

Expert Witness Statement to Panel
Amendment C200moon, Moonee Valley
Planning Scheme

10 and 12 Grandview Street, Moonee Ponds

Prepared under instruction from Rigby Cooke Lawyers
November 2020

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Attachment: Carolynne Baker, Bryce Raworth Pty Ltd, 'Analysis of
Proposed Extension of Holmes Road Precinct:
Grandview and Milverton Streets' (October 2020).

1.0 Introduction

1. This statement of evidence has been prepared under instruction from Rigby Cooke Lawyers on behalf of the owner of the subject properties at 10 and 12 Grandview Street, Moonee Ponds. It has been prepared with respect to Amendment C200moon to the Moonee Valley Planning Scheme, which proposes to apply a Heritage Overlay to 60 individual heritage places, 9 extended heritage precincts, 18 new heritage precincts and 1 serial listing, and introduces Statements of Significance in the Schedule to the Heritage Overlay in the Planning Scheme.
2. With respect to the sites at 10 and 12 Grandview Street, Moonee Ponds, Amendment C200moon proposes to extend HO12 – the Holmes Road Residential Heritage Precinct – to include the land permanently within the Heritage Overlay. I have been asked to consider whether the subject dwellings at 10 and 12 Grandview Street – and indeed the broader Grandview Street streetscape – are of sufficient significance to warrant the extended heritage precinct (HO12).
3. My instructions are as follows:

You are requested to review the Amendment and confirm you support our client's submission to the Amendment on heritage grounds. Subject to your preliminary comments, we will instruct you to prepare a witness statement within the scope of your expertise, and express your opinion on the proposed Amendment...

4. In addition, I was given instructions in relation to a separate streetscape analysis commissioned by Rigby Cooke Lawyers:

Please see attached a streetscape analysis for Grandview and Milverton Streets prepared by Carolynne Baker of your office.

We engaged Carolynne independently to undertake this analysis.

We request that you review the analysis and make your own assessment regarding the intactness of the heritage streetscape and compliance with the Heritage Guidelines.

5. This statement was prepared with assistance from Carolynne Baker of my office. The views expressed are my own.
6. I note that there is no private or business relationship between myself and the party or parties for whom this report is prepared other than that associated with the preparation of this statement and associated advice on heritage issues.

2.0 Sources of Information

7. In preparing this report, I have inspected the site and its environs, and reviewed the relevant sections of the Moonee Valley Planning Scheme (Clauses 43.01, 22.01, 15.03-1S and 21.06-2). I have also reviewed the relevant heritage studies including the *Essendon Conservation Study* by Graeme Butler (1985), the *City of Moonee Valley Local Character Study – Heritage View* by Butler & Associates (1997), the *City of Moonee Valley Heritage Study* by Andrew Ward (1998), the *City of Moonee Valley Heritage Review* (2004), the *Moonee Valley Review of Heritage Overlay Precincts* by David Helms HPM (2010 and 2014), and the *City of Moonee Valley Heritage Guidelines* (2016).
8. I have also reviewed the documentation associated with Amendment C200moon, including the *Moonee Valley 2017 Heritage Study* (Final Report, Vol.1: Precincts and Precinct Extensions) prepared by Context (28 February 2019).
9. Other documents referred to include:
 - *Additional historical sources have been referenced including historic newspapers at Trove Online <https://trove.nla.gov.au> and historic property service plans. These are referenced throughout.*
 - *Guide to Expert Evidence* (April 2019).
 - *Victoria Planning Provisions Practice Note: Applying the Heritage Overlay* (July 2015 and August 2018)
 - *Heritage Issues: Summaries from recent Panel Reports, Planning Panels Victoria, Issue 2 March 2018.*
 - *Carolynne Baker, Bryce Raworth Pty Ltd, 'Analysis of Proposed Extension of Holmes Road Precinct: Grandview and Milverton Streets' (October 2020).*
10. This statement is intended to be read in conjunction with all the documents submitted with respect to Amendment C200moon to the Moonee Valley Planning Scheme.

3.0 Background

Previous heritage assessments

11. The Holmes Street precinct was originally assessed as part of the Essendon Conservation Study in 1985. This assessment included a history, description and statement of significance for the precinct as well as a list of contributory buildings (in this case C or D graded buildings).

12. At this point the precinct was limited to two groups of buildings: one at 48-56 Holmes Road, and the other at 67-79 & 76-80 Holmes Road. It did not extend along Grandview or Milverton Streets.
13. The precinct was added to the Urban Conservation Area of the Essendon Planning Scheme in August 1990 by Amendment RL12.
14. After the new format planning scheme was introduced in the late 1990s, the precinct was split into two separate overlays:
 - *HO12, which applied to 67, 71-77, 76 & 80 Holmes Road and 1A & 1B Grace Street (immediately behind No.76). The other properties in Holmes Road within this part of the precinct are included within individual HOs: no.69 (HO234), no.79 (HO191) and no.78 (HO235).*
 - *HO13, which applied to 48-56 Holmes Road and 2A, 2B & 2C Sydenham Street.*
15. It is apparent that the Butler & Associates report *City of Moonee Valley Local Character Study – Heritage View* (1997) considered the Holmes Road area. This is evidenced by specific reference not only to Holmes Road, but to other buildings in neighbouring streets – including Grandview Street. No precinct control was proposed to Grandview Street at this time.
16. The neighbouring section of Holmes Road now contains the following heritage places (all late Victorian Italianate houses) of individual significance, which were assessed in 2004 as part of the Moonee Valley Heritage Review Stage 4, prepared by Heritage Alliance: 55 Holmes Road (HO322), 62 Holmes Road (HO323), and 68 Holmes Road (HO324).
17. The Heritage Overlay Review, prepared by David Helms Heritage Planning in 2014, reviewed the HO12 and HO13 precincts and recommended that they be consolidated into one precinct as originally assessed. The HO12 Hermes record was updated to include:
 - *An updated list of addresses including the properties then included in HO13.*
 - *A new statement of significance listing Contributory and Non-contributory places.*
 - *An expanded history supplemented by additional research including review of title and lodged plans and Sands & McDougall Directories.*
 - *A new description providing a summary of housing types and styles and Contributory houses within the precinct.*
18. An amendment to the planning scheme consequently transferred the places within HO13 to HO12.
19. The 2014 study also recommended that HO12 be extended to include the other Victorian, Federation and interwar houses in Holmes Road on the intervening properties. This included all

the properties included within the current proposed precinct extension. However, this recommendation was not implemented.

20. This study identified 'clusters' of Victorian and Edwardian houses in Eglinton Street, Grandview Street, Milverton Street and Holmes Road. In the *Moonee Valley 2017 Heritage Study* (Context, February 2019), these clusters were combined to include the whole of Milverton and Grandview Streets as well as the adjoining sections of Eglinton Street and Holmes Road. These additional areas have similar housing stock, as well as similar histories and patterns of development to the previously identified HO12 precinct. The Holmes Road section partially overlapped with the HO12 extension identified in the 2014 Study.

4.0 Author Qualifications

21. A statement of my qualifications and experience with respect to urban conservation issues is appended to this report. Note that I have provided expert witness evidence on similar matters before the VCAT, Panels Victoria, the Heritage Council and the Building Appeals Board on numerous occasions in the past, and have been retained in such matters variously by municipal councils, owners, developers and objectors to planning proposals.

5.0 Declaration

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



BRYCE RAWORTH

6.0 Brief History and Description

23. The subject properties at 10 and 12 Grandview Street, Moonee Ponds, are located on the east side of Grandview Street. Each site contains a dwelling, or parts of a dwelling, that was first constructed during the Victorian period.
24. The land to the north and south of Holmes Road, Moonee Ponds, was subdivided into suburban allotments from the 1870s onwards. Larger dwellings were built in this elevated area during the land boom of the 1880s-1890s, with development continuing through the Federation and interwar eras. To the south of Holmes Road, development in Eglinton Street, Milverton Street and Grandview Street commenced in the late nineteenth century during the height of the land boom. The area had been largely developed by World War II.



Figure 1 The dwelling at 10 Grandview Street, Moonee Ponds.

25. As it stands today, the dwelling at 10 Grandview Street is a weatherboard villa with a hipped roof clad in slate with terracotta ridge cappings and finials (Figure 1). The slate roof extends down over the front verandah. This verandah, which runs the full length of the double fronted facade, is supported on turned timber posts and has a timber fretwork frieze and brackets. The niche to the slightly recessed central front door is likewise decorated with timber fretwork brackets. Each of the front rooms features bay windows with leadlighting to the toplights. A prominent double storey addition has been added to the southern side of the dwelling, and it appears that the original ridge line has been extended upward to accommodate this change. A gablet has been added to the

front roof face. Two chimneys with rendered mouldings and terracotta chimney pots are visible from Grandview Street, one of which is embedded in the raised ridge line. A timber picket fence borders the front boundary of the site, with a lych gate marking the front path. A carport has been added to the south of the building.

26. Sands & McDougall Directories show that the dwelling at 10 Grandview Street – originally identified as 16 Grandview Terrace – was first constructed in the early 1890s. However, the building footprint shown in the c1905 MMBW Detail Plan (Figure 4) is substantially different to that of the existing dwelling. The building shown in this early plan, produced some ten years after the building itself was first constructed, had a projecting bay to the north and a verandah in the recessed part of the front facade. Furthermore, the front of the dwelling was at an identical setback to that of the neighbouring dwelling at 12 Grandview Street (Figure 3 and Figure 4). Property service plans show that the dwelling evolved in a number of stages. A notice dating from September 1935 describes the dwelling as a:

Double-front W.B. residence containing 6 rooms, attic sleep-out and conveniences. Rear car entrance. Recently renovated, and in good order throughout.¹

27. This auction notice suggests that at least some of the alterations visible today were constructed during the interwar period. In particular, it is possible that the double storey addition to the south had been (part) constructed by this time as the ‘attic sleepout’.
28. However it seems clear that other parts of the building date from more recent times. For instance, it appears that the south-western corner at the front of the dwelling has been extended both to the south and to the west, and that the current timber verandah was added to the dwelling at some point since the 1980s. The alignment of this verandah is now forward of that at 12 Grandview Street, indicating that both the façade and the verandah have been substantially reworked. It also seems probable that other Federation-style details were added to the dwelling at this time, including the two bay windows to the front facade. It is unclear how the roof has been altered to accommodate these changes, although the changes must have been substantial.
29. These changes are not evident or present in the 1959 MMBW plan for the building shown at Figure 11 below, and must post-date that time and even 1982, the latest date shown on Figure 12. In reality, it is likely the building has been substantially overhauled and given its present ‘heritage cottage’ character in relatively recent times.
30. Constructed in the late 1880s, the building at 12 Grandview Street is a double-fronted Victorian Italianate dwelling of stuccoed masonry (Figure 2). The projecting bay features a canted bay window with arched windows, hood mouldings, and keystones. The recessed verandah retains all

¹ *The Argus*, 4 Sep 1935, p.2. Sourced in Trove 14/10/2020.

details characteristic of its Victorian provenance including cast iron lacework frieze and brackets, bullnose roof clad in corrugated iron, paired cast iron columns, tessellated tile-clad floor and bluestone edging. The hipped roof is clad in slate. The two chimneys are capped with deep rendered mouldings. A double storey extension has been added to the rear of the dwelling, as has a garage and brick paved driveway to the south. The stuccoed wall have been overpainted. A cast iron palisade fence on a rendered masonry plinth runs along the front title boundary. Although not original, it is sympathetic to the period character of the Victorian dwelling.

31. James Weedon owned the dwelling at 12 Grandview Street – at that stage numbered 18 – from the time it was first constructed until 1917. It appears Weedon also owned the adjoining property to the north (14 Grandview Street), as an auction notice from June 1917 describes the property at 18 Grandview Street:

Lot 1. – Exceptionally well-built brick villa residence, bay windows, tiled verandah, containing 6ft entrance hall, diningroom (18 x 13), drawingroom (18 x 13), three bedrooms, kitchen and large vestibule, bathroom (10 x 10); LAND 60 x 140 to right of way at rear.

Lot 2. – Adjoining BUILDING ALLOTMENT, fenced in, 60 by 140, to right of way.²

32. The dwelling appears to be in excellent condition, and remains largely intact to its original form. A garage has been constructed to the side of the dwelling, at a generous setback from the principal facade.

² 'Auction Sales', *Flemington Spectator*, 21 Jun 1917, p.2. Sourced in Trove 14/10/2020.



Figure 2 *The Victorian villa at 12 Grandview Street, Moonee Ponds.*

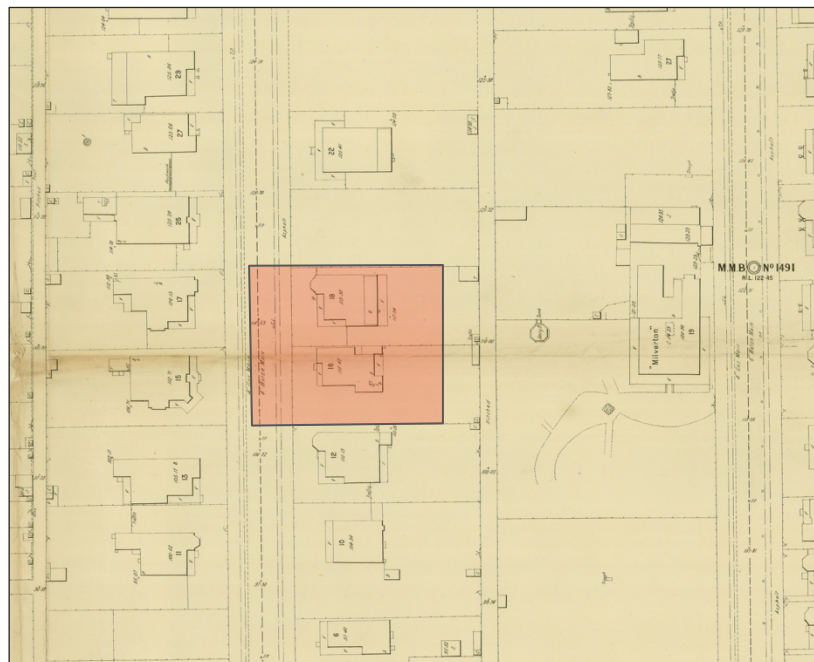


Figure 3 *Part of MMBW Detail Plan No.1614 (c1905) showing the location of the two sites at 10 and 12 Grandview Street as well as the footprints of the buildings on these sites at that time. Source: State Library of Victoria Online Picture Collection.*

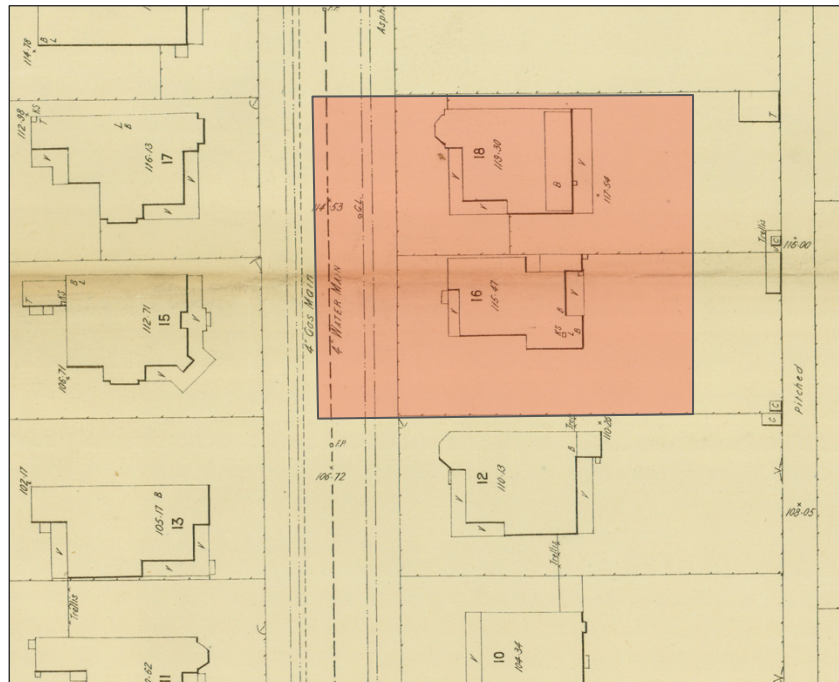


Figure 4 Part of MMBW Detail Plan No.1614 (c1905) showing the location of the two sites at 10 and 12 Grandview Street as well as the footprints of the buildings on these sites at that time. Source: State Library of Victoria Online Picture Collection. Note the relative setbacks of the two buildings at that time. Note also that no. 16 does not have a symmetrical façade, nor does it have bay windows at that time. (See Figures 10 and 11 below for subsequent changes to the building up until 1959.)



Figure 5 The dwelling at 10 Grandview Street, Moonee Ponds as viewed from the southwest. The prominent first floor and associated chimneys are not original.



Figure 6 The front verandah of the dwelling at 10 Grandview Street, Moonee Ponds. The detailing and condition of the decorative fretwork is consistent with a modern reworking of this façade.



Figure 7 *Detail showing the double storey addition to the south of the dwelling. Note that the double storey addition was originally in line with the (now) recessed part of the Victorian facade.*

7.0 Heritage Status

33. The subject properties are not included on the Victorian Heritage Register, and have not been classified by the National Trust of Australia (Victoria).
34. The subject properties at 10 and 12 Grandview Street are located within the proposed extension to the Holmes Street Residential Heritage Overlay Precinct, identified as HO12 in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme. The potential HO12 precinct extension includes the properties at 62-90 Eglinton Street, 1-19 and 2-20 Grandview Street, 59-65 and 58-60, 64, 70-74 and 82 Holmes Road, and 1-11 and 2-26 Milverton Street, Moonee Ponds. External paint controls would apply under the extended HO12, although tree controls and internal alteration controls would not.

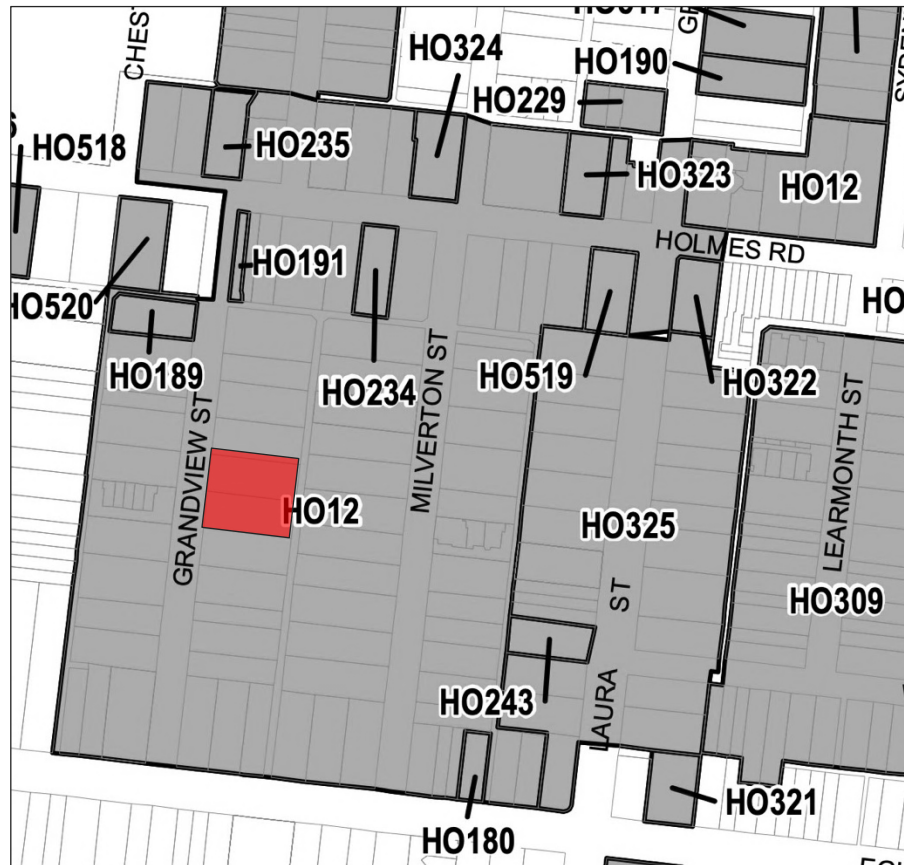


Figure 8 Detail of the Heritage Overlay map showing the extent of the proposed Holmes Street Residential Heritage Overlay Precinct, with the subject sites shaded red.

35. Both sites are identified as proposed 'Contributory' heritage places. The *City of Moonee Valley Heritage Guidelines* (2016) defines contributory heritage places as being a 'place that contributes to the significance of a heritage precinct, but would not be protected if it was on its own.'



Figure 9 Detail of the Heritage Overlay map showing the extent of the proposed Holmes Street Residential Heritage Overlay Precinct, as well as the designated significant (red) and contributory (green) heritage places. Source: Moonee Valley 2017 Heritage Study (Final Report, Vol.1: Precincts and Precinct Extensions) prepared by Context (28 February 2019), p.90.

8.0 Statement of Significance

36. The existing Statement of Significance for the Holmes Street Residential Heritage Overlay Precinct, as included in the Moonee Valley Heritage Database, is as follows:

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. 67-79, 48-56 & 76-80 Holmes Road, 2A, 2B & 2C Grosvenor Street and 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.*
- *The extent to which development in key periods before and after 1900 with Inter-war 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 nos. 50, 52, 56, 76-80 and 67-75 Holmes Road, and 1A & 1B Grace 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 at 54 & 77 Holmes Road and 2B & 2C Grosvenor Street are not significant.

** Note: the 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 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 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. (Criterion A)

37. The proposed Statement of Significance for the Holmes Street residential Heritage Overlay Precinct that has been prepared as part of Amendment C200moon to the Moonee Valley Planning Scheme is as follows:

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. 55-79 & 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, 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 channelling.*
- *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. 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: 66 Eglinton Street, 19 Grandview Street, and 55, 62, 68, 69, 78 and 79 Holmes Road are of individual significance and have their own Hermes place record.*

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)

Primary source

Aldous, Grant, The stopover that stayed. A history of Essendon, 1979

Butler, Graeme, Essendon Conservation Study, 1985

Living Histories, Moonee Valley Thematic Environmental History, (June 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail plans nos. 1613, 1614, 1644 (dated 1905) Sands & McDougall Melbourne Directories (SM), 1880-1940

9.0 Discussion

The integrity of 10 Grandview Street as a contributory building

38. As noted above, one of the objectives of Amendment C200moon to the Moonee Valley Planning Scheme is to permanently extend HO012 – the Holmes Road Residential Heritage Precinct – to include the properties at 62-90 Eglinton Street, 1-19 and 2-20 Grandview Street, 59-65 and 58-60, 64, 70-74 and 82 Holmes Road, and 1-21 and 2-26 Milverton Street. The two properties at 10 and 12 Grandview Street have both been identified as being contributory heritage places within the extended Holmes Road Residential Heritage Precinct. I have been asked to consider whether these dwellings are of sufficient significance to warrant the extended Holmes Road Residential Heritage Precinct (HO12).
39. Although the dwelling at 10 Grandview Street was originally constructed during the early 1890s, it has been subjected to numerous unsympathetic alterations and additions over the years. As discussed above, the c1905 MMBW Detail Plan No.1614 shows that the dwelling originally had a projecting bay to the north and a recessed verandah to the south. Presumably, this original verandah would have had details characteristic of its Victorian provenance: a cast iron lacework frieze, for instance, and a roof clad in corrugated galvanised steel. Property service plans show that the dwelling retained the early form of its front facade into the 1980s, although a prominent double storey addition to the south appears to have been added during the interwar period. It is also evident that the current timber verandah is not an original element, having been added to the dwelling at some point since the 1980s. It seems probable that other Federation-style details were added to the dwelling at this time, including the two bay windows to the front facade. The building's setback from the street has been reduced, with its verandah now being forward of that of its neighbour at 12 Grandview Street.
40. The building has been heavily modified over the years, to the point it has been denuded of nearly all of its Victorian detailing and is no longer legible to its original form. In effect, there is good cause to doubt the authenticity of any of the period detailing and fabric that is visible from the street. While it is not possible to know what the building looked like in the late 19th or early 20th century, the periods for which this precinct is valued, its original character, and most likely its original detailing, has been comprehensively overwritten in the effort to create a consistent period confection in the late 20th century. While that character may appear broadly 'Edwardian', it is essentially modern in derivation, a period replica or pastiche.
41. On the basis of this analysis, I believe that the dwelling at 10 Grandview Street, Moonee Ponds, is of insufficient integrity – and significance – to warrant classification as a contributory heritage place within the extended Holmes Street Residential Heritage Precinct. It has been altered beyond

recognition of its original Victorian form, and the evidence shows that its current architectural expression as it presents to Grandview Street owes more to works carried out after 1982 than earlier eras. The Statement of Significance for the precinct notes that the majority of houses have a relatively high intactness when viewed from the street, however the dwelling at 10 Grandview Street adopts a mock heritage expression that confuses an understanding of the early fabric. These alterations are of a nature and extent to be inconsistent with the attributed grading.

42. It is of interest to note the nearby altered house at 18 Grandview Street, which has a prominent first floor addition and associated non-original chimneys. This building is a weatherboard house with full front verandah, two bay windows below the verandah, and gablets in the front pitch of the roof. It is possible this building served as a model for the façade and roof transformation of 10 Grandview Street.



Figure 10 The altered house at 18 Grandview Street.

43. This said, non-contributory dwellings are typically included within the extent of heritage overlay areas because future development of these sites has the potential to undermine the significance of the broader heritage overlay area.
44. The dwelling at 12 Grandview Street is a double-fronted Victorian villa with a projecting bay and a canted bay window. Although this building has been extended and altered over the years – a double storey extension has been added to the rear of the dwelling as well as a garage to the

south – both elements are set back well behind the principal facade, and neither adversely affect the Victorian villa’s presentation to the street.

45. This dwelling makes a clear contribution to the extended Holmes Street Residential Heritage Precinct and, in my opinion, is correctly identified as a contributory heritage place.
46. In summary, I am of the opinion that the dwelling at 10 Grandview Street has been altered to an extent that it should be more accurately reassessed as a non-contributory element within the broader extended Holmes Street Residential Heritage Precinct, HO12. It has been modified to the extent it can no longer be considered a heritage building. The citation for the extended Holmes Street Residential Heritage Precinct should be revised to identify the property at 10 Grandview Street, Moonee Ponds, as a ‘non-contributory’ element within the precinct, rather than ‘contributory’. The mapping should also be corrected to exclude the dwelling at 10 Grandview Street as a contributory heritage place. The dwelling at 12 Grandview Street, however, contributes to the extended Holmes Street Residential Heritage Precinct (HO12) and is correctly identified.

The intactness of Grandview Street more broadly

47. Having regard for the analysis above, it is apparent that the mapping of the proposed precinct extension will warrant change, with 10 Grandview Street very clearly being wrongly graded, and substantial doubt being cast on the grading of 18 Grandview Street.
48. Further to this, as noted in the introduction, I have been provided by Rigby Cooke with a streetscape analysis prepared by Carolynne Baker of my office as a separate exercise. This was prepared independently under instructions from Rigby Cooke.
49. The streetscape analysis is provided as an attachment to my statement. It finds that a number of the identified contributory gradings in the precinct are poorly founded, particularly in and around Grandview Street. Its findings in relation to Grandview Street are summarised as follows:

Number of properties within Grandview Street:	28
Number of identified significant and contributory properties:	16 (57%)
Number of identified non-contributory properties:	12 (43%)

50. It finds that 4, 10, 18 Grandview Street should be ungraded, and also that 84 and 86 Eglinton Street should be ungraded. If the Eglinton Street buildings are taken into account, the percentage of graded properties and graded frontage within Grandview Street would decrease even further, below the 57%.
51. This said, in reviewing this report, I have tried to identify the appearance of 15 Grandview Street prior to the changes identified as having occurred in 2008/2009. Carolynne Baker notes that the

building has been rendered, has had the roof replaced with Colorbond and has a different verandah detail. Its appearance at present is as per the following Streetview image:



Figure 11 The house at 15 Grandview Street, as shown at present on Google Streetview.

However, in reviewing photographs from online real estate reports, it has become apparent that the building, prior to being rendered, presented as follows.



Figure 12 The house at 15 Grandview Street, as shown in realestate.com.au.

52. It is apparent from Figure 12 that the building, prior to its renovation and rendering in 2008/2009, had a reconstructed front, with weep holes within modern brickwork, a modern interpretation of polychrome detailing in the alternating cream and red headers below the eaves, and a modern interpretation of an historic bargeboard detail to the front jerkinhead (or clipped gable) roof. While the chimneys appear to be early, and to match in both photographs, the front had been extensively

reworked, with aluminium framed windows, modern roof tiles, etc. The associated detailing can be seen to continue around the side elevation for some distance. The alterations that have occurred since have simplified the appearance of the building, removing the small jerkinhead roof to the front bay, covering over the brickwork etc, but cannot in any sense be said to have recovered an original or early appearance. It is most likely the works have taken this building further from its original appearance. As such, the building has no more integrity to an original character than the altered and rendered house next door at 17 Grandview Street, which is identified as non-contributory.

53. Regardless of this, the review demonstrates that Grandview Street is a relatively poor heritage context, with a substantial proportion of ungraded properties. While there is not an established threshold for the minimum percentage of graded properties within a street, there is nonetheless a reasonable expectation that they be relatively dominant within the streetscape. In most instances the percentage is more like the 85% identified with Milverton Street.
54. The Moonee Valley 2017 Heritage Study: Final Report. Vol. 1: Precincts and Precinct Extensions (28 February 2019) discusses the question of percentages and the related questions of 'intactness' and 'integrity' (p 12):

In addition, 'intactness' and 'integrity' were used as threshold indicators for potential precincts (and extensions) and Contributory places within them (please refer to section A.1 in Appendix A for an explanation of these terms). For precincts and extensions, 'intactness' was measured as percentage of Contributory places with 'Low' being less than 60%, 'Moderate' being 60-80% and 'High' being 80-100%. Generally speaking, a potential precinct or precinct extension would be expected to have at least 'Moderate' intactness and in some cases 'High' intactness in order to meet the threshold of local significance.

For Contributory places within precincts the 'integrity' rather than 'intactness' was a primary consideration. That is, while the Contributory places 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'.

However, intactness is not the sole justification for a precinct or precinct extensions. The Advisory Committee considered (p.2-54) that:

... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

In summary, the proportion of Contributory buildings in a precinct can vary, but generally speaking, higher intactness will usually result in better cohesion and legibility of a precinct or precinct extension. For larger precincts of two or more streets, there is more leeway for a certain percentage of houses to be Non-contributory, as well as for some of the Contributory houses to have lower integrity. However, in very small precincts the intactness of the precinct and integrity of the houses is of greater importance.

55. It is agreed that a percentage at 60% or less represents a low reading of intactness indeed. While this is balanced out by Milverton Street within the overall gradings for the precinct, it calls into question the validity of including Grandview Street within the proposed precinct. As the Heritage Study states, 'Generally speaking, a potential precinct or precinct extension would be expected to have at least 'Moderate' intactness and in some cases 'High' intactness in order to meet the threshold of local significance'. In my view the streetscape attachment provides a valid basis for reconsidering the inclusion of Grandview Street.
56. It is likely that the authors of the Heritage Study assumed that 10 and 18 Grandview Street were relatively intact, and on this basis identified the street as being more intact than it is, effectively a 'moderate' intactness. They must surely not have been aware that 10 Grandview Street displays a replica or pastiche character rather than retaining any integrity as a late Victorian building.
57. It is highly likely that the building at 18 Grandview Street has not only been dramatically extended, with visually prominent additions that call into question its contributory value, but also that it is likely to have been 'enhanced' through the addition of the two gablets to its front. If one takes into account the possibility that at the point it was extended it may also have been given different detailing in terms of other aspects such as its verandah and/or its bay windows, and even perhaps its slate roof, it is possible that it represents a transformed building on a comparable level to 10 Grandview Street.
58. The authors have also accepted visually dominant additions at 4 Grandview Street and 84 and 86 Eglinton Street in grading these buildings. At the very least these alterations represent works that are outside what would normally be considered acceptable for a place within a heritage precinct, and have diminished the contributory value of these buildings. I agree with Carolynne Baker's analysis that the changes reduce the integrity of these places below what would normally be accepted for a contributory grading. I am also of the view that this is the case with 15 Grandview Street.
59. While it might be argued that the intrusive Eglinton Street additions to 86 Eglinton Street have the potential to be reversed, or removed, this should not be a consideration in grading the place. It should be assessed in its 'as found' state. Moreover, there is no basis to assume that removal of the additions will take place, given that they constitute a substantial habitable portion of the property.
60. In summary, there is a very strong basis for considering a refinement of the boundaries of the proposed precinct, to remove the Grandview Street properties along with those at 84-90 Eglinton Street.

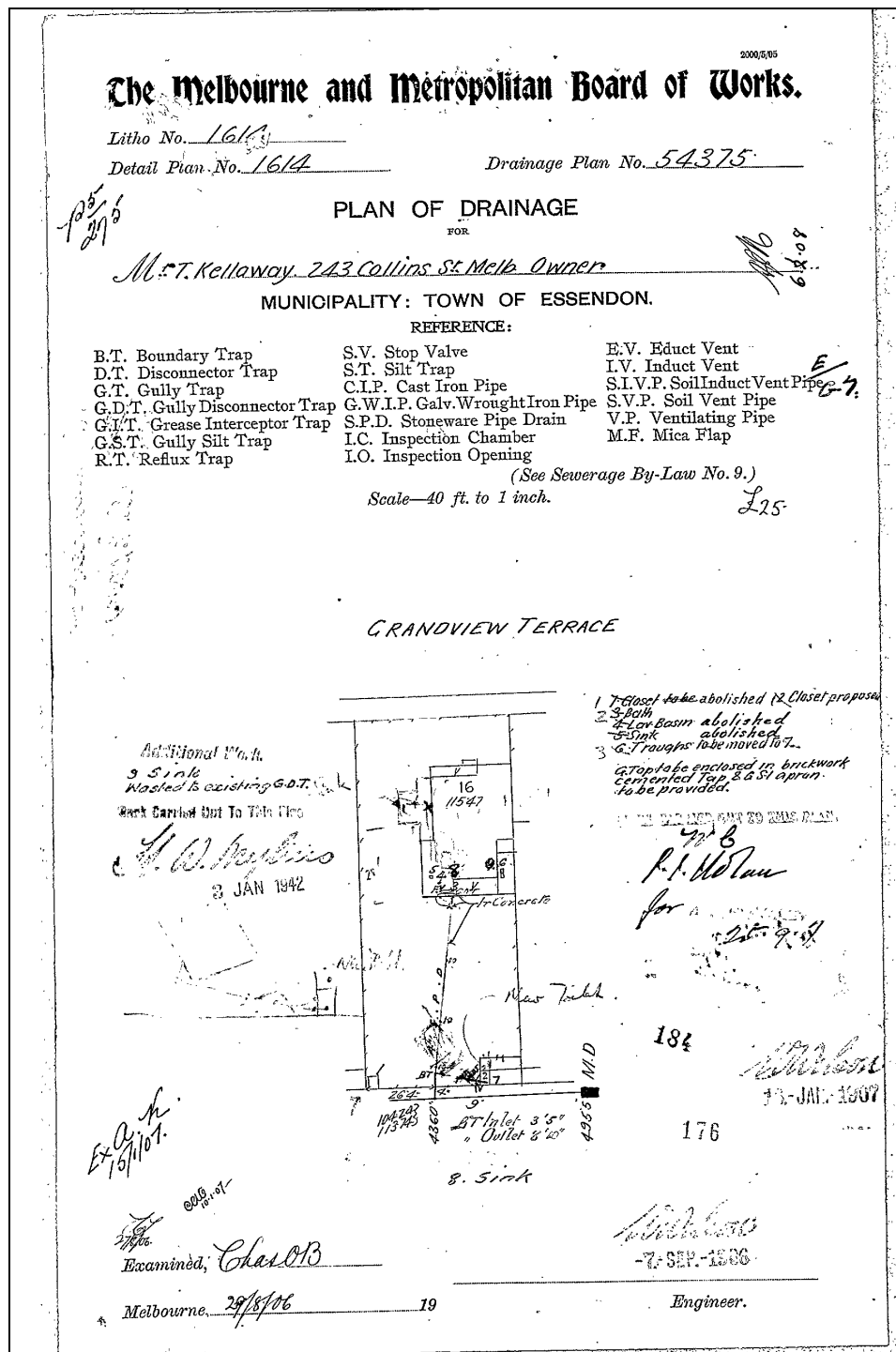


Figure 13 MMBW Property Drainage Plan No.54375 (c1905-1942) showing the footprint of the dwelling at 10 Grandview Street (originally numbered 16) at that time. Source: Casey Inspection Services.

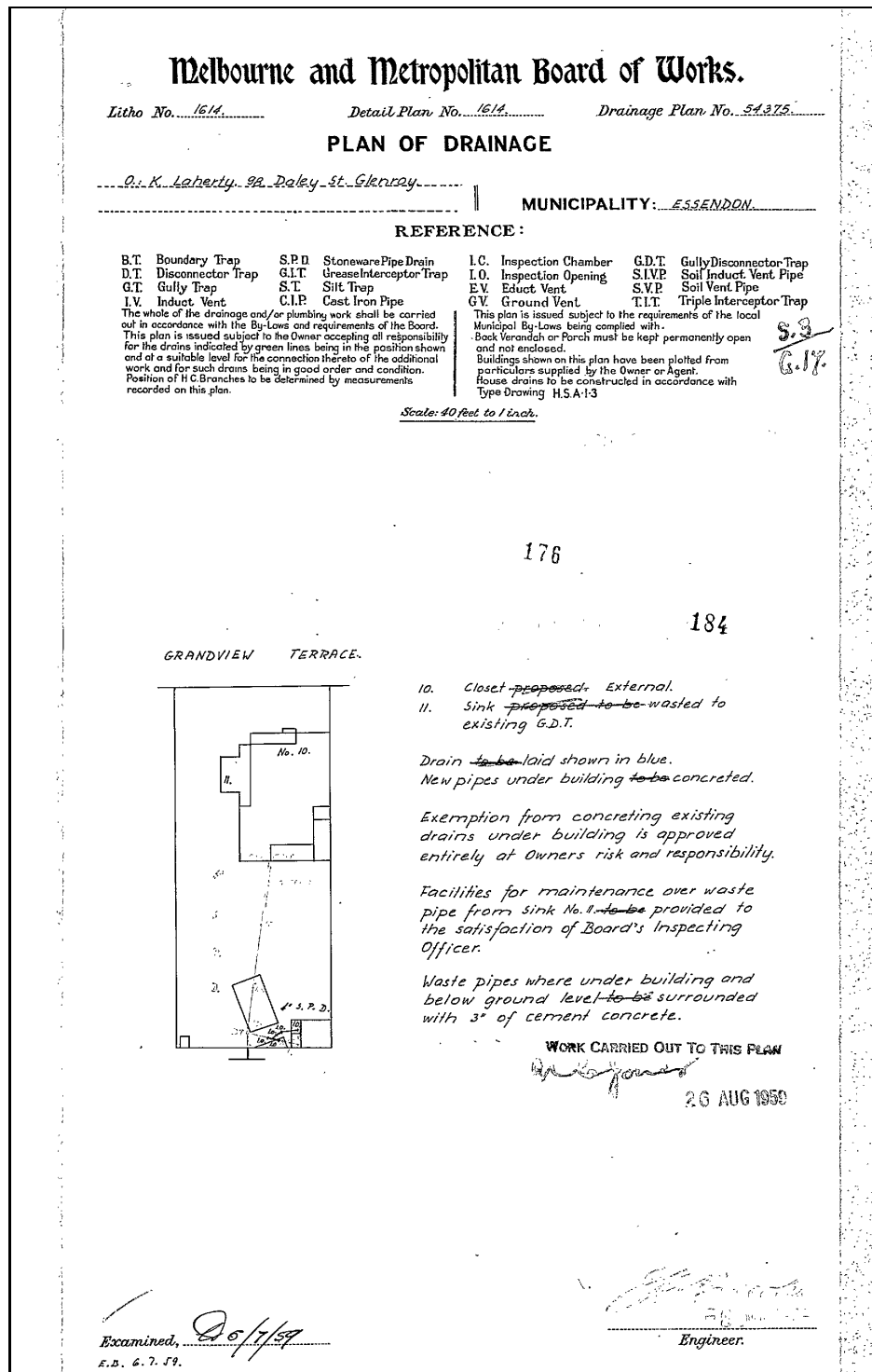


Figure 14 MMBW Property Drainage Plan No.54375 (dated 1959) showing the footprint of the dwelling at 10 Grandview Street (numbered 16) at that time. Source: Casey Inspection Services.

Melbourne and Metropolitan Board of Works.

Litho. No. 1614. Detail Plan No. 1614. Drainage Plan No. 54375.

PLAN OF DRAINAGE

D. K. Laberty, 92 Daley St. Glenroy **MUNICIPALITY: ESSENDON.**

REFERENCE:-

B.T. Boundary Trap	S.P.D. Stoneware Pipe Drain	I.C. Inspection Chamber	G.D.T. Gully Disconnector Trap
D.T. Disconnector Trap	G.I.T. Grease Interceptor Trap	I.O. Inspection Opening	S.I.V.P. Soil Induct. Vent. Pipe
G.T. Gully Trap	S.T. Silt Trap	E.V. Educt. Vent.	S.V.P. Soil Vent. Pipe
I.V. Induct. Vent.	C.I.P. Cast Iron Pipe	G.V. Ground Vent.	T.I.T. Triple Interception Trap

The whole of the drainage and/or plumbing work shall be carried out in accordance with the By-Laws and requirements of the Board. This plan is issued subject to the Owner accepting all responsibility for the drains indicated by green lines, being in the positions shown and of a suitable level for the connection thereto of the additional work and for such drains being in good order and condition. Position of H.C. Branches to be determined by measurements recorded on this plan.

This plan is issued subject to the requirements of the local Municipal By-Laws being complied with. Back Verandah or Porch must be kept permanently open and not enclosed. Buildings shown on this plan have been plotted from particulars supplied by the Owner or Agent. House drains to be constructed in accordance with Type Drawing: H.S.A-131.

S.3
G.17

Scale: 40 feet to 1 inch.

SUPERVISION COPY
SUPERVISION COPY

1. TO CARRY OUT THE WORK AS APPLIED FOR ON APPLICATION DATED: 184

2. ADDITIONAL WORK

10 APR 1979

GRANDVIEW STREET TERRACE.

10. Closet proposed. External.
11. Sink proposed to be wasted to existing G.D.T.

Drain, to be laid shown in blue.
New pipes under building to be concreted.

Exemption from concreting existing drains under building is approved entirely at Owners risk and responsibility.

Facilities for maintenance over waste pipe from Sink No. 11 to be provided to the satisfaction of Board's Inspecting Officers.

Waste pipes where under building and below ground level to be surrounded with 3" of cement concrete.

176

WORK CARRIED OUT TO THIS PLAN

WORK CARRIED OUT TO THIS PLAN

21 DEC 1982

26 AUG 1959

R.R. SENIOR INSP

12 W.C.
13 Bath
14 Basin
15 Shower
No Through

Figure 15 MMBW Property Drainage Plan No.54375 (dated 1959-1982) showing the footprint of the dwelling at 10 Grandview Street at that time. Source: Casey Inspection Services.

1000/5/06

CAOB
8.2.07

The Melbourne and Metropolitan Board of Works.

Lith. No. 16/4
Detail Plan No. 16/4
Drainage Plan No. 54565

PLAN OF DRAINAGE
FOR
M^r J. Weedon, C/o H. Beecham, & Co. Bourke St. Melb.

MUNICIPALITY: TOWN OF ESSENDON.

REFERENCE:

B.T. Boundary Trap	R.T. Reflux Trap	E.V. Educt Vent
D.T. Disconnector Trap	S.T. Silt Trap	I.V. Induct Vent
G.T. Gully Trap	C.I.P. Cast Iron Pipe	S.I.V.P. Soil Induct Vent Pipe
G.D.T. Gully Disconnector Trap	G.W.L.P. Galv. Wrought Iron Pipe	S.V.P. Soil Vent Pipe
G.I.T. Grease Interceptor Trap	S.P.D. Stoneware Pipe Drain	V.P. Ventilating Pipe
G.S.T. Gully Silt Trap	I.C. Inspection Chamber	M.F. Mica Flap
S.V. Stop Valve	I.O. Inspection Opening	

FOR ADDITIONAL WORK SEE PLAN
SIGNED BY P. J. Lewis
DATED 24 - 6 - 16
Scale—40 feet to 1 inch. (See Sewerage By-Law No. 9.)

GRANDVIEW TERRACE

1 L at basin to be replaced by a new one.
2 Bath " " " "
3 Sink " " " "
4 Traps repaired, amended to 5"
5 Closet to be external.
6 " to be abolished.
7 " enclosed in brickwork, cemented.
8 to be provided with top & 6\"/>

WORK CARRIED OUT TO THIS PLAN.

P. J. Lewis
for
4.1.7

Examined, A. H.
Melbourne, 12/1/1906
Engineer.

Figure 16 MMBW Property Drainage Plan No.54565 (dated 1906) showing the footprint of the dwelling at 12 Grandview Street at that time. Source: Casey Inspection Services.

Bryce Raworth

CONSERVATION | HERITAGE

BRYCE RAWORTH

M. ARCH., B. A. (HONS), ICCROM (ARCH)

Bryce Raworth has worked with issues relating to heritage and conservation since the mid-1980s, and has specialised in this area since establishing his own consultant practice in 1991. **Bryce Raworth Pty Ltd, Conservation • Heritage**, provides a range of heritage services, including the assessment of the significance of particular sites, preparation of conservation analyses and management plans, design and/or restoration advice for interventions into significant buildings, and detailed advice regarding the resolution of technical problems relating to deteriorating or damaged building fabric.

From 2004-2011 Raworth was a member of the Official Establishments Trust, which advises on the conservation and improvement of Admiralty House and Kirribilli House in Sydney and Government House and The Lodge in Canberra. As a member of the former Historic Buildings Council in Victoria, sitting on the Council's permit, planning and community relations committees, Raworth has been involved with the registration and permit processes for many registered historic buildings. In 1996 he was appointed an alternate member of the new Heritage Council, the successor the Historic Buildings Council, and in 1998 was made a full member.

At present he provides regular advice to architects and private owners on technical, architectural and planning issues relative to the conservation and adaptation of historic buildings, and is occasionally called upon to provide expert advice before the VCAT. He is currently the conservation consultant for the cities of Frankston, Kingston and Stonnington, and is a member of the Advisory Board to the Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne (ACAHUCH).

With respect to historic precincts, the company has provided detailed advice towards the resolution of heritage issues along the Upfield railway line. The company is currently contributing to redevelopment plans for the former Coburg Prisons Complex (comprising Pentridge Prison and the Metropolitan Prison) and the former Albion Explosives Factory, Maribyrnong. In 1993 Bryce Raworth led a consultant team which reviewed the City of Melbourne's conservation data and controls for the CBD, and in 1997 **Bryce Raworth Pty Ltd** revised the former City of South Melbourne Conservation Study with respect to the area within the present City of Melbourne. The firm is currently completing documentation for significant heritage places and areas in the City of Stonnington.

In recent years **Bryce Raworth Pty Ltd** has also provided documentation and advice during construction on the restoration of a number of key registered and heritage overlay buildings, including the Ebenezer Mission church and outbuildings, Antwerp; the former MMTB Building, Bourke Street West, Melbourne; the former Martin & Pleasance Building, 178 Collins Street, Melbourne; the former Uniting Church, Howe Crescent, South Melbourne; Heide I & II, Heide Museum of Modern Art, Bulleen; Melbourne Grammar School, South Yarra; various guard towers and other buildings, Pentridge Prison, Coburg; and Coriyule Homestead, Curlewis.

BRYCE RAWORTH

M. ARCH., B. A. (HONS), ICCROM (ARCH)

Professional Status:	Conservation Consultant and Architectural Historian
Current Positions:	Conservation Consultant to the cities of Kingston, Frankston and Stonnington
Organisation Membership:	Australian Institute of Architects VPELA (Victorian Planning and Environmental Law Association)
Professional Experience:	<p>independent practice as conservation consultant and architectural historian from January 1991 (ongoing). Services include: identification and assessment of the significance of sites and complexes; preparation of guidelines regarding the safeguarding of significant sites; provision of technical, design and planning advice to architects, owners and government on issues relating to the conservation of sites of cultural significance; expert witness advice on conservation issues before the VCAT</p> <p>member, Historic Buildings Council (architectural historian's chair) 1993-1996; member, Heritage Council (architect's chair) 1998-2002</p> <p>conservation consultant to the cities of Brighton, Northcote and Sandringham (1989 only), Essendon, Hawthorn and Kew (1989-1994), Melbourne (1992-2009) and Prahran (1992-1994)</p> <p>established the Metropolitan Heritage Advisory Service on behalf of the Ministry for Planning & Environment - this service was offered to the cities of Brighton, Essendon, Hawthorn, Kew, Northcote and Sandringham in 1989-90</p>
Studies:	<p>Certificate of Architectural Conservation, ICCROM (International Centre for the Study of the Preservation and the Restoration of Cultural Property at Rome), 1994</p> <p>Master of Architecture by thesis, University of Melbourne, 1993 (thesis: A Question of Style: Domestic Architecture in Melbourne, 1919-1942)</p> <p>B. Architecture (First Class Honours), University of Melbourne, 1986</p> <p>B. Arts (Second Class Honours, Division A), University of Melbourne, 1986</p>
Committee Membership:	<p>Member of Advisory Board, ACAHUCH (Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne)</p> <p>Twentieth Century Buildings Committee, National Trust of Australia (Victoria), 1990-1994 (Chairman 1992-1993)</p> <p>RAIA Jury, Conservation Category, 1995, 1996, 1998 and 2001 Awards (Chairman 1996 & 1998)</p>
Awarded:	<p>Henry and Rachel Ackman Travelling Scholarship in Architecture, 1987-88</p> <p>JG Knight Award, conservation of Heide 1, Royal Australian Institute of Architects, Victorian Chapter, 2003</p> <p>Lachlan Macquarie Award for heritage (commendation), conservation of Heide 1, Royal Australian Institute of Architects National Award program, 2003</p> <p>Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, Victorian Chapter, 2015</p> <p>Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, National Awards, 2015</p>

Attachment:

Carolynne Baker, Bryce Raworth Pty Ltd,
'Analysis of Proposed Extension of Holmes Road
Precinct: Grandview and Milverton Streets'
(October 2020).

Analysis of Proposed extension of Holmes Road Precinct

Grandview and Milverton Street

October 2020

This study analyses the integrity of the building stock found along Grandview and Milverton Streets as illustrated in the plan below. Each street has been assessed separately, as illustrated in Figure 2.



Figure 1 Detail of the Heritage Overlay map showing the extent of the proposed Holmes Street Residential Heritage Overlay Precinct, as well as the designated significant (red) and contributory (green) heritage places, as provided in the Moonee Valley 2017 Heritage Study (Final Report, Vol. 1: Precincts and Precinct Extensions) prepared by Context (28 February 2019), p.90.

1.0 Methodology

All buildings along Grandview, Eglinton and Milverton Streets within the boundaries of the potential heritage precinct extension were assessed and a survey of external fabric undertaken. Particular attention was paid to the intactness, scale, materials and predominant eras of construction. Some of the early buildings were also assessed against the c1905 MMBW Detail Plan for the area. The broad Grandview Street and Milverton Street precincts were assessed both separately and together. Properties along Holmes Road were excluded from this analysis.

In accordance with the recommendations of the Review of Heritage Provisions in Planning Schemes Advisory Committee Consultation Paper (March 2007), the following factors were considered in determining whether the precinct extension met the threshold of significance for inclusion in the Heritage Overlay: rarity in the local context, degree of intactness, aesthetic value and ability to demonstrate historic themes and patterns of development as documented in the Thematic Environmental History.

Early dwellings were considered to be non-contributory where later alterations and additions resulted in the building no longer being legible to its original form.

Assessment Criteria

Heritage criteria are commonly used to help structure and organise the heritage assessment process.

The VPP Practice Note on Applying the Heritage Overlay (VPP Practice Note 1, August 2018) on applying the heritage overlay states that 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 must include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

The VPP Practice Note sets out the following recognised heritage criteria to be used for the assessment of the heritage value of the heritage place. These model criteria – otherwise known as the HERCON Model Criteria – have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work:

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

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

- Criterion C Potential to yield information that will contribute to understanding our cultural or natural history (research potential).*
- Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*
- Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*
- Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*
- Criterion G Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.*
- Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.

The thresholds to be applied in the assessment of significance are defined as being either of 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality.

The following thresholds were applied in the 2017 Moonee Valley Heritage Study (Final Report, Vol.1: Precincts and Precinct Extensions, Context, p.113-114):

For the purposes of this study, 'intactness' within precincts was measured as percentage of Contributory places with 'Low' being less than 60%, 'Moderate' being 60-80% and 'High' being 80-100%. Generally speaking, a potential precinct would be expected to have at least 'Moderate' intactness and in some cases 'High' intactness.

For Contributory places within precincts the 'integrity' rather than 'integrity' [sic] was a primary consideration: that is, while the Contributory places 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'.

For potential individual places, on the other hand, 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.

To apply a threshold, some comparative analysis is required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. However, a comparative analysis has not been included as part of the citation for the Holmes Road Residential Heritage Overlay Precinct (HO12).

2.0 Proportion of Contributory Fabric

The following statistics summarise the proportion of contributory fabric found along:

- *The streets along Grandview Street and Milverton Street combined.*
- *The Grandview Precinct.*
- *The Milverton Precinct.*

Whole of Study Area

Number of properties within Grandview, Eglinton and Milverton Streets:	62
Number of identified significant and contributory properties:	45 (73%)
Number of identified non-contributory properties:	17 (27%)

Grandview Street

Number of properties within Grandview Street:	28
Number of identified significant and contributory properties:	16 (57%)
Number of identified non-contributory properties:	12 (43%)

Milverton Street

Number of properties within Milverton Street:	34
Number of identified significant and contributory properties:	29 (85%)
Number of identified non-contributory properties:	5 (15%)

Summary of Study

The analysis above illustrates that 73% of the properties within Grandview, Eglinton and Milverton Streets have identified significant and contributory built form.

If divided into two precincts that broadly correspond to Grandview and Milverton Streets, the Milverton Precinct has a higher percentage of significant and contributory properties at 85% compared to 57% within the Grandview Precinct.

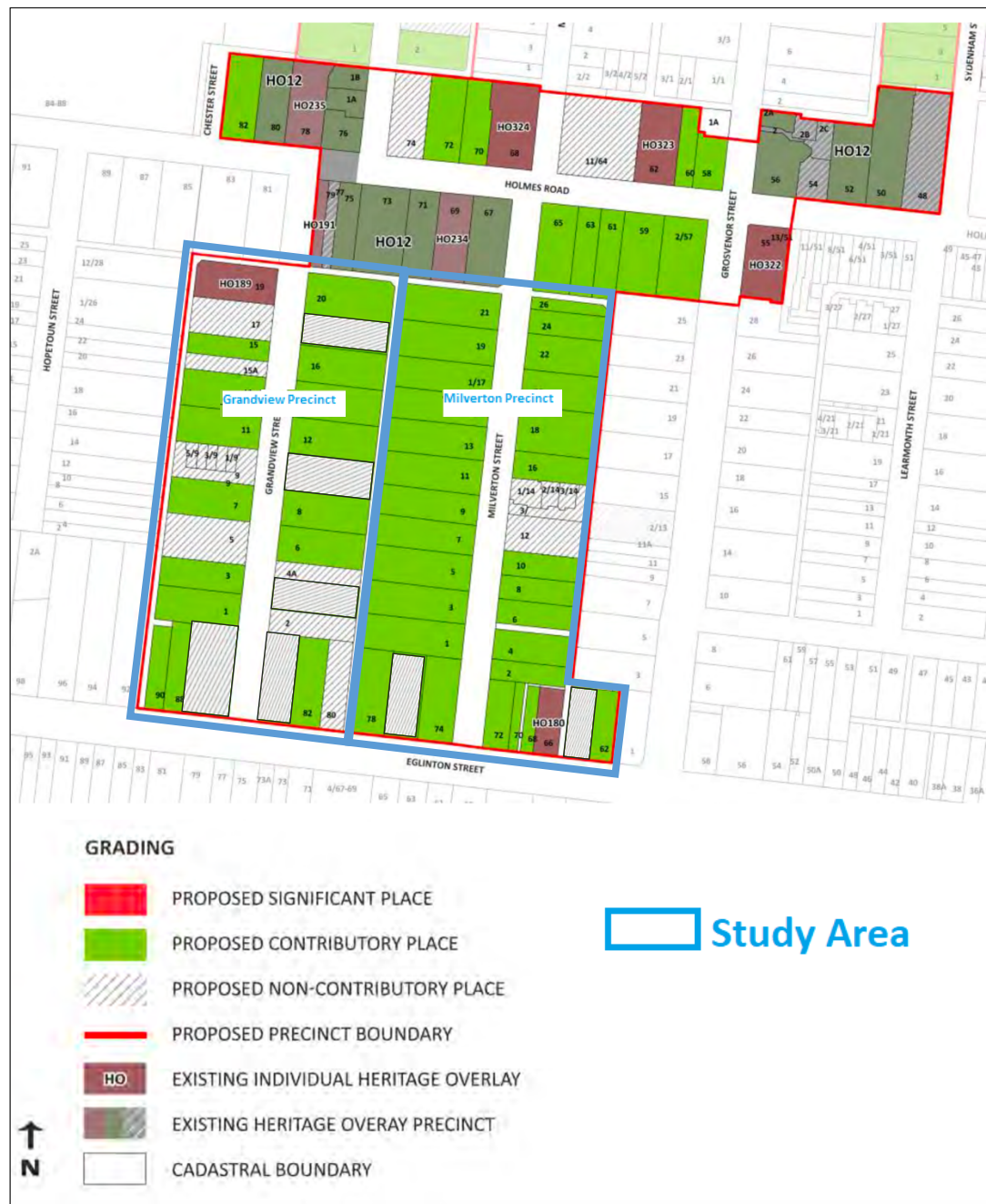












Figure 2 Map showing revised extent of non-contributory buildings within the proposed Holmes Street Residential Heritage Overlay Precinct based on extent of unsympathetic alterations and buildings that are no longer legible to their original form.




3.0 Individual Property Analysis




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
Grandview Precinct								
Grandview Street – Odd side								
90 Eglington Street		Contributory	Yes	Yes	No	No		
88 Eglington Street		Contributory	Yes	No – carport within front setback	Yes	No	Carport within front setback.	



Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
								
86 Eglington Street		Contributory	Yes	No	Yes	Yes	An unsympathetic modern flat has been built in front of the building, while a tall fence and carparking infrastructure fronts Grandview Street.	 Modern ground level on corner of Grandview and Eglington Street  Carparking facilities to Grandview Street




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
1 Grandview Street		Contributory	Yes	Yes	No	No		
3 Grandview Street		Contributory	Yes	Yes	No	No		
5 Grandview Street – Park		Non-contributory	N/A	N/A		No		




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
7 Grandview Street		Contributory	Yes	Yes	Yes	No	Upper level addition to rear.	
9 Grandview Street – 3 storey flats		Non-contributory	N/A	N/A	N/A	No		



Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
11 Grandview Street		Contributory	Yes	Yes	No	No		
13 Grandview Street		Contributory	Yes	No	Yes – double garage.	No	Visible rear addition and recent double garage at no setback from the front facade.	 



Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
15A Grandview Street		Non-contributory	No	No	Yes	No	Modern two storey dwelling with prominent upper level and ground level carparking infrastructure – originally part of 15 Grandview Street.	
15 Grandview Street		Contributory	No	Yes	Yes	No	Altered in 2008/2009 with the construction of 15A on the land. Original roof cladding replaced with Colorbond. Modern verandah installed, building rendered, new fence installed.	 


Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
17 Grandview Street		Non-contributory	Yes	No	Yes	No	Highly altered form. Garage at same setback as main building.	
19 Grandview Street	Yes – individual HO, HO189	Existing individually significance place.	Yes	Yes	No	No	Individually significance place. Already including in the Heritage Overlay.	
Grandview – even side								




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
80 Eglington Street		Non-contributory	N/A	N/A	Yes	No	Modified building.	
82 Eglington Street		Contributory	Yes	No (double crossover and front paved for car parking)	Yes	No	Unsympathetic vehicular accommodation.	
84 Eglington Street		Contributory	No	Yes	Yes	Yes	Prominent upper storey addition undermines dwelling's original form.	



Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
								
2 Grandview Street		Non-contributory	N/A	N/A	N/A	No	Modern home	
4 Grandview Street		Contributory	No	No	Yes	Yes	Heavily altered building including ground floor addition to the south and prominent upper storey extension.	




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
								
4A Grandview Street		Non-contributory	N/A	N/A	N/A	No	Modern home	




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
6 Grandview Street		Contributory	Yes	No	Yes – solar panels	No	Prominent solar panels added in January 2019.	
8 Grandview Street		Contributory	No – upper level addition behind main building.	Yes	No	No	Upper level extension to the rear of the dwelling.	



								
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Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
10 Grandview Street		Contributory	No	No	Yes	Yes	Heavily altered building at ground and upper levels. Carparking infrastructure non-compliant with MV Heritage Guidelines.	
12 Grandview Street		Contributory	Yes	Yes	No	No		
14 Grandview Street		Contributory	Yes	Yes	No	No		



Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
16 Grandview Street		Contributory	Yes	Yes	No	No		
18 Grandview Street		Contributory	No	Yes	Yes	Yes	Prominent upper level addition and ground floor gables added.	




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
20 Grandview Street		Contributory	Yes	Yes	No	No		
79 Holmes Road	Yes, HO191	Existing individually significant place.	Yes	Yes	No	No	Existing Individually significant property	
Milverton Precinct								
Milverton Street – Odd side								
78 Eglington Street		Contributory	No	No	Yes	Yes	Prominent upstairs extension and ground level carparking facilities.	




Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
76 Eglington Street		Contributory	Yes	No	Yes	Yes	Unsympathetic alterations including faux brick cladding and modern brick fence.	
74 Eglington Street		Contributory	No	Yes	Yes	No	Prominent upper level extension has been added.	 



Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
1 Milverton Street		Contributory	Yes	Yes	No	No		
3 Milverton Street		Contributory	Yes	Yes	No	No		

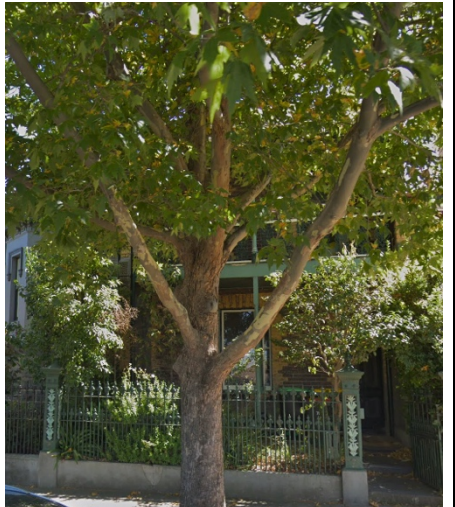

Address	Included in Heritage Overlay Pre-Amendment C201/200?	Proposed classification	Do upper level additions comply with MV Heritage Guidelines?	Do ground level additions comply with MV Heritage Guidelines?	Visible unsympathetic alterations	Is current classification questionable? (assuming a basis for precinct)	Notes	Photo
5 Milverton Street		Contributory	Yes	Yes	No	No		
7 Milverton Street		Contributory	Yes	Yes	No	No		
9 Milverton Street		Contributory	Yes	Yes	No	No		




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11 Milverton Street		Contributory	Yes	Yes	No	No		
13 Milverton Street		Contributory	Yes	Yes	Yes – solar panels	No		




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15 Milverton Street		Contributory	Yes	Yes	No	No		
17 Milverton Street		Contributory	Yes	Yes	No	No		
19 Milverton Street		Contributory	Yes	Yes	Yes – poor condition	No	Permit for demolition and redevelopment of site with 3 dwellings granted in 2017 (MV/528/2014/B)	



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21 Milverton Street		Contributory	Yes	No	Yes	No	Garage not setback from building facade.	
67 Holmes Road		Contributory	Yes	No	Yes	No		
Milverton Street – Even side								
64 Eglington Street		Contributory	Yes	Yes	No	No		




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66 Eglington Street		Contributory	Yes	No	Yes	Yes	Heavily altered Victorian building. Portico, tiled roof and non-original windows.	
68 Eglington Street	Yes, HO180	Existing individually significance place.	Yes	Yes	No	No		




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70 Eglington Street		Contributory	Yes	Yes	No	No		
72 Eglington Street		Contributory	N/A	Yes	No	No		





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2 Milverton Street		Contributory	Yes	Yes	No	No		
4 Milverton Street		Contributory	Yes	Yes	No	No	Garage setback from main facade.	


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6 Milverton Street		Contributory	Yes	Yes	No	No		
8 Milverton Street		Contributory	Yes	Yes	No	No		

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10 Milverton Street		Contributory	No	Yes	Yes	No	Solar panels and rear extension visible from street.	
12 Milverton Street		Non-contributory	No	No	Yes	No	Modern dwelling with basement garaging. Permit issued for construction of 2 dwellings 11 March 2014 (MV/535/2013).	

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12B Milverton Street – Vacant land		Non-contributory	N/A	N/A	N/A		Not considered in Amendment mapping other than part of 12.	
14 Milverton Street - townhouses		Non-contributory	N/A	N/A	N/A	No	Modern townhouses	
16 Milverton Street		Contributory	Yes	Yes	No	No		

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18 Milverton Street		Contributory	Yes	Yes (carport setback from main façade)	No	No		 

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20 Milverton Street		Contributory	No	No	Yes	No	Garage attached and not setback behind line of principal facade.	
22 Milverton Street		Contributory	Yes	Yes	No	No		
24 Milverton Street		Contributory	Yes	Yes	No	No		

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26 Milverton Street		Contributory	Yes	Yes	No	No		
65 Holmes Road		Contributory	Yes	Yes	Yes	No	Rear of medical centre with solar panels to roof, multiple crossovers to Milverton Street, concrete apron.	