteenth century subdivision with regular allotment pattern is representative of the residential areas developed during the land boom. (Criteria A & D)

Aesthetically, it is a consistent Victorian era streetscape comprised of houses with characteristic Italianate detailing, form and materials, often with sympathetic front fences, which are complemented by traditional public realms details such as the bluestone kerb and channel. The one double-storey terrace house provides a visual counterpoint to the otherwise single storey scale of the street. (Criterion E)4.x.x Submission 121 - address

5.19.1 Submissions 16 & 73

<p>Submission 16 <i>27 Grace Street is Contributory to HO464.</i></p> <p>The submitters oppose applying the Heritage Overlay to 27 Grace Street, Moonee Ponds for the following reasons:</p> <p><u>External alterations</u></p> <ul style="list-style-type: none"> The house contains non-original alterations additions and many of the original features have been removed. 	<p><u>External alterations</u></p> <ul style="list-style-type: none"> The fact that there has been modification to a building does not necessarily result in heritage value has been diminished. The 2017 Heritage Study states that a contributory place may not be completely 'intact' (i.e., retaining all original fabric) however repairs or maintenance that have been carried out using the same or similar materials, details and finishes are considered to have maintained the places' 'integrity'. I agree that the property has been subdivided, leaving the Victorian house at 27 Grace Street on a very reduced block. As the
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<ul style="list-style-type: none"> • In 1995/86 the block was subdivided and has no backyard • The new extension is not in keeping with the original aesthetic of the home. <p><u>Internal alterations</u></p> <ul style="list-style-type: none"> • The house has been internally altered including: <ul style="list-style-type: none"> ○ the original kitchen, lounge room, laundry and bathroom have been removed ○ one of the original bedrooms is now the kitchen ○ one of the original bedrooms is now the lounge room <p>The submitters requests 27 Grace Street, Moonee Ponds is regraded to non-contributory in the precinct, similar to 4 and 4a Grace Street Moonee Ponds.</p>	<p>new development faces Derby Street, this subdivision does not impact upon the Grace Street precinct or the contributory value of the Victorian house.</p> <ul style="list-style-type: none"> • While some rear rooms of the house may have been demolished to allow the subdivision, the principal part of the original house survives, as indicated by the current roof form. • I agree that there have been alterations to the front façade of this Victorian house. In particular, the verandah posts and ornament have been removed, leaving only the original verandah roof. The brick walls have been rendered. • Other original features of the front façade survive, such as the verandah roof, the double-hung windows, one with sidelights, and the four-panelled front door with sidelights and highlights. This level of intactness is not unusual, and is seen at 2, 16 and 23 Grace Street as well, which are all graded contributory. • Finally, I note that the new semi-detached pair at 4-4A Grace Street is still recommended for inclusion in the heritage precinct, but as a non-contributory graded property. <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 73 <i>1 Grace Street is Contributory to HO464.</i></p> <p>The submitter opposes the Heritage Overlay to 1 Grace Street, Moonee Ponds, because of the impact that boundary properties can have to the contributory area specified by this Amendment: Their site would be covered by the Heritage Overlay, whereas the abutting property is not restricted and a towering property could be built without consideration of the heritage character this overlay is trying to protect. Already the Ardmillian Place site is over their back fence. That would result in the overlay being entirely worthless and</p>	<p>This submission is related to future development and not the heritage significance of 1 Grace Street or the precinct, so I have not provided a response.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>

<p>will not achieve its objectives.</p> <p>The submitter requests the Amendment would need to be implemented in conjunction with appropriate controls on the property over the back fence which would ensure the Grace St precinct would be preserved as intended, or should the amendment not be implemented at all.</p>	
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5.20 HO465 Margaret Street and Park Street, Moonee Ponds

Statement of Significance

648. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study has been cited in section 4.14 of this report.

5.20.1 Submissions 32, 47 & 118

<p>Submission 32 <i>7 Park Street is Contributory to HO465.</i></p> <p>The submitter opposes the Heritage Overlay to 7 Park Street, Moonee Ponds for the following reasons:</p> <p><u>Stage 1 Gap Study</u></p> <ul style="list-style-type: none"> • The Heritage 2014 Gap Study did not identify this property as significant. • The properties of significance are on the western side of the railway. <p><u>Modifications and cost to reinstate the building</u></p> <ul style="list-style-type: none"> • The property has been modified many years ago and is not in great condition - water leaks, rusted roofing and large cracks are present. • The cost of renovation to reinstate the building would be prohibitive. • The overlay will make it very difficult to sell. <p><u>Location of property</u></p> <ul style="list-style-type: none"> • The property also stands next to a three-story 	<p><u>Stage 1 Gap Study</u></p> <ul style="list-style-type: none"> • The property was identified in the Stage 1 Gap Study in 2014 as part of the Margaret Street potential precinct. There is a second precinct centred around Park Street on the western side of the railway line as well. <p><u>Modifications and cost to reinstate the building</u></p> <ul style="list-style-type: none"> • Modification to a building does not necessarily result in heritage value has been diminished. The 2017 Heritage Study states that a contributory place may not be completely 'intact' (i.e., retaining all original fabric) however repairs or maintenance that have been carried out using the same or similar materials, details and finishes are considered to have maintained the place's 'integrity'. <p>Considering the house at 7 Park Street, there are <u>no</u> alterations visible from the street. This is a highly externally intact timber Victorian Italianate house, which retains its front verandah and cast-iron detail, ashlar board cladding, double-hung windows and front door with sidelights and highlights, an M-hipped roof with rendered and cornices chimneys and decorative eaves brackets. While there may have been internal changes or changes to the rear, this is not considered in assessing whether a place is contributory to a heritage precinct.</p> <ul style="list-style-type: none"> • I agree that the corrugated roofing to the house and front verandah are rusted and need to be replaced. This is standard maintenance for a house. • Heritage controls identify special qualities of an area, and when preserved over time through the
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<p>block of apartments.</p>	<p>planning scheme, they are enhanced. Heritage areas often become highly sought-after locations by people who value historical character and by people who know this character is protected by planning scheme controls.</p> <ul style="list-style-type: none"> • There may be some circumstances, however, where future development of a heritage site may be limited. This may affect a person's decision to purchase a property. <p><u>Location of property</u></p> <ul style="list-style-type: none"> • I agree that there is a three-storey apartment building next door, at 5 Park Street, which has been left outside of the heritage precinct. • There is always a boundary to a heritage precinct, and this boundary is usually located at the point where a streetscape loses its strong heritage character. There are, however, contributory houses opposite 7 Park Street (2-6 Park Street) which provide an appropriate setting for this Victorian house. <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 47 <i>79 Margaret Street is Contributory to HO465.</i></p> <p>The submitter opposes the Heritage Overlay to 79 Margaret Street, Moonee Ponds and requests that the property is removed from the Heritage Overlay or the grading is revised from contributory to non-contributory for the following reasons:</p> <p><u>Heritage significance</u></p> <ul style="list-style-type: none"> • There was a major renovation of the property from 2000 onwards. The renovation includes a modernised structure, extension and elevation, including a completely new fit out. The design is modern with only the front façade at street level remaining close to its original character, and is now no longer consistent with the 	<p><u>Heritage significance</u></p> <ul style="list-style-type: none"> • I agree that a quite visible upper-level extension has been built at 79 Margaret Street, set back about one room's depth from the front façade. The front façade and entrance porch, however, have been retained and are highly intact. <p>I have reviewed the building permit plans for this work (No. 99038, 3 Nov. 1999). They document that the walls of the house were retained to a depth of four room (with changes to some north side windows). A wider rear section was constructed as well as the upper-level extension which is set back 1.5 rooms from the front façade. The only changes to the front façade, itself, noted in the plans is the removal of the existing "lattice" from the front porch and its replacement with "new timber fretwork". The removed "lattice" was likely identical to that seen at Nos. 75 and 81, and appears to be the original verandah treatment. It also appears that the brackets supporting the front window hood at No. 79 were replaced during these works. While the other houses in this row have simple ladder-back brackets, those at No. 79 incorporated a wide slat with an incised flower. This same detail is seen on the new porch fretwork. While the current window hood brackets and porch fretwork of No. 79 are not original, they are both sympathetic to the Edwardian-era design of the house. While this is a minor alteration, and not one</p>

<p>typical historical Edwardian characteristics. Given this, the submitter does not agree the building should be graded contributory.</p> <p><u>Surrounding development</u></p> <ul style="list-style-type: none"> Development occurring in the area, both small and large, do not fit any period considerations or local character attributes, which puts additional focus on heritage areas. The Heritage Overlay may have adverse impacts to the resale value of the properties which are not fully known or assessable at present. <p><u>Heritage protection</u></p> <p>The property was purchased in good faith with no such restrictions in place or planned to the best of our knowledge and conveyancing information at the time. The submitter did not request heritage consideration of our property via any application or inquiry process and suggests that a voluntary approach, similar to Bayside City Council approach, should be adopted.</p>	<p>that impact the house's overall contribution to the precinct, the original lattice form of the porch fretwork should be noted in the precinct citation.</p> <ul style="list-style-type: none"> I note that there is an upper level extension at the nearby 73 Margaret Street that is only a half-room back from the front. Again the façade is highly intact. Both of these houses are a part of a row of identical single-fronted brick Edwardian dwellings at 69-81 Margaret Street, which differ only in the varied designs of their porch fretwork. This row is described as follows in the precinct citation: 'These are all distinguished by the bracketed window hoods that extend the full width of the projecting bay and the square bay casement windows with highlights (originally containing leadlight glass), which have a flared skirt of notched boards. Nos. 69-81 are detached and have half-timbered gable ends.' <p>This row is quite important in creating what is described in the precinct statement of significance as: <i>'Federation/Edwardian housing with characteristic, form, materials and detailing and good visual cohesion due to the consistency of built form.'</i></p> <ul style="list-style-type: none"> While Victorian-era housing is characterised by the terrace (attached) form, this had lost popularity by the early 1900s. The Edwardian variant on this medium-density housing is rows of semi-detached or detached pairs, as seen at 69-81 Margaret Street. As this row was designed and constructed as a cohesive whole, it should be treated as such when assessing the contribution of the individual houses to the precinct. As 79 Margaret Street (and No. 73) still retain the distinctive gable-fronted form and all façade details, it is still an important part of this row and should remain contributory to the precinct. I note that the later alterations and extensions to the house are recognised as having <u>no</u> heritage significance. Any future planning permit applications would seek to preserve the original external part of the house, but not the extension. <p><u>Surrounding development</u></p> <ul style="list-style-type: none"> Development in the area is not relevant to this amendment. <p><u>Heritage protection</u></p> <ul style="list-style-type: none"> Moonee Valley City Council is required under the <i>Planning and Environment Act 1987</i> to protect significant heritage places within the municipality. The submitter mentions that the City of Bayside has allowed self-nominations of properties instead of proper heritage studies. This voluntary approach has
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	<p>since been discredited, with direct intervention by the Minister for Planning. In June 2020 the Bayside Council voted to restart their abandoned heritage study.</p> <p>Recommendation: Revise the 2017 Heritage Study's precinct description and note the original lattice form of the fretwork to 69-81 Margaret Street, which survives intact at Nos. 75 and 81.</p>
<p>Submission 118 <i>8 Park Street is Contributory to HO465.</i></p> <p>The submitter objects to the application of HO465 to 8 Park Street, Moonee Ponds,</p>	<p>The submitter opposes the inclusion of 8 Park Street in the Heritage Overlay. As they did not raise any heritage-related issues in their submission, I have not provided a response.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>

5.21 HO468 Tweedside Estate Serial Listing

Statement of Significance

649. The statement of significance prepared by Context and found in the Volume 1 of the 2017 Heritage Study is as follows:

What is significant?

The Tweedside Estate group listing comprising the houses constructed c.1885 to c.1895 at 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon.

The features that contribute to the significance of the place are the Victorian era houses of four broad types: Symmetrical or asymmetrical double fronted villas, single fronted cottages, terrace and semi-detached houses and the overall consistency of form (hipped roofs, single storey), materials and detailing (weatherboard with imitation Ashlar, bi-chrome brick or stucco external cladding, slate or corrugated metal roofs, full width or return verandahs with cast iron decoration, brick or brick and render chimneys) and predominantly detached siting.

The houses at 266 Buckley Street and 37 McCarron Parade are of individual significance and have their own citation and statement of significance.

All the other houses within the listing are Contributory.

Non-original alterations and additions to the Contributory houses (with the exceptions of the early addition to 33-35 Lincoln Road and the Edwardian front to 9 Laluma Street) are not significant.

How is it significant?

The Tweedside Estate group listing is of local historic and representative significance to the City of Moonee Valley.

Why is it significant?

Historically, it is associated with the residential development that occurred during the height of the land boom in Essendon and demonstrates the extent to which speculative subdivisions progressed into the more remote areas of Moonee Valley during the nineteenth century boom. The Victorian houses either individually or in small groups interspersed amongst much later housing stock is representative of the pattern of development in the more remote subdivisions in Essendon that were only partially developed before the economic depression of the 1890s brought a halt to development and the long pause before building recommenced in the twentieth century. (Criteria A & D)

5.21.1 Submissions 3 & 71

<p>Submission 3 <i>49 Lincoln Road is Contributory in HO468.</i></p> <p>The submitter objects to the recommendation to include the property at 49 Lincoln Road, Essendon in the Heritage Overlay for the following reasons: <u>Location of the property and loss of development opportunity</u></p> <ul style="list-style-type: none"> • The property is located on a main road. 	<p>As the submitter has not raised any issues related to heritage significance, I have not provided a response.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
<p>Submission 71 <i>4 Black Street is Contributory in HO468.</i></p> <p>The submitters request 4 Black Street, Essendon to be removed from HO468 for the following reasons:</p> <ul style="list-style-type: none"> • The character of the street has already been altered with the construction of units, contemporary houses and townhouses. 	<p>Officers note the submitters' points and provide the following response: <u>Serial listing</u></p> <ul style="list-style-type: none"> • The property is part of a serial listing. • Planning Practice Note 1 (Applying the Heritage Overlay) identifies the criteria for assessing places of heritage significance. There are few ways to protect places of heritage significance in the Heritage Overlay. Either a site-specific Heritage Overlay is applied to individually significant places, a group of properties as part of a precinct or as a serial listing. The typical way the Heritage Overlay is applied to precincts is to protect streetscapes which comprise primarily contributory properties. Properties in a precinct can be "typical" examples of their style and era, and together they create an area that is of significance. This approach is considered best practice and has been supported by various Planning Panels. Given this, when assessing properties as part of a serial listing the character of the streetscape is less of a consideration than the common characteristic shared by the places. • For this reason, the presence of redevelopment around the properties that

	<p>belong to this serial listing are not taken into account when assessing them.</p> <p>Recommendation: No change recommended to Amendment C200moon.</p>
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Appendix A – Additional proposed revisions to C200moon

As noted in section 1.5.2 of this report, I am recommending further changes to two statements of significance, in addition to those set out in Attachment D to the Moonee Valley City Council Meeting report of 25 August 2020.

These are the statements of significance for:

- 57 Vanberg Road, Essendon, and
- Brown Avenue and Morphett Avenue Precinct, Ascot Vale.

Previous proposed changes are already shown in tracked changes. So that these new changes can be differentiated from the previous ones, they are shown in **red font**.

57 Vanberg Road, Essendon Statement of Significance

Heritage Place:	The Pines (former Tower House)	PS ref no:	HO509
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57 Vanberg Road, Essendon, principal elevation (source: Context 2018)

What is significant?

57 Vanberg Road, Essendon, a Victorian era villa in a mature garden setting, established in 1887 and subsequently remodelled, is significant.

Significant elements include the:

- original (Victorian era) and subsequent (Edwardian and Interwar eras) building and roof forms;
- slate roof, chimneys, unpainted face brickwork;
- Interwar verandah including piers and balustrades, Edwardian Queen Anne gable ends including the decorative timber finial and barge boards;
- projecting bow window, leaded glass window sashes, window awnings, and window and door joinery from the Victorian, Edwardian and Interwar eras; and
- covered gate, early brick fence (intact underneath the recent metal palisades), the alignment of the circular front path and west boundary driveway, and Norfolk Island Pine (*Araucaria heterophylla*) and Monterey Cypress (*Cupressus macrocarpa*). The mature Pepper tree is protected by an Environmental Significance Overlay.

The recent metal palisade fence, the brick garage, and the gabled rear extension are not significant.

How is it significant?

57 Vanberg Road, Essendon, is of local historical, aesthetic, and associative significance to the City of Moonee Valley.

Why is it significant?

Tower House at 57 Vanberg Road, Essendon, is historically significant for its demonstration of the boom and bust of the 1880s land boom. This is demonstrated through its location on the large Essendon Park Estate and the villa's ownership and occupation by Walter and Mary Penglase. The 117 acres of the Essendon Park Estate form a large subdivision in Moonee Valley that benefited from the development of the Essendon railway. The estate attracted construction of villa residences and substantial homes before ultimately development stalled in the economic depression of the 1890s resulting in piecemeal development.

The construction of 57 Vanberg Road and its ownership by Mary Penglase, wife of Cornish mining speculator Walter Trestrail Penglase (1837-1904) is also part of the boom and bust narrative. The construction and subsequent additions to 57 Vanberg Road demonstrate the fortunes of mining speculation, with additions and alterations to the newly built house in 1888 prior to Walter's insolvency in 1889. While insolvency threatened, it appears that Mary Penglase was able to retain the house for a few short years prior to its repossession by the bank in 1893. The story of the tower once deemed to have been part of Tower House but not verified, adds to the narrative of the house as a symbol of turbulent economic times in both land and mining speculation. (Criterion A)

57 Vanberg Road is aesthetically significant for its demonstration of a substantial Victorian era Italianate villa retaining much of its garden setting. The combination of the house and the garden setting containing mature trees contribute to the aesthetic value of the place. 57 Vanberg Road demonstrates several eras of developments that encompass the Italianate, Queen Anne and Interwar styles overlaid on a single storey Italianate brick villa. It is an unusual, idiosyncratic house exhibiting multiple styles that is distinguished by the fine craftsmanship and the individual aesthetic merit of each layer. The expression of the Italianate is in the asymmetrical form and bichrome brickwork, the Queen Anne evident in the gable ends, with ornate timber bargeboards and timber finials and the Interwar period in the verandah columns, balustrade and bow-fronted window. Aesthetic value is derived from the Norfolk Island Pine (*Araucaria heterophylla*), several Monterey Cypress (*Cupressus macrocarpa*) and the Pepper tree (*Schinus molle*) (Criterion E)

57 Vanberg Road is historically significant from 1923 to 1959 for its association with potter John Goold, who was in partnership with the Westmoreland family in the Northcote Tile and Pottery Company. Established in 1897 by George Westmoreland, the Northcote Tile and Pottery Company was known as Westmoreland's until 1915, when it became Northcote Tile and Pottery Company. The business operates today as the Northcote Pottery. Northcote Tile and Pottery Company contributed their terra cotta products to the building of many suburbs including those in the City of Moonee Valley. (Criterion H)

Primary source

Age, as cited.

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'Final Sale! Essendon Park, Moonee Ponds' 1888-1890, Troedel collection land subdivision posters, State Library Victoria.

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Brown Avenue and Morphett Avenue Statement of Significance

Heritage Place:	Brown Avenue and Morphett Avenue	PS ref no:	HO451
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Brown Avenue 19 to 23

What is significant?

The Brown Avenue & Morphett Avenue precinct is a residential area, which predominantly comprises Victorian, Federation/Edwardian and Interwar houses. Development of the precinct commenced in the late 1880s and was complete by the 1940s. The Contributory places include the houses, and any associated original or early front fences, at 1-9, 13, 15, 19-23, 27-33 & 2A-6, 10, 12, 44, 16, 18 & 22-30 Brown Avenue, 70 Charles Street, and 1-29 & 2, 4 & 8-14 Morphett Avenue. Key attributes include the predominantly detached siting with similar or uniform front and side setbacks, as well as small groups of attached Victorian houses, single storey scale (with a notable **exemption exception** the two-storey terrace house at 28 Brown Street) and prominent hipped and/or gabled roof forms with porches and verandahs of the houses, and the low front fences front boundary treatments that allow views of the houses from the street.

The Progress Kindergarten at 11 Brown Avenue and the house and former stables at 23 Brown Avenue are of individual significance and have their own citation and statement of significance.

Non-original alterations and additions to the Contributory houses, and the houses at 8, 14, 17, 20 & 25 Brown Avenue, 6 Morphett Avenue and 1, 1A, 1B & 1C James Street are Non-contributory.

How is it significant?

The Brown Avenue & Morphett Avenue precinct is of local historic significance to the City of Moonee Valley.

Why is it significant?

It is significant as a representative area of late nineteenth and early to mid twentieth century housing in this western part of Ascot Vale. It demonstrates the extent to which speculative subdivision progressed into the more remote areas of Moonee Valley during the nineteenth century boom, and how this resulted in isolated pockets of Victorian housing on large estates that were not fully developed until the mid-twentieth century. (Criteria A & D)

Primary source

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

Land Victoria (LV), Lodged Plan 920, certificates of title Vol. 1641 Fol. 016, Vol. 1914 Fol. 706, Vol. 5130 Fol. 952 Melbourne & Metropolitan Board of Works Detail Plan No. 773 dated 1913

Sands & McDougall Melbourne Directory (SM) 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1944-45