

**Glen Eira Planning Scheme Amendments
C246glen and C260glen
Caulfield North, Caulfield South and Gardenvale
Heritage Review**

Panel Report

Planning and Environment Act 1987

9 June 2026

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Glen Eira Planning Scheme Amendments C246glen and C260glen

Caulfield North, Caulfield South and Gardenvale Heritage Review

9 June 2026



Michael Ballock, Chair

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Glossary and abbreviations

Council	Glen Eira Council
DTP	Department of Transport and Planning
Extent Review	Caulfield North Heritage Review 2023 (Extent Heritage, updated March 2024) Volumes 1 and 2
GJM Review	City of Glen Eira – Caulfield South and Gardenvale Heritage Review (Volumes 1 and 2) (GJM Heritage Pty Ltd, March 2024)
Hercon	the National Heritage Convention in Canberra in August 1988
Hidden Gems	Post-War and Hidden Gems Heritage Review 2020
HO	Heritage Overlay
Inter-war	1918 to 1939
PE Act	<i>Planning and Environment Act 1987</i>
Post-war	1945 to 1965
PPN01	Planning Practice Note 1: Applying the Heritage Overlay
TEH	Glen Eira Thematic Environmental History
VHR Guidelines	Victorian Heritage Register Criteria and Threshold Guidelines 2022
VPP	Victoria Planning Provisions

Overview

Amendment summary	
The Amendments	Glen Eira Planning Scheme Amendments C246glen and C260glen
Common name	Caulfield North, Caulfield South and Gardenvale Heritage Review
Brief description	Amendment C246glen implements the recommendations of the Caulfield North Heritage Review by applying the Heritage Overlay to significant places and precincts within Caulfield North. Amendment C260glen implements the recommendations of the City of Glen Eira – Caulfield South and Gardenvale Heritage Review (Volumes 1 and 2) by applying the Heritage Overlay to significant places and precincts within Caulfield South and Gardenvale.
Subject land	Land in the suburbs of Gardenvale. Caulfield North and Caulfield South
Planning Authority	City of Glen Eira
Authorisation	5 September 2025 (both amendments)
Exhibition	30 October and 12 December 2025 (both amendments)
Submissions	Number of Submissions: 30 Opposed: 26 (C246glen) Submissions: 10 Opposed: 4 (C260glen)

Panel process	
The Panel	Michael Ballock (Chair)
Directions Hearing	17 March 2026, Glen Eira Town Hall
Panel Hearings	27, 28, 29 and 30 April and 1 May 2026, Glen Eira Town Hall
Site inspections	Unaccompanied, 24 April 2026
Parties to the Hearing	Refer to Appendix A
Citation	Glen Eira PSA C246glen and C260glen [2026] PPV
Date of this report	9 June 2026

Executive summary

Glen Eira Planning Scheme Amendments C246glen and C260glen seek to implement the recommendations of the *Caulfield North Heritage Review 2024*, the *Kambrook Road Precinct Heritage Citation* and *Elsner Residence Heritage Citation* and the *City of Glen Eira – Caulfield South and Gardenvale Heritage Review 2024* by applying the Heritage Overlay to significant places and precincts within Caulfield North, Caulfield South and Gardenvale. The Amendments also update the Statements of Significance for existing places and precincts.

Key issues raised in submissions included:

- the required threshold of significance for places
- lack of strategic justification in relation to specific properties
- inconsistency with strategic policies, particularly housing
- lack of intactness
- unreasonable burden on owners
- increased costs
- extended project timelines
- decreased property values
- the area surrounding the proposed heritage property has changed over time
- the place was not considered significant in previous heritage studies.

Submissions received to the Amendments focused exclusively on whether the Heritage Overlay should be applied to individual properties, whether in a precinct or individually significant. While submitters disagreed with the recommendations of the reviews, none of them nor the expert evidence challenged the strategic basis for the Amendments.

Based on the heritage review work undertaken by Council, the Panel concluded that the Amendments are supported by and implement, the relevant sections of the Planning Policy Framework, are consistent with the relevant Ministerial Directions and Practice Notes, are well founded and strategically justified.

In arriving at its conclusions, the Panel was assisted by Council's expert, Mr Hemingway's and his review of the Caulfield North Heritage Review and has accepted most of his recommendations.

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay to the places in Alma Road Precinct (HO278).
- It is appropriate to apply the Heritage Overlay to the places in HO280 (Bambra Road Precinct).
- The Statement of Significance for the Bambra Road Precinct should be amended to endure that it acknowledges the demolition and replacement of 9 Bambra Road.
- It is not appropriate or justified to include 2-4 to 6-8 Arthur Street in the expanded Caulfield North Residential Precinct (HO14).
- It is appropriate to include six properties in an expanded Glen Eira Road and Environs (HO73) expanded precinct:

- It is appropriate to apply the expanded Kambrook Road Precinct Heritage Overlay (HO298).
- It is appropriate and justified to apply the Heritage Overlay (HO313) to Bambra Road Residential and former Church of Christ, Caulfield South Precinct.
- It is appropriate to apply the Heritage Overlay (HO294) to the property at 37 Fitzgibbon Crescent.
- It is not appropriate or justified to apply the Heritage Overlay (HO290) to 66 Balaclava Road, Caulfield North.
- It is appropriate and justified to apply the Heritage Overlay (HO297) to 387 Alma Road, Caulfield North.
- It is appropriate to apply the Heritage Overlay (HO296) to 385 Alma Road, Caulfield North.
- It is appropriate to apply the Heritage Overlay (HO295) to 358-362 Alma Road, Caulfield North.
- It is appropriate and justified to apply the Heritage Overlay (HO281) to 34 Hawthorn Road, Caulfield North
- It is not appropriate to apply the Heritage Overlay (HO288) to 365 Alma Road, Caulfield North.
- It is appropriate to apply the Heritage Overlay (HO290) to 7 Cobden Street, Caulfield North.
- It is not appropriate to apply the Heritage Overlay to 42 Lumeah Road, Caulfield North.
- It is not appropriate to apply the Heritage Overlay (HO287) to 12 Pental Road, Caulfield North.
- It is appropriate to apply the Heritage Overlay (HO303) to 960-962 Glenhuntly Road, Caulfield South
- It is appropriate and justified to apply the Heritage Overlay (HO318) to 80 Gardenvale Road, Gardenvale.
- It is appropriate to apply the Heritage Overlay (HO312) to 22 Venus Street, Caulfield South.

Recommendations

Based on the reasons set out in this report, the Panel recommends that Glen Eira Planning Scheme Amendments C246glen and C260glen be adopted as exhibited subject to the following:

- 1. Remove the Heritage Overlay (HO278 Alma Road Precinct) from 274 Alma Road, Caulfield North.**
- 2. Amend the Statement of Significance for HO280 to:**
 - a) reflect the demolition and replacement of 9 Bambra Road, Caulfield North**
 - b) replace the leading photograph with one that focuses on contributory places.**
- 3. Remove the Heritage Overlay (HO14) Caulfield North Residential Precinct from 2-4 and 6-8 Arthur Street, Caulfield North.**

- 4. Remove the Heritage Overlay (HO73) Glen Eira and Environs Precinct from 6 and 8 Linlithgow Avenue, Caulfield North.**
- 5. Amend the Statement of Significance for 37 Fitzgibbon Crescent Caulfield North (HO294) to:**
 - a) include the changes detailed in the panel preferred version in Appendix C**
 - b) remove the reference to Criterion A in the 'Why is it significant?' section.**
- 6. Remove the Heritage Overlay (HO290) from 66 Balaclava Road, Caulfield North.**
- 7. Amend the Statement of Significance for 387 Alma Road, Caulfield (HO297) to:**
 - a) remove the reference to Criterion A in the 'Why is it significant?' section**
 - b) include the changes detailed in the panel preferred version in Appendix D.**
- 8. Amend the Statement of Significance for 385 Alma Road, Caulfield North (HO296) to:**
 - a) remove the reference to Criterion A in the 'Why is it significant?' section**
 - b) include the changes detailed in the panel preferred version in Appendix E.**
- 9. Amend the Statement of Significance for Wolverstone, 358-362 Alma Road, Caulfield North (HO295) to remove the reference to Criterion A in the 'Why is it significant?' section.**
- 10. Remove the Heritage Overlay (HO288) from 365 Alma Road, Caulfield North.**
- 11. Update the Statement of Significance for Kinloch, 7 Cobden Street, Caulfield North (HO283) to reflect the original Victorian period elements and the Inter-war elements of the place including the lightly textured render, cartouche with 'Kinloch' in bas-relief and masonry verandah with Palladian motif to ground floor and piers to first floor.**
- 12. Remove the Heritage Overlay (HO291) from 42 Lumeah Road, Caulfield North.**
- 13. Remove the Heritage Overlay (HO287) from 12 Pental Road, Caulfield North.**
- 14. Amend the Schedule to Clause 43.01 (Heritage Overlay) to include 'Yes' under the 'Prohibited uses permitted?' column for 80 Gardenvale Road, Gardenvale (HO318)**

1 Introduction

1.1 The Amendments

(i) Amendment descriptions

The purpose of the Amendment C246glen is to implement the recommendations of the *Caulfield North Heritage Review, 2024* (Extent Review) and the recommendations of the *Kambrook Road Precinct Heritage Citation* and *Elsner Residence Heritage Citation* by applying the Heritage Overlay to significant places and precincts within Caulfield North.

The purpose of the Amendment C260glen is to implement the recommendations of the *City of Glen Eira – Caulfield South and Gardenvale Heritage Review, Volumes 1 and 2, 2024* (GJM Review) to apply the Heritage Overlay to 15 places, three precincts and one group. The Amendment also proposes to include revised Statements of Significance for two existing heritage precincts.

Specifically, Amendment C246glen proposes to:

Overlay maps

- Amend Planning Scheme Map No. 1HO to apply the Heritage Overlay to 18 new places and four new precincts.
- Amend Planning Scheme Map No. 1HO to alter the mapped extent of existing HO14 and HO73.

Amend Planning Scheme Map No.1HO to delete HO9, HO41 and HO83. HO9 (5 Bambra Road) will be absorbed into the Bambra Road Precinct. HO41 (4 Linlithgow Avenue) will be absorbed into the Glen Eira Road and Environs Precinct) and incorporate HO83 (17 Wyuna Road) into the Wyuna Road Precinct.

Amend the Schedule to Clause 43.01 (Heritage Overlay) to:

- Insert 18 new heritage places and four new heritage precincts HO278, HO279, HO280, HO281, HO282, HO283, HO284, HO285, HO286, HO287, HO288, HO289, HO290, HO291, HO292, HO293, HO294, HO295, HO296, HO297, HO298, HO299 and include Statements of Significance for each place. Solar energy system controls are to be 'turned on' for each place/precinct and fence/outbuildings controls 'turned on' for HO285, HO286, HO287, HO288, HO289, HO290, HO292, HO293, HO294, HO296 and HO297.
- rename HO14 to the Caulfield North Residential Precinct and to include a revised Statement of Significance and 'turn on' limited tree controls.
- include a new Statement of Significance for HO43 (Former Labassa Stables, 5-9 Manor Grove, Caulfield North).
- include a new Statement of Significance and revised tree controls for HO4 (Caulfield Park).
- Insert a revised Statement of Significance for HO73 (Glen Eira Road and Environs Precinct) and 'turn on' limited tree controls.
- delete HO9 (5 Bambra Road, Caulfield North), HO41 (4 Linlithgow Avenue, Caulfield North) and HO83 (17 Wyuna Road, Caulfield North).

- remove the Statement of Significance for the Caulfield North Estate and Environs Precinct (August 2020), the Statement of Significance: Glen Eira Road and Environs Precinct (August 2020) and Site Plan, 4 Linlithgow Avenue, Caulfield North (1999).

Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert the following incorporated documents:

- Alma Road Precinct Statement of Significance October 2025
- Wyuna Road Precinct Statement of Significance October 2025
- Bambra Road Precinct Statement of Significance October 2025
- Hawthorn Terrace, 28-24 Hawthorn Road, Caulfield North Statement of Significance October 2025
- Bon Accord, 323 Alma Road, Caulfield North Statement of Significance October 2025
- Kinloch, 7 Cobden Street, Caulfield North Statement of Significance October 2025
- 88 Eskdale Road, Caulfield North Statement of Significance October 2025
- Trinidad, 486 Dandenong Road, Caulfield North Statement of Significance October 2025
- Ellerslie Court, 1-2/76 Hawthorn Road, Caulfield North Statement of Significance October 2025
- 12 Pental Road, Caulfield North Statement of Significance October 2025
- 365 Alma Road, Caulfield North Statement of Significance October 2025
- 5 Norwood Road, Caulfield North Statement of Significance October 2025
- 66 Balaclava Road, Caulfield North Statement of Significance October 2025
- 42 Lumeah Road, Caulfield North Statement of Significance October 2025
- 49 Lumeah Road, Caulfield North Statement of Significance October 2025
- Taunton, 11 St Aubins Avenue, Caulfield North Statement of Significance October 2025
- 37 Fitzgibbon Crescent, Caulfield North Statement of Significance October 2025
- Wolverstone, 358-362 Alma Road, Caulfield North Statement of Significance October 2025
- 385 Alma Road, Caulfield North Statement of Significance October 2025
- 387 Alma Road, Caulfield North Statement of Significance October 2025
- Kambrook Road Precinct Statement of Significance October 2025
- Elsner Residence, 117-121 Kambrook Road, Caulfield North Statement of Significance October 2025
- Caulfield Park Statement of Significance October 2025
- Caulfield North Residential Precinct Statement of Significance October 2025
- Former Labassa Stables, 5-9 Manor Grove, Caulfield North Statement of Significance October 2025
- Glen Eira Road and Environs Precinct October 2025.

Specifically, Amendment C260glen proposes to:

Overlay maps

Amend Planning Scheme Map No. 01HO to introduce 15 new heritage places, three new heritage precincts and one new group listing in Caulfield South and Gardenvale.

Planning Scheme Ordinance

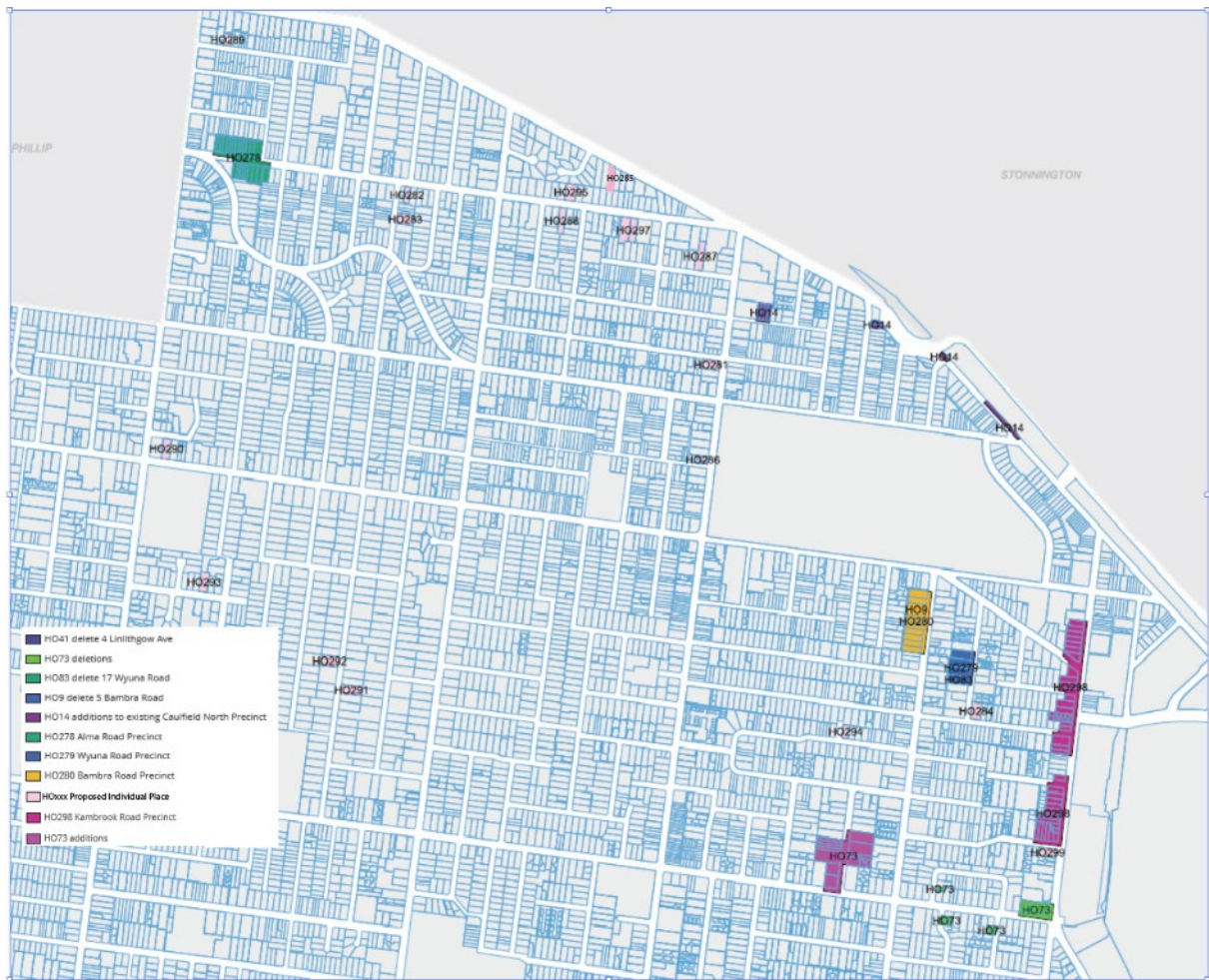
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to introduce 15 new heritage places, three new heritage precincts and one new group heritage listing and turns on fence/outbuilding and tree controls in the 'Outbuildings or fences not exempt under Clause 43.01-4' column to some properties. The proposed Heritage Overlay number, address and specific changes proposed for each of the new additions are:
 - HO300 Caulfield South Primary School 24 Bundeera Road, Caulfield South - New entry into the schedule. 'Turn on' outbuildings and fences control specifically for the memorial iron gates and associated brick wall.
 - HO301 house 22 Eumeralla Road, Caulfield South New entry into the schedule - 'Turn on' outbuildings and fences control specifically for the garden wall.
 - HO302 house 10A Field Street, Caulfield South - New entry into the schedule.
 - HO303 Pine View 960-962 Glenhuntly Road, Caulfield South- -New entry into the schedule.
 - HO304 Pair of Houses 472 & 472A Hawthorn Road, Caulfield South - New entry into the schedule. 'Turn on' outbuildings and fences control specifically for the front stone fence with brick capping.
 - HO305 Yeaston Prize house 474 Hawthorn Road, Caulfield South- -New entry into the schedule. 'Turn on' Outbuildings and fences control specifically for the front boundary fence and garage.
 - HO306 St Catharine's Anglican Church Complex 402-406 Kooyong Road, Caulfield South - New entry into the schedule. 'Turn on' outbuildings and fences control specifically for the rear brick wall to the church (in part to Clarence Street) and the low brick wall to vicarage (to Kooyong Road).
 - HO307 Former Methodist Church Complex 450 Kooyong Road and 2 Jupiter Street, Caulfield South- -New entry into the schedule. 'Turn on' outbuildings and fences control specifically for the red brick fence to the church only.
 - HO308 The Palms 19 Leopold Street, Caulfield South- -New entry into the schedule. 'Turn on' tree controls specifically for two Canary Island Date Palms (*Phoenix canariensis*).
 - HO309 St Andrew's Presbyterian Church 237 North Road, Caulfield South- - New entry into the schedule.
 - HO311 Halesworth 21 Olinda Street, Caulfield South - New entry into the schedule. 'Turn on' outbuildings and fences control specifically for the early garage only.
 - HO312 Mimosa 2 Venus Street, Caulfield South - New entry into the schedule.
 - HO313 Bambra Road Residential and former Church of Christ Precinct - New entry into the schedule.
 - HO314 Birch and Beech Streets Precinct - New entry into the schedule. 'Turn on' outbuildings and fences control specifically for the front fences to all properties in the precinct.
 - HO315 Imperial Avenue Precinct - New entry into the schedule.
 - HO316 Long, Robinson and Le Page Group, 5, 6, 9, 10, 13 and 14 Clarinda Street, Caulfield South' 330 and 334 Kooyong Road, Caulfield South, 14 Sycamore Street, Caulfield South - New entry into the schedule.

- HO317 Ewan Mea 20 Gardenia Road, Gardenvale - New entry into the schedule.
- HO318 Former Congregational Union Church and Hall 80 Gardenvale Road, Gardenvale - New entry into the schedule.
- HO319 house 493 Kooyong Road, Gardenvale - New entry into the schedule.

(ii) The subject land

The Amendments apply to land in Caulfield North shown in Figure 1 (C246glen) and in Caulfield South and Gardenvale as shown in Figure 2 (C260glen).

Figure 1 Caulfield North proposed additions to the Heritage Overlay



Source: Provided by Council at the request of the Panel

Figure 2 Caulfield South and Gardenvale proposed additions to the Heritage Overlay

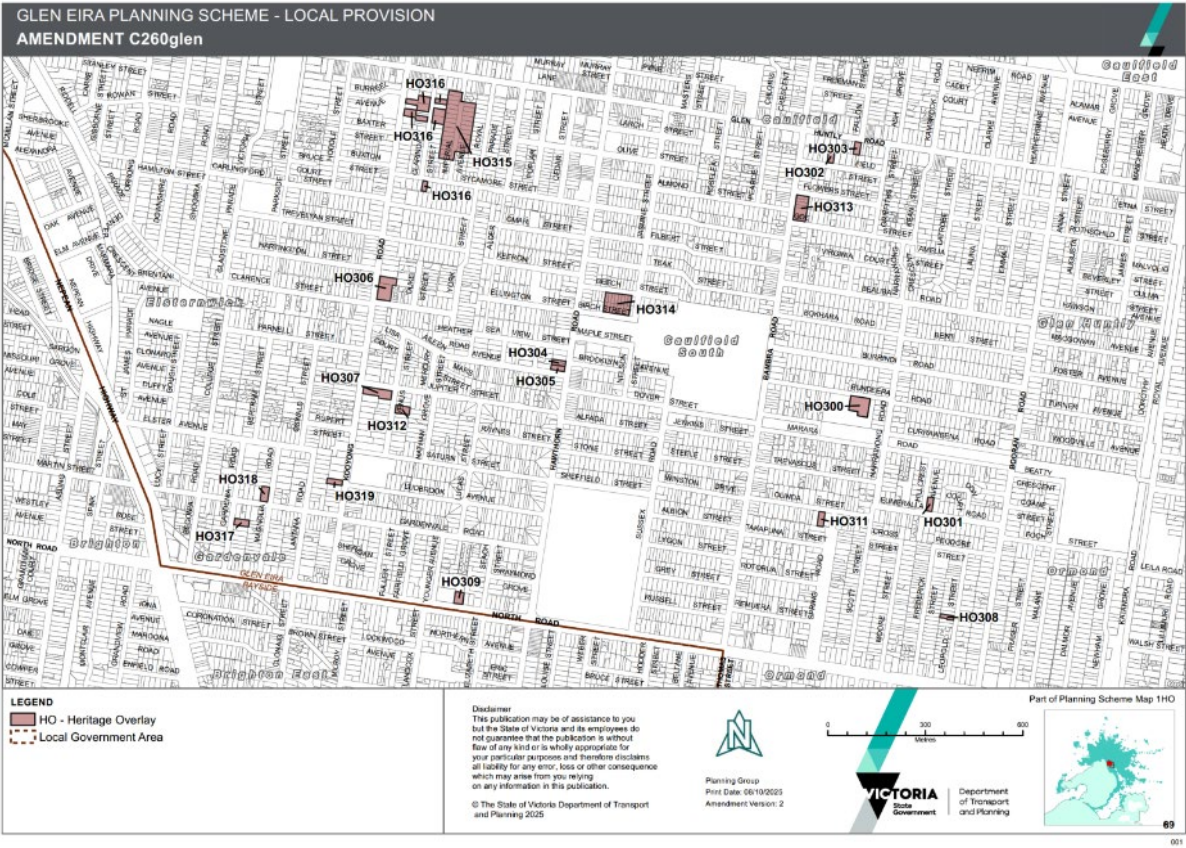
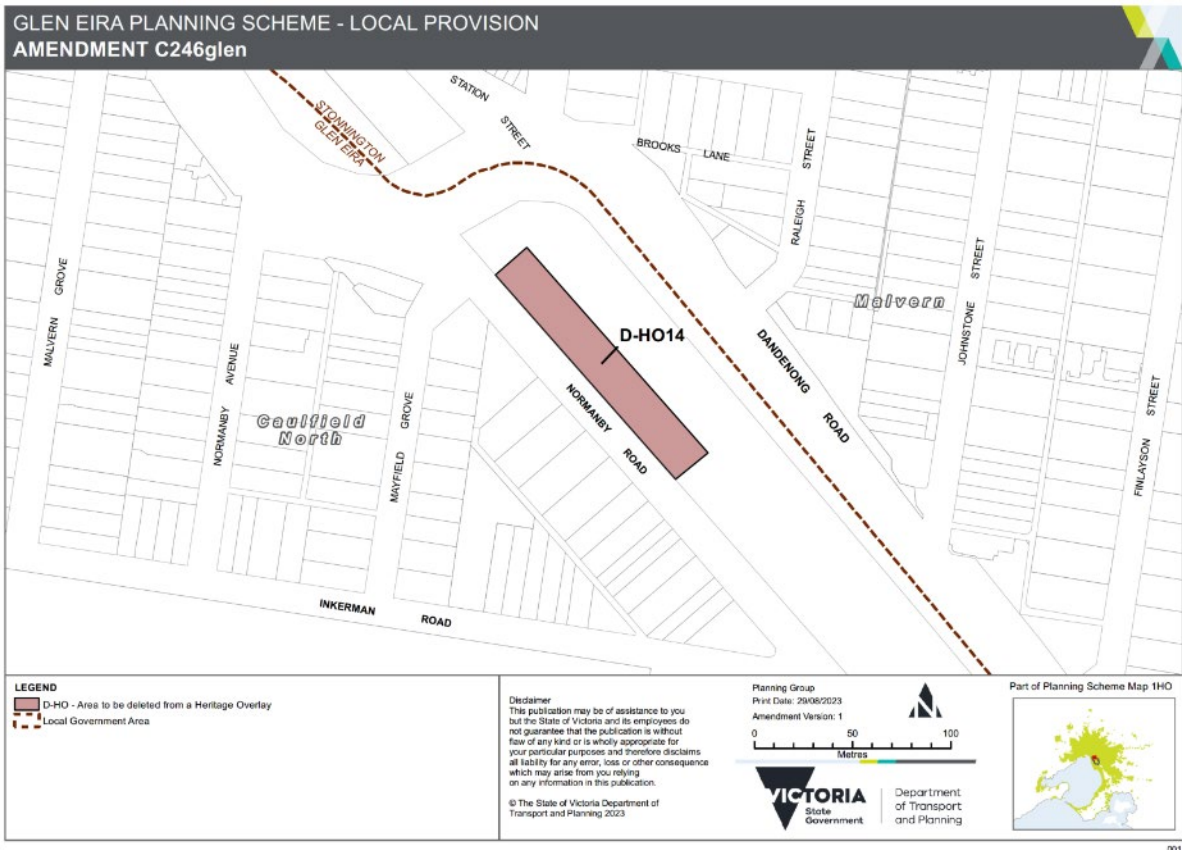


Figure 3 Caulfield North location of removal of the Heritage Overlay



1.2 Background

Council submitted that the Amendments build on strategic work undertaken in the 1990s. The principal foundation was Andrew Ward's 1996 *Glen Eira Heritage Management Plan*, prepared from the earlier 1990 *City of Caulfield Urban Conservation Study*. No municipal-wide reassessment of heritage places occurred for many years after the 1996 study. However, in 2014 Glen Eira Amendment C113 introduced additional Heritage Overlays in the Caulfield and Caulfield North area.

Council's 2018 Planning Scheme Review established a broader and more systematic heritage program, including activity centre studies, *Post-War and Hidden Gems Heritage Review 2020* (Hidden Gems) and a suburb-by-suburb review process. A number of later amendments implemented that work, on a suburb-by-suburb basis.

Amendment C246glen

In 2022, Council engaged Extent Heritage Pty Ltd (Extent) to review Caulfield North. Separate work by RBA Heritage and Conservation Consultants had already identified the Kambrook Road Precinct and the Elsner Residence. The first component of Extent's work reviewed and updated existing citations and Statements of Significance for individual places and precincts, including recommendations about curtilage, schedule controls and revised gradings. The second component was an assessment of places outside the Heritage Overlay, involving review of every street in Caulfield North to identify gaps in protection, assess potential new places and precincts and prepare citations and Statements of Significance where inclusion was warranted.

At its meeting of 15 August 2023, Council adopted the Extent Review, adopted the RBA-prepared citations for the Kambrook Road Precinct and the Elsner Residence and resolved to seek authorisation for Amendment C246glen.

Amendment C260glen

Amendment C260glen forms part of the Council's broader suburb-by-suburb heritage review program. In August 2023, Council engaged GJM Heritage to identify places and precincts of potential local significance in Caulfield South and Gardenvale, test whether they met the threshold for inclusion in the Heritage Overlay and review the controls and Statements of Significance for the Crompton Court and Hillcrest Estate precincts in accordance with Planning Practice Note 1 (PPN01). The review was structured as a gap analysis and assessment exercise, informed by documentation review, desktop and on-site fieldwork, detailed heritage assessment and the preparation of revised Statements of Significance. The study did not extend to land already covered by HO75, or to the separate part of Caulfield South that had been addressed in the Caulfield East and Glen Huntly review.

At the commencement of the review, the study area already contained seven individually significant places, two residential precincts and part of one commercial precinct, while Gardenvale contained no land in the Heritage Overlay. One of the existing places, Caulfield Primary School, was also included in the Victorian Heritage Register. Volume 2 of the GJM Review contained the citations and Statements of Significance for recommended new places, together with updated material for the two existing precincts.

On 21 May 2024, Council adopted the review, resolved to seek authorisation for Amendment C260glen and exhibit the Amendment.

Chronology of events

Table 1 Amendment C246glen chronology of events

Date	Event
2019	RBA Conservation and Heritage Consultants were engaged to prepare a review for an area around the Caulfield Racecourse and Caulfield Station. This review included the preparation of heritage citations and Statements of Significance for Kambrook Road Precinct and Elsner Residence, 117-121 Kambrook Road, Caulfield North
2022	Council engaged Extent Heritage to undertake the Caulfield North Review
15 August 2023	Council adopts the City of Glen Eira Caulfield North Heritage Review 2024 (Volumes 1 and 2), prepared by Extent Heritage Pty Ltd
September 2023	Council officer requests authorisation to prepare Amendment C246glen.
2024	While waiting on authorisation for Amendment C246, Council submitted a separate interim amendment request (C258) for 387 Alma Road, Caulfield North as the property was under threat of demolition. HO297 was approved and has subsequently been extended until 30/11/2026
5 September 2025	Council receives a conditional authorisation letter from DTP
30 October – 12 December 2025	Council exhibits Amendment C246glen
3 February 2026	Council requests the Minister for Planning to appoint an independent Planning Panel to consider all submissions referred to in relation to Amendment C246glen in accordance with Section 23 of the Planning and Environment Act 1987
February 2026	Panel requested and Panel appointed to consider Amendments C246glen and C260glen
17 March 2026	Directions Hearing
27 April-1 May 2026	Panel Hearing

Table 2 **Amendment C260glen chronology of events**

Date	Event
August 2023	Council engaged GJM Heritage to undertake a heritage review of Caulfield South and Gardenvale
21 May 2024	Council adopts the City of Glen Eira – Caulfield South and Gardenvale Heritage Review Volumes 1 and 2, GJM Heritage Pty Ltd, March 2024 (GJM Review)
June 2024	Council officer requests authorisation to prepare the Amendment
5 September 2025	Council receives a conditional authorisation letter from DTP
30 October to 1 December 2025	Council exhibits the Amendment
3 February 2026	Council requests the Minister for Planning to appoint an independent Planning Panel to consider all submissions referred to in relation to Amendment C260glen in accordance with Section 23 of the Planning and Environment Act 1987
February 2026	Panel requested and Panel appointed to consider Amendments C260glen and C246glen
17 March 2026	Directions Hearing
27 April-1 May 2026	Panel Hearing

1.3 The Panel's approach

Key issues raised in submissions were:

- the required threshold of significance for places
- lack of strategic justification in relation to specific properties
- inconsistency with strategic policies, particularly housing
- lack of intactness
- unreasonable burden on owners
- increased costs
- extended project timelines
- decreased property values
- the area surrounding the proposed heritage property has changed over time
- the place was not considered significant in previous heritage studies.

The Panel has assessed the Amendments against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendments, observations from site visits and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the

report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the report.

This report deals with the issues under the following headings:

- Strategic issues
- General issues
- Overarching matters
- Heritage precincts
- Individual heritage places.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendments.

Table 3 Planning context

	Relevant references
Victorian planning objectives	- section 4(1)(d) of the PE Act
Municipal Planning Strategy	- Clause 02.02 (Vision), 02.03-3 (Strategic Directions – Built environment and heritage), Clause 02.03-4 (Strategic Directions – Housing)
Planning Policy Framework	- Clauses 15.01-5S (Neighbourhood character), 15.03-1S (Heritage conservation), 15.03-1L (Heritage)
Other planning strategies and policies	- Plan for Victoria Pillar 3
Planning scheme provisions	- Heritage Overlay
Ministerial directions	- Ministerial Direction on the Form and Content of Planning Schemes - Ministerial Direction No. 11 – Strategic Assessment of Amendments - Ministerial Direction No. 15 – The Planning Scheme Amendment Process
Planning practice notes	- Planning Practice Note 01 – Applying the Heritage Overlay (PPN01)

2.2 Strategic justification

(i) Submissions

Council submitted that the principal strategic justification was PPN01. It submitted that PPN01 supports the inclusion of places identified in a local heritage study where their significance justifies the application of the Heritage Overlay.

Council further relied on the Planning Policy Framework, in particular Clause 15.03-1S, which seeks the conservation of places of heritage significance through their identification, assessment, documentation and protection and through the maintenance or enhancement of their setting and context. Council also referred to the local heritage policy at Clause 15.03L providing guidance for development within heritage overlays that responds to the scale, rhythm, massing, form and siting of significant and contributory buildings.

Council submitted that the heritage assessment framework for the Amendments is provided by the recognised Hercon criteria in PPN01, including historical, rarity, research,

representativeness, aesthetic, technical, social and associative significance. It submitted that these criteria informed the Extent Review and the GJM Review and were embedded in the methodologies used to assess places in Caulfield North, Caulfield South and Gardenvale.

Council stated:

- The Extent Review, the GJM Review, the associated citations and Statements of Significance and the expert material before the Panel are comprehensive, methodologically sound and founded on rigorous research, comparative analysis and Glen Eira's Thematic Environmental History (TEH).
- The differences between community perception and expert heritage assessment are unsurprising, particularly for more modest or later-period places and the absence of earlier identification does not, of itself, demonstrate an absence of heritage significance.

Submitters 10 and 15 (C246glen) submitted that the proposed Heritage Overlay had been selectively applied and consequently lacked strategic integrity. Submitter 26 (C246) had a similar perspective and added that the application of the Heritage Overlay was in conflict with the State's housing policies.

Submitter 4 (C260glen) submitted that the Amendment lacked strategic intent and it lacked justification to apply a permanent control to properties on a *"State designated transport corridor."*

(ii) Discussion

The Panel accepts Council's submission that the strategic justification for the Amendments comes largely from Clause 15.02-1L, PPN01 and to some degree from the two reviews potential heritage places undertaken on behalf of Council. The Extent Review and the GJM Review both used an accepted and robust methodology in preparing their reviews.

The Panel notes that none of the expert's evidence challenged the strategic basis for the Amendments but disagreed with the application of the Hercon criteria or the appropriate threshold for individual properties.

Consequently, the Panel agrees concludes that the Amendments are strategically justified.

(iii) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendments:

- are supported by and implements, the relevant sections of the Planning Policy Framework
- are consistent with the relevant Ministerial Directions and Practice Notes
- are well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 General issues

This chapter refers to issues which apply across more than one individual place or precinct. Where a submission raised only general issues, it is not referred to in subsequent chapters. Unless otherwise indicated submitter numbers refer to Amendment C246glen.

3.1 Building condition

(i) The issue

The issue whether building condition is relevant when assessing the heritage significance of an individual place or a precinct.

(ii) Submissions

Submitters 10 and 30 stated that the house was uninhabitable and consequently the application of the Heritage Overlay was inappropriate. Other submitters, including 13, 15, 19, 20, 22 and 26, advised that the house had been so altered with additions and repairs that had lost any heritage relevance.

Council acknowledged that many submissions raised concerns about the poor condition of properties proposed for inclusion in the Heritage Overlay, an issue commonly considered in heritage matters. It added that panels have consistently clarified that while property condition may concern owners, the key question is whether condition is relevant when identifying and protecting heritage places.

Council submitted that Panel decisions, such as Yarra Amendment C149 and Latrobe C14, draw an important distinction between “intactness” and “integrity.” Intactness refers to how much of the original fabric of a place remains, while integrity relates to whether the place still meaningfully expresses its heritage significance. A building may have low intactness but still retain integrity (and therefore significance), or conversely, alterations may diminish integrity to the point that significance is lost.

Council submitted the *Advisory Committee Report on the Review of Heritage Provisions in Planning Schemes 2007* report reinforces this approach, concluding that condition or structural soundness should not influence whether a place is included in the Heritage Overlay. Instead, intactness may be relevant where it relates to identified heritage values. The report emphasises that assessments should clearly articulate the role of intactness in Statements of Significance, while treating condition as a separate and generally irrelevant consideration.

Council concluded that there are two key principles in considering building condition. First, building condition is generally not relevant unless a structure is at risk of collapse or so deteriorated that restoration would effectively require reconstruction, undermining heritage significance. Second, a place can be in poor repair yet remain sufficiently intact and retain its heritage value. Council submitted that, consistent with recent Panel decisions, deteriorated condition alone does not disqualify a property from heritage protection if its significance remains legible and can be conserved.

(iii) Discussion

The Panel accepts Council's submission which draws a clear distinction between the physical state of a building and the question of heritage significance. The issue for the Panel is to determine whether a place or precinct still demonstrates the heritage values for which protection is proposed, not whether it is presently well maintained or free from deterioration. In the Panel's view what matters is whether the relevant fabric, form and attributes remain sufficiently legible to convey the identified heritage values. In that sense, poor repair may coexist with heritage significance, whereas the loss of integrity or the effective destruction of significant fabric may bear upon significance. The proper focus is therefore on intactness and integrity as they relate to the expressed heritage values, rather than on condition as a separate consideration. On that basis, building condition is not a relevant criterion in deciding whether a place or precinct warrants inclusion in the Heritage Overlay.

(iv) Conclusion

The Panel concludes that building condition is not relevant when assessing the heritage significance of an individual place or a precinct.

3.2 Development opportunity, building alterations and maintenance

(i) The issue

The issue is whether development opportunity, building alterations and maintenance are relevant when assessing the heritage significance of an individual place or a precinct.

(ii) Submissions

Submitters 10 and 11 expressed concerns that the Heritage Overlay would effectively sterilise the land preventing any redevelopment of the site which was particularly relevant on the present housing crisis. A group of other submitters, including 24, 28, 29, 30 and 9 (C260glen) that the application of the Heritage Overlay would create an additional administrative step by requiring a heritage permit for any works to the house. In addition, routine maintenance would be more difficult, and time consuming due to heritage requirements and the need to engage professional advisors.

Council submitted that the application of the Heritage Overlay must be understood within the broader statutory framework of the PE Act, particularly section 4(1)(d), which seeks to conserve places of heritage significance while balancing present and future community interests. This balance is reflected in planning policies in the Planning Policy Framework and the Amendments are intended to protect, enhance and promote local heritage.

While Council acknowledged that applying the Heritage Overlay introduces additional planning controls, it emphasised that these controls are justified where the heritage significance of a place is properly identified, documented and managed. The purpose of the Amendments is therefore not to prevent change, but to ensure that change occurs in a way that respects and responds to heritage values.

Council noted that concerns about the impact of heritage controls on redevelopment potential are not new and have frequently been raised in past Panel hearings. Panels have typically considered such concerns through the lens of social and economic impacts, as required under section 12(2)(c) of the PE Act, distinguishing between effects on individuals and those on the broader community.

In particular, Council submitted that past panels, such as in Amendment C207melb to the Melbourne Planning Scheme, have found that community-wide social and economic effects are relevant at the amendment stage, whereas private economic impacts are generally not. This position was supported in the *Dustday Investments Pty Ltd v Minister for Planning [2015] VSC 101*, where it was recognised that the level of detail available at the amendment stage is limited and more specific impacts on development are better assessed later, at the permit application stage.

Council submitted that heritage protection delivers an inherent economic and social value to the community, resulting in a net community benefit. Although additional planning controls may increase the number of permit applications, any economic impacts are offset by the long-term public benefit of conserving heritage places, which serve present and future generations. Importantly, the Heritage Overlay does not prohibit redevelopment or demolition but requires careful consideration of heritage significance in decision-making.

Council concluded that the Amendments will not unreasonably hinder housing or activity centre objectives. Consistent with previous Panel findings, there is insufficient evidence that applying the Heritage Overlay would significantly constrain development at a community scale. Council stated that redevelopment concerns are more appropriately addressed at the permit stage and reiterates that development potential is not a relevant factor in determining heritage significance.

(iii) Discussion

The question before the Panel is whether a place or precinct has heritage significance sufficient to justify application of the Heritage Overlay, not whether future development might be more constrained, more costly or subject to additional procedural requirements. Those matters may be practical consequences of the Overlay, but they do not inform the assessment of significance. Nor does the existence of the Overlay specifically prevent future development. The planning scheme anticipates change, alterations and ongoing maintenance, provided those outcomes are considered through the heritage controls and assessed against the significance of the place. Concerns about redevelopment yield, design flexibility, approval pathways or the extent of future works are therefore more appropriately dealt with when a particular proposal is advanced and can be assessed on its merits. In that sense, development opportunity, building alterations and maintenance are management and implementation issues, not criteria for deciding whether heritage significance exists. The proper task remains to identify and evaluate the heritage values of the place or precinct; once that threshold question is answered, the consequences for future change can be addressed through the permit process rather than at the significance assessment stage.

(iv) Conclusion

The Panel concludes that development opportunity, building alterations and maintenance are not relevant when assessing the heritage significance of an individual place or a precinct.

3.3 Property value and financial implications**(i) The issue**

The issue is whether property value and financial implications are relevant when assessing heritage significance or when deciding whether to apply the Heritage Overlay.

(ii) Evidence and submissions

Submitters 3, 8, 17, 28, 229, 30 and 6 (C260glen) considered that the application of the Heritage Overlay would result in a significant devaluation of their properties. Furthermore the Heritage Overlay had the potential to reduce the number of potential buyers should they wish to sell.

Council submitted that private financial impacts and property value are not relevant considerations in deciding whether a place has sufficient local heritage significance to justify inclusion in the Heritage Overlay and are more appropriately addressed at the permit stage. It accepted that economic effects may be relevant where they translate into broader public impacts but submitted that the concerns raised here were property-specific and did not demonstrate community-wide consequences. Council added that PPN01 does not treat property value or financial implications as criteria for assessing local heritage significance and that to do so would distort the heritage assessment task and undermine planning policy support for the protection of places of local significance.

Council relied on recent Panel decisions, including Amendment C240glen, which concluded that private financial impact and property value are not relevant criteria in determining whether a property warrants the Heritage Overlay. Council also relied on Mr Gard'ner's evidence, which disputed the assumption that heritage controls necessarily reduce property value and referred to Heritage Council of Victoria research indicating that heritage properties may attract a premium, with value often more influenced by factors such as condition and other planning controls than by heritage designation itself.

Mr Gard'ner gave evidence on behalf of Council. He stated:

I disagree with the submitter's assertion that applying the Heritage Overlay will have "negative future implications for resale." This view is not borne out by research, including the Heritage Council of Victoria's 2023 review into the value of heritage.¹³ Heritage properties often command premium prices and other factors, such as building condition and other planning considerations often have a greater impact on property value than the heritage designation.

Consistent with other Planning Panel Reports I note that the Planning Panel considering Glen Eira Amendment C240glen concluded that "private financial impact and property value are not a relevant criterion for assessing whether a property has sufficient local heritage significance to justify applying the Heritage Overlay."

(iii) Discussion

The Panel accepts Council's submission and Mr Gard'ner's evidence that private financial implications and property values are not a relevant consideration in the application of the Heritage Overlay. As stated above the role of the Panel is to determine whether the place or precinct possesses heritage significance sufficient to justify the application of the Heritage Overlay. Property-specific concerns about resale value, development cost, financing or future marketability do not assist in answering the threshold question of heritage significance. Nor is there any sound basis for treating financial implications as a proxy for significance. Market outcomes are affected by many variables and may shift over time, whereas the heritage assessment must focus on the identified cultural heritage values of the place. To elevate private financial consequences into the significance assessment would distort the statutory and policy framework and risk displacing the central question with matters more appropriately considered, if necessary, in the context of a specific proposal. In that sense, property value and financial implications are not relevant criteria when assessing heritage significance or deciding whether the Heritage Overlay should be applied.

(iv) Conclusion

The Panel concludes that property value and financial implications are not relevant when assessing heritage significance or when deciding whether to apply the Heritage Overlay.

4 Overarching matters

4.1 Differences in recommendations

The Extent Review and the GJM Review have been adopted by Council.

On occasions Mr Hemingway's recommendation in expert evidence for a place differ from those of the Extent Review. For example, Mr Hemingway may recommend removal of the Heritage Overlay that the Amendments, on the basis of the conclusions of the Extent Review or the GJM Review, recommended for inclusion in the Heritage Overlay.

Because the recommendations of Mr Hemingway had not been considered by a meeting of the Council it was unable to accept or reject them at the Hearing. In these circumstances Council offered no opinion but referred the Panel to the Extent Review or the GJM Review and the evidence of Mr Hemingway and stated:

Council looks forward to the Panel's recommendation, with the benefit of all the material presented to the Panel as part of the hearing process.

4.2 Criterion A

To apply the Heritage Overlay to a place the PPN01 requirement is that it must reach the threshold of at least one Criterion. In the Panel's view this places equal importance and significance on each of the eight criteria. However, the Panel notes that all places nominated in both amendments all have the threshold of Criterion A.

The Panel accepts that the construction of a standard residential dwelling on a subdivided lot, while consistent with the broader pattern of suburban consolidation, does not of itself constitute a strong demonstration of that pattern. The theme is better read at the precinct or streetscape level, where cohesion of materials, setbacks and building stock age collectively convey the character of the Inter-war expansion. Existing Heritage Overlay precincts, particularly those that capture intact Inter-war residential development, already protect that dimension of the theme. A conventional single dwelling, however, well-executed, is the continuation of an existing residential form rather than evidence of transformation.

In many of the individually significant places the representativeness of a style or the aesthetic of the place is dealt with appropriately in Criterion D or E respectively and consequently does not add any weight to achieving the threshold for Criterion A. In addition, it appears individual properties are one of a number that came out of the subdivision and demolition of the Victorian mansion estates. While this event may be a link to the shift from mansion estates to suburban enclave in Caulfield North the individual properties created are generally more common than significant and, in the Panel's view, do not reach the threshold. If this were not the case, then most properties created from a mansion subdivision would satisfy Criterion A.

The historical theme underpinning the Criterion A attribution is well established in the TEH. The subdivision of Victorian era mansion estates to accommodate Inter-war residential development is an identified and accepted theme and the subject place was constructed on land formerly forming part a larger estate. The historical association is

genuine. The difficulty is that it is also entirely unremarkable. The same association, construction of a dwelling on land subdivided from an earlier estate during the Inter-war period, could be advanced for a very substantial proportion of the residential development that took place across Caulfield North during the 1920s and 1930s. An association that is both real and ubiquitous does not, without more, establish individual significance.

In these instances, the Panel is not persuaded that the threshold for Criterion A has been met. Rather than repeat this argument a number of times the Panel, in the discussion will provide a simple statement that Criterion A has not been met.

4.3 Guidelines

The Panel makes two preliminary observations. First, the Panel accepts that the absence of an identified architect or builder and/or the fact that the place was not identified in earlier heritage studies, are not persuasive reasons to not apply the Heritage Overlay. Neither circumstance bears on whether the place meets the applicable criteria and the evolution of heritage assessment practice over time means that gap analysis reviews will legitimately identify places not previously recognised.

The Panel acknowledges that the appropriate framework for assessing heritage significance and thresholds is PPP01 which has shortcomings. In the vacuum of appropriate guidelines for the assessment of local significance experts and practitioners have used the VHR Guidelines and the draft Local Heritage Criteria and Threshold Guidelines. The VHR Guidelines are specifically qualified that they should not be used for assessment under the PE Act. Council correctly observed the Local Heritage Criteria and Threshold Guidelines are only a draft and have no formal standing. As a consequence, Council in its submissions made frequent reference to the Panel report for Melbourne C387 Panel report, which, in Council's submission provided the following qualification for local individual significance where a place should:

be better than typical and to compare at least as well as similar places already protected, without requiring it to be outstanding, exceptional or remarkable.

The Panel is assisted by this approach.

After the completion of the Hearing and when this report was almost complete, the Department of Transport and Planning released the *Victorian Local Heritage Guidelines May 2026* on 29 May 2026. These guidelines replaced PPN01. However, the assessment in this report is based on PPN01.

5 Heritage precincts

5.1 Alma Road Precinct HO278

Exhibited Statement of Significance



What is significant?

The Alma Road Precinct, comprising of properties at 248-274 Alma Road and 261-277 Alma Road, Caulfield North, is locally significant.

The precinct is wholly characterised by contributory graded buildings. Refer to the grading map and table for the list of properties.

Character elements that contribute to the significance of the precinct include:

- The consistent allotments patterns established by early twentieth century subdivisions and the subsequent development of Federation and Inter-war housing stock
- The predominance of Federation Queen Anne and transitional Federation Bungalow styles, illustrating the popularity of these styles as applied to early twentieth century suburban residences
- The regularity and harmony of semi-detached and freestanding Federation properties characterised by red face brick, prominent front facing gables clad with roughcast and/or half timbering, roofs clad with terracotta tiling, finials and ridge cappings, tall vertical chimneys with chimney pots, timber fretwork and casement windows with leadlight windows derived from Art Nouveau sources

- The singular California Bungalow style residence complementary to the overall form, detailing and materials of the Federation properties and reflecting the transition to this residential style by the Inter-war period
- The retention of original and/or sympathetic low front fences of timber and brick
- The general uniformity of allotments, setbacks and building heights across housing stock within the precinct
- The retention of original public realm elements such as bluestone kerbing and guttering, including the bluestone paving to Kleinish Lane.

How is it significant?

The Alma Road Precinct is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

The Alma Road Precinct is historically significant as an intact collection of Federation and Inter-war residences associated with the resumed growth and consolidation of suburban Caulfield North in the early twentieth century. Its building stock, almost exclusively dating back to the Federation period, not only forms a tangible link to the area's shift from sparse mansion estates to a middle class enclave but also demonstrates a period of renewed growth in the aftermath of the 1890s Depression. The consistency and presence of semi-detached residences is also of note and illustrates the key role speculative builders played during this phase of development. (Criterion A).

The Alma Road Precinct is of representative significance as an intact streetscape of characteristic Federation Queen Anne, Federation Bungalow and Inter-war California Bungalow style residences as applied to a middle class suburban context. Collectively, the buildings not only exhibit the key architectural features of their respective eras but also demonstrate the stylistic transition between the Queen Anne and Bungalow styles in the period between the early Federation and early Inter-war years. As a group of residences set on suburban blocks with informal front gardens, the precinct also encapsulates the key characteristics associated with twentieth century suburban homes in the municipality. (Criterion D).

(i) The issue

The issue is whether the Alma Road Precinct (HO278) should include:

- 260 Alma Road, Caulfield North
- 265 Alma Road, Caulfield North
- 274 Alma Road, Caulfield North.

(ii) Background

The Alma Road Precinct is a new precinct made up of the 16 properties listed in Table 4 and shown in Figure 4. Amendment C246glen proposes to include all 16 properties in the precinct as contributory. The Statement of Significance identifies the place as an intact streetscape of characteristic Federation Queen Anne, Federation Bungalow and Inter-war California Bungalow style houses.

Table 4 **Places and gradings in the Alma Road Precinct H0278**

Address	Grading
248 Alma Road	Contributory
250 Alma Road	Contributory
252 Alma Road	Contributory
254 Alma Road	Contributory
256 Alma Road	Contributory
258 Alma Road	Contributory
260 Alma Road	Contributory
262 Alma Road	Contributory
264 Alma Road	Contributory
266 Alma Road	Contributory
268 Alma Road	Contributory
270 Alma Road	Contributory
272 Alma Road	Contributory
274 Alma Road	Contributory
261 Alma Road	Contributory
263 Alma Road	Contributory
265 Alma Road	Contributory
267 Alma Road	Contributory
269 Alma Road	Contributory
271 Alma Road	Contributory
273 Alma Road	Contributory
275 Alma Road	Contributory
277 Alma Road	Contributory

Figure 4 Places included in the Alma Road Precinct HO278**(iii) Evidence and submissions**

Submitter 1 stated that the building at 260 Alma Road, Caulfield North was substantially demolished and altered at the rear in 2021/2022 and consequently the place is not contributory. The submission noted that these alterations may also impact the contributory grading of 262 Alma Road, Caulfield North.

Mr Hemingway gave evidence, on behalf of Council, that the rear addition at 260 Alma Road, Caulfield North does not warrant removing the property from the Alma Road Precinct. Although the extension is visible and would likely have been set back further had heritage controls already applied, it remains sufficiently recessed from the principal façade and does not dominate the streetscape. The dwelling continues to read as part of a consistent pair with 262 Alma Road, Caulfield North and as part of the broader run of Queen Anne houses that defines this section of the precinct. In that context, the alterations do not materially diminish the property's ability to contribute to the precinct's significance and the contributory grading remains appropriate. Council supported Mr Hemingway's recommendation.

Submitter 13 said that 274 Alma Road, Caulfield North should be classified as non-contributory because of the 1974 additions to the house.

Mr Hemingway gave evidence that 274 Alma Road, Caulfield North has been significantly altered, particularly through extensive roof changes carried out in 1974. What was originally a broadly symmetrical Federation era roof form was modified by altering the front dormer, adding a skillion to the east side and extending the dormer gable

northward into the rear roof form. As a result, the house now presents a roof profile that is heavily modified, visually prominent from the public realm and inconsistent with the typical Federation character of the precinct. On that basis, he recommended that the property should be regraded as non-contributory and, given its position on the north-eastern edge, removed from the proposed Alma Road Precinct.

Ms Johns, who appeared on behalf of the submitter 13, informed the Panel that they supported Mr Hemingway's recommendation.

Council submitted that because Mr Hemingway's recommendation differed from that of the Extent Review, it presented both for the Panel's consideration.

Submitter 27 argued that the dwelling at 265 Alma Road, Caulfield North does not demonstrate individual cultural heritage significance and makes a limited contribution to the precinct, with no clear or compelling evidence that it reaches the threshold of local significance. In addition, the heritage controls would impose an unreasonable financial and practical burden, including adverse effects on property value and marketability.

Mr Hemingway gave evidence that 265 Alma Road, Caulfield North is one-half of a semi-detached bungalow pair (with No. 263), built around 1917. The buildings are largely intact, with key features such as a tiled roof, brick walls (now painted), roughcast render elements and timber sash windows. While most buildings in the precinct are Queen Anne style, this pair represents the emerging bungalow type, adding diversity to the precinct.

Mr Hemingway agreed with the Extent Review that 265 Alma Road, Caulfield North makes a positive contribution to the heritage significance of the precinct. He concluded that 265 Alma Road, Caulfield North is a well-preserved early 20th-century bungalow pair that contributes meaningfully to the character and heritage value of the Alma Road Precinct and should be retained as a contributory property. Council agreed with Mr Hemingway's recommendation.

(iv) Discussion

The Panel accepts Mr Hemingway's evidence which directly addressed the effect of alterations on the contribution each house makes to the precinct's heritage values. In relation to 260 Alma Road, the rear addition does not overwhelm the principal form or interrupt the reading of the paired composition with 262 Alma Road, Caulfield North, so its contributory role remains legible. The house at 265 Alma Road, Caulfield North continues to present as an early bungalow pair that adds to the stylistic range of the precinct and remains sufficiently intact to contribute to the precinct's significance.

The Panel agrees with Mr Hemingway that a different conclusion is warranted for 274 Alma Road, Caulfield North. The roof alterations are substantial, visually prominent and materially diminish the Federation character that underpins the significance of this part of Alma Road. Given its edge location, its removal would not disrupt the coherence of the precinct. On this basis the Panel concludes that the application of the HO278 to the Alma Road Precinct is not appropriate.

(v) Conclusions and recommendation

The Panel concludes that:

- It is appropriate and justified to apply the Heritage Overlay to the places in the Alma Road Precinct (HO278), including 260 Alma Road and 265 Alma Road, Caulfield North.
- It is not appropriate to include 274 Alma Road, Caulfield North in the Alma Road Precinct.

The Panel recommends:

- 1. Remove the Heritage Overlay (HO278) Alma Road Precinct from 274 Alma Road, Caulfield North.**

5.2 Bambra Road Precinct HO280

Exhibited Statement of Significance



What is significant?

The Bambra Road Precinct, comprising a group of residential dwellings on Bambra Road, Caulfield North, is locally significant.

Refer to grading map and table for designations.

Character elements that contribute to the significance of the precinct include:

- The consistent allotments patterns established by early twentieth century subdivisions and the subsequent development of Federation era housing stock
- The predominance of Federation Queen Anne styles, illustrating the popularity of this transitional style as applied to early twentieth century suburban residences.
- The regularity and harmony of freestanding Federation Queen Anne style properties characterised by complex intersecting hipped and gable roof forms, roofs clad with terracotta or slate tiling, half-timbered gables, terracotta finials and ridge cappings, verandahs ornamented with a timber frieze or valance, leadlight windows, prominent chimneys with chimney pots and contrasting use of red face brick, roughcast and timber
- The incorporation of transitional Bungalow style elements at some properties, including verandahs supported by masonry piers and the simplification of roof planes
- The general uniformity of allotments, setbacks, featuring landscaped front gardens and building heights across housing stock within the precinct

- The pitched bluestone laneways to the north of 1 Bambra Road and to the rear of the precinct.

How is it significant?

The Bambra Road Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Bambra Road Precinct is historically significant as an intact collection of Federation era residences associated with the resumed growth and consolidation of suburban Caulfield North in the early twentieth century. Its building stock, which exclusively dates back to the Federation period, not only forms a tangible link to the area's shift from sparse mansion estates to a middle class enclave but also demonstrates a period of renewed growth in the aftermath of the 1890s Depression. The consistency of freestanding residences set on generous allotments with front gardens also exemplifies the influence of the Garden Suburb movement in this area of the municipality, which became the ideal expression of suburban living in the early twentieth century. (Criterion A).

The Bambra Road Precinct is aesthetically significant as a visually refined and cohesive streetscape of Federation Queen Anne and Federation Bungalow residences. Collectively, the buildings exhibit a high degree of integrity and demonstrate cohesion through built form, scale, setbacks, materials, fenestration and detailing. Key features of aesthetic interest include the incorporation of complex roof forms characterised by intersecting hipped and gable roof forms topped with terracotta roof finials and ridge capping, verandahs ornamented with curvilinear timber fretwork derived from Art Nouveau sources, leadlight windows, prominent chimneys with chimney pots and contrasting use of red face brick, roughcast and timber. These features, combined with its generous setbacks allowing for an informal front garden, create a picturesque streetscape of well resolved Federation era residences. The pitched bluestone laneways to the north and rear of the precinct also contribute to the aesthetic character of the precinct. (Criterion E).

(i) The issue

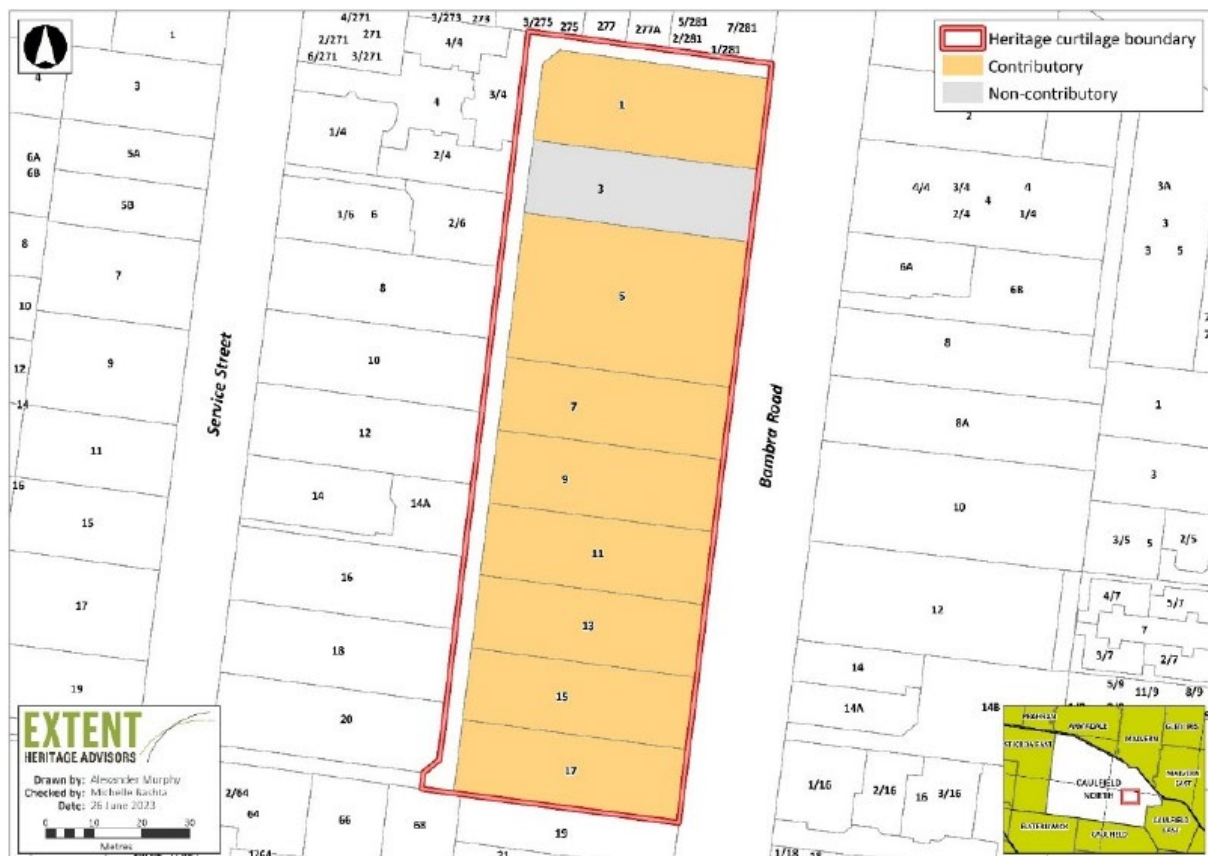
The issue is whether it is appropriate and justified to apply the Heritage Overlay to the places in Bambra Road Precinct (HO280).

(ii) Background

The Bambra Road Precinct is a new precinct introduced by Amendment C246glen. The precinct is made up of nine properties as listed in Figure 5, seven of which are graded as Contributory. Solar energy system controls are to be 'turned on' for the precinct.

Table 5 Places and gradings in the Bambra Road Precinct

Address	Grading
1 Bambra Road	Contributory
3 Bambra Road	Non-contributory
5 Bambra Road	Contributory
7 Bambra Road	Contributory
9 Bambra Road	Non-contributory
11 Bambra Road	Contributory
13 Bambra Road	Contributory
15 Bambra Road	Contributory
17 Bambra Road	Contributory

Figure 5 Places included in the Bambra Road Precinct**(iii) Evidence and submissions**

Submitter 24 advised that the original house at 9 Bambra Road, Caulfield North had been demolished in 2024 and replaced with a contemporary building.

Mr Hemingway's evidence described the Bambra Road Precinct as a small group of mostly Federation era houses and acknowledged that the original timber house at 9 Bambra Road, Caulfield North, present during initial Extent Review assessment, has since

been demolished and replaced with a new building. His evidence was the property should be regarded as non-contributory, as it no longer reflects the heritage character of the precinct. His view was although the property had already been graded as non-contributory, the citation did not fully reflect this change and recommended replacing the main image in the citation with one that better represents contributory heritage properties, rather than the demolished building.

Council agreed with Mr Hemingway's recommendation.

(iv) Discussion

The Panel's site inspection confirmed the removal of the original house and notes that the Statement of Significance photograph depicts the streetscape with the former house at 9 Bambra Road, Caulfield North at its centre. An alternative view focusing on the streetscape of Federation Queen Anne and Federation Bungalow houses should be used. Consequently, the Panel agrees with Mr Hemingway's evidence and recommendation.

(v) Conclusions and recommendations

The Panel concludes:

- It is appropriate to apply the Heritage Overlay to the places in HO280 (Bambra Road Precinct).
- The Statement of Significance for the Bambra Road Precinct should be amended to endure that it acknowledges the demolition and replacement of 9 Bambra Road, Caulfield North.

The Panel recommends:

- 2. Amend the HO280 Statement of Significance for HO280 to:**
 - a) reflect the demolition and replacement of 9 Bambra Road, Caulfield North**
 - b) replace the leading photograph with one that focuses on contributory places.**

5.3 Caulfield North Residential Precinct (HO14)

Exhibited Statement of Significance



What is significant?

The Caulfield North Residential Precinct, primarily comprising a large residential area of Victorian and Federation residences interspersed with Victorian era commercial buildings and Inter-war era infill development, generally bounded by Dandenong Road, Normanby Road, Hawthorn Road and Inkerman Road in Caulfield North, is locally significant.

Refer to gradings table and map for the list of Contributory and Non-contributory properties.

Character elements that contribute to the significance of the precinct include:

- The consistent allotments and subdivision patterns created by the c.1884 Beaconsfield Estate, 1888 Carnarvon Park Estate and c.1892 Normanby Park Estate subdivisions and the subsequent development of Victorian, Federation and Inter-war housing stock; The regularity and harmony of Victorian era villas and terraces characterised by hipped roof forms, bay windows, face brick or masonry render, front verandahs with cast iron lacework, corbelled chimneys, decorative brackets and timber sash windows
- The regularity and harmony of two-storey Victorian and Federation era commercial shops along Hawthorn Road characterised by pedimented parapets, face brick or masonry render, arched windows with expressed sills and decorative mouldings
- The regularity and harmony of both freestanding and semi-detached Federation era villas characterised by front facing half-timbered gable ends, face red brickwork, hipped and gabled roofs clad with terracotta tiling, fretted

frieze panels, some derived from Art Nouveau sources, profiled chimneys with terracotta chimney pots and timber sash windows with leadlight glass

- The Inter-war era church and associated hall building, otherwise known as the St Paul's Caulfield North Anglican Church at the corner of Dandenong Road and Glenferrie Street, characterised by clinker brickwork, prominent gable ends and roof forms, leadlight windows and a steeple
- Sympathetic Inter-war development designed in a mixture of Inter-war Spanish Mission, Old English and Moderne styles and primarily characterised by hipped roof forms clad with terracotta tiling, stucco, eclectic brickwork detailing and timber framed sash windows, that is generally complementary to the overall massing, scale, setbacks and materials of earlier Victorian and Federation housing stock
- The retention of original and/or sympathetic low front fences of cast iron, brick and timber
- The general uniformity of allotments, setbacks and building heights across housing stock within the precinct
- Retention of original public realm elements, including bluestone laneways and kerbing and guttering
- Complementary street plantings, including mature London Planes (*Platanus x hispanica*) along Normanby Road.

How is it significant?

The Caulfield North Residential Precinct is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

The Caulfield North Residential Precinct is historically significant as an intact collection of Victorian and Federation houses and shops, with some Inter-war development, that illustrates key phases in the emergence, growth and consolidation of suburban Caulfield North. Its residential building stock, constructed in three distinct phases, including the 1880s boom period, the economic recovery of the 1900s and the Inter-war period, not only forms a tangible link to the area's early development into an emerging middle class suburb adjacent to the railway station, but also highlights subsequent phases of suburban consolidation in the Federation and Inter-war eras. Non-domestic architecture, including Victorian and Federation commercial shops and the prominent Inter-war era St Paul's Anglican Church, demonstrate the associated establishment of commercial and religious facilities that could serve the needs of the growing suburban population. Accordingly, the Caulfield North Residential Precinct provides an effective portrait of the suburb's broader development over the late nineteenth and early twentieth centuries. (Criterion A).

The Caulfield North Residential Precinct is of representative significance as an area composed of substantially intact and characteristic examples of Victorian, Federation and Inter-war era architectural styles, as often applied and carried out by speculative builders in a middle class suburban context. Collectively, the buildings not only retain a

high degree of integrity and demonstrate cohesion in terms of forms, materials, setbacks and heights, but also exhibit the key architectural features of their respective eras. Its garden suburb setting predominantly characterised by detached residences with generous front gardens is also of particular note and illustrates the principal elements of middle class suburban living in the late nineteenth and early twentieth centuries. The setting is also further enhanced by the London Plane street trees purposefully planted along Normanby Road to soften the boundary between the residential streetscape and the railway tracks. (Criterion D).

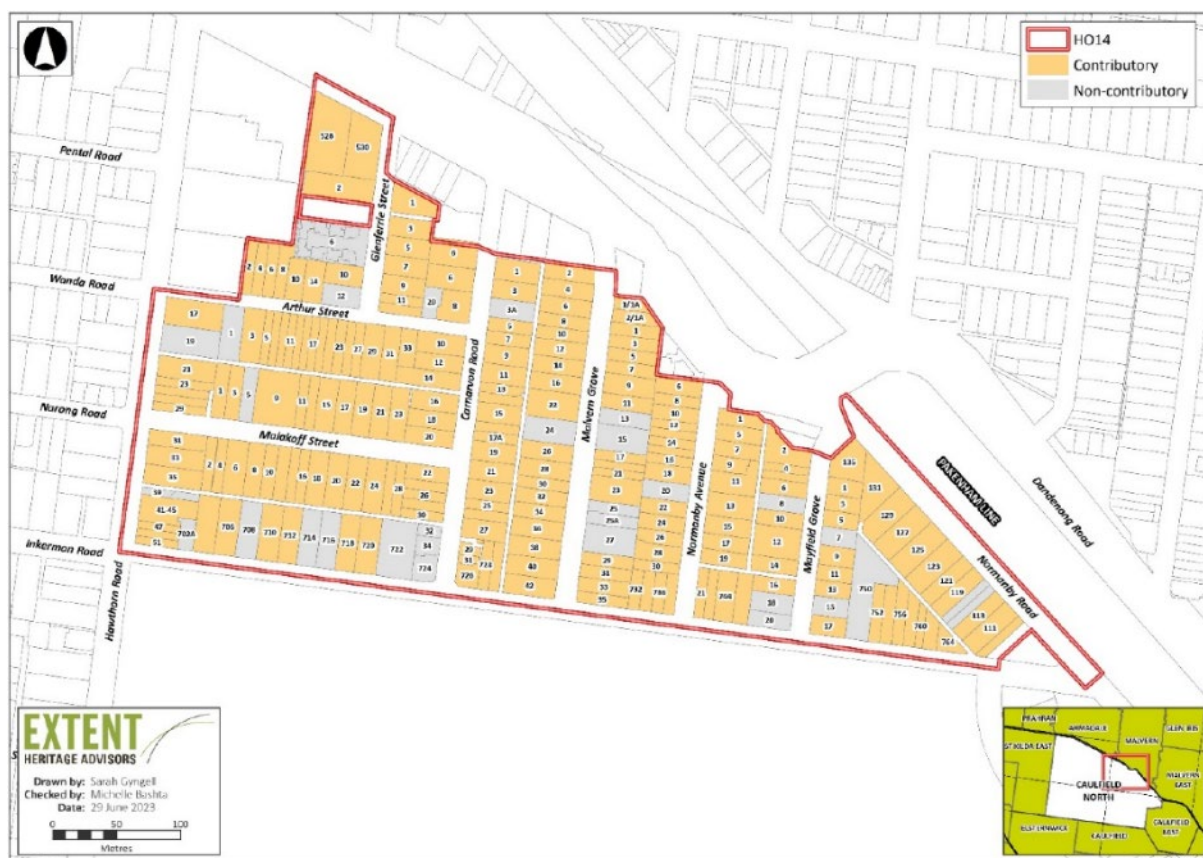
(i) The issue

The issue is whether it is appropriate and justified to include 4 and 8 Arthur Street, Caulfield North in the Caulfield North Residential Precinct (HO14)

(ii) Background

Amendment C246glen proposes to:

- Retain HO14 as a precinct.
- Amend the name of the precinct from 'Caulfield North and Environs Precinct' to 'Caulfield North Residential Precinct'
- Add tree controls to the mature London Planes (*Platanus x hispanica*) along Normanby Road, Caulfield North and increase the mapped extent of the precinct to include these trees.
- Revise the gradings for the properties at 39 Hawthorn Road, 115 and 117 Normanby Road, Caulfield North to Non-contributory.
- Revise the gradings for the properties, 3 and 8 Carnarvon Road, Caulfield North, 22 Malvern Grove and 15 Mayfield Grove, Caulfield North to Contributory.
- Extend curtilage of the precinct to include the properties at 2, 4, 6 and 8 Arthur Street and 1/1A and 2/1A Malvern Grove, Caulfield North and grade them as Contributory.
- Revise the curtilage of the precinct to exclude a small section of the railway reserve on the north-eastern side of the precinct.

Figure 6 Caulfield North Residential precinct**(iii) Evidence and submissions**

Submitter 4 said 4 Arthur Street, Caulfield North should be excluded from the Heritage Overlay (HO14), because the house lacks significant historical or architectural value, is inconsistent with the surrounding heritage streetscape and has undergone alterations over time. The submission noted the property was previously excluded from heritage listings. While expressing general support for heritage protection, the submitter stated that controls should only be applied where clearly justified.

Submitter 5 said 8 Arthur Street, Caulfield North should be excluded from the proposed Heritage Overlay (HO14), because the house lacks significant historical or architectural value, does not align with the heritage character of the precinct and has been altered over time. The submission also raised similar concerns to those put forward by submitter 4.

Council's submission supported the proposal to include four dwellings at 2–8 Arthur Street, Caulfield North within the HO14 precinct, because they exhibit clear Inter-war architectural characteristics such as hipped terracotta tiled roofs, stucco finishes, brick detailing and timber sash windows. These features contribute to the historical and representative significance of the precinct, particularly as part of Inter-war infill development associated with suburban consolidation. Although different from the earlier Federation character of Arthur Street, the properties were considered consistent with other recognised Inter-war contributory places within the broader precinct.

Mr Hemingway gave evidence that the semi-detached houses at 2–4 and 6–8 Arthur Street, Caulfield North were built in the mid–late 1930s, are largely intact and share consistent Inter-war features. However, he considered them relatively ordinary examples of their type. Although they contribute to the broader pattern of development in the precinct, they lack distinction and do not fit well with the predominant Federation era streetscape in terms of scale, rhythm and setbacks. As a result, despite their general integrity, he recommended that these properties not be included in the proposed extension of the Heritage Overlay (HO14).

Council submitted that because Mr Hemingway's recommendation differed from that of the Extent Review, it presented both for the Panel's consideration.

(iv) Discussion

The central question for the Panel is whether 2-4 and 6-8 Arthur Street, Caulfield North make a sufficient contribution to the heritage significance of HO14 to warrant their inclusion within the Heritage Overlay in a precinct focused on the Inter-war period of suburban consolidation which is a recognisable chapter in the development of Caulfield North.

A precinct-based overlay must be grounded in a meaningful relationship between the individual property and the values that define the precinct's significance. HO14 derives its character primarily from being a residential area of Victorian and Federation residences interspersed with Victorian era commercial buildings and it is against that prevailing character that the contribution of these properties must be measured. On that measure Panel accepts Mr Hemingway's evidence that the houses do not support inclusion.

The physical attributes of the houses, their scale, siting and compositional form, do not reinforce the streetscape qualities or spatial rhythm that give the precinct its coherence. Consequently, the Panel agrees with the evidence of Mr Hemingway that these houses are relatively ordinary examples of the Inter-war period and because of their location on the edge of the streetscape the precinct, not including them in the expanded HO14 does not impact the integrity of the precinct.

(v) Conclusion and recommendation

The Panel concludes it is not appropriate or justified to include 2-4 to 6-8 Arthur Street, Caulfield North in the expanded Caulfield North Residential Precinct (HO14).

The Panel recommends:

- 3. Remove the Heritage Overlay (HO14) Caulfield North Residential Precinct from 2-4 and 6-8 Arthur Street, Caulfield North.**

5.4 Glen Eira and Environs Precinct (HO73)

Exhibited Statement of Significance



What is significant?

The Glen Eira Road and Environs Precinct, primarily comprising a large residential area of Inter-war residences interspersed with a remnant Victorian villa and two Federation residences, generally bounded by Glen Eira Road, Linlithgow Avenue, Bambra Road and Kambrook Road in Caulfield North, is locally significant.

Character elements that contribute to the significance of the precinct include:

- The consistent allotments and subdivision patterns created by the 1924 Nithsdale Estate and 1927 Urandaline Estate subdivisions and the subsequent development of Inter-war housing stock
- The remnant Victorian villa at 133 Kambrook Road is characterised by its hipped roof clad with slate tiles, deep front verandah detailed with ornate cast iron lacework, projecting octagonal bays, highly detailed tower structure with baluster parapets and paired arched windows with a pedimented architrave
- The two remnant Federation villas, at 419 Glen Eira Road and 118 Bambra Road, are characterised by their face red brick form, hipped and gable roof clad with terracotta Marseille tiles, brick chimneys with terracotta chimney pots, overhanging eaves with exposed rafter tails, projecting open gable half-timbered bays, timber sash window banks and a return verandah. 419 Glen Eira Road in particular with its squat piers, timber posts and shaped timber valence and frieze panel supporting the roof
- The regularity and harmony of freestanding Inter-war development comprising Streamline Moderne, Californian Bungalow, Spanish Mission Revival, Old English Revival and French Provincial housing stock

- The retention of some original and/or sympathetic low front fences of cast iron, brick and timber
- The general uniformity of allotments, setbacks and building heights across housing stock within the precinct
- The Inter-war era substation at 496 Glen Eira Road
- The mature Canary Island Date Palms (*Phoenix canariensis*) at 419 Glen Eira Road.

How is it significant?

The Glen Eira Road and Environs Precinct is of local historical, representative and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Glen Eira Road and Environs Precinct is historically significant as an intact collection of Inter-war houses with remnant Victorian and Federation dwellings that illustrate key phases in the emergence, growth and consolidation of suburban Caulfield North. The residential building stock of the precinct, constructed in three distinct phases including the mid to late Victorian period, post Federation years and the Inter-war period, not only forms a tangible link to the area's early development into an emerging middle class suburb but also highlights the subsequent phase of suburban consolidation in the Inter-war era. Accordingly, the Glen Eira Road and Environs Precinct provides an effective portrait of the suburb's broader development over the late nineteenth and early twentieth centuries. (Criterion A).

The presence of the substation at 496 Glen Eira Road also demonstrates the growth of the area in the Inter-war era and the subsequent increase in the demand for electricity, including the electrification of tramways. The house at 4 Linlithgow Avenue is also of historical significance for its association with the prominent Inter-war jockey, Billy Duncan. It demonstrates the influence of the horse racing community of Caulfield Racecourse on the built environment of the broader suburb. (Criterion A)

The Glen Eira Road and Environs Precinct is of representative significance as an area composed of substantially intact and characteristic examples of Victorian, Federation and Inter-war era architectural styles. Collectively, the buildings not only retain a high degree of integrity and demonstrate cohesion in terms of forms, materials, setbacks and heights, but also exhibit key architectural features of their respective eras. Its garden suburb setting predominantly characterised by detached residences with generous front gardens is also of particular note and illustrates the principal elements of middle class suburban living in the late nineteenth and early twentieth centuries. (Criterion D).

The Glen Eira Road and Environs Precinct is of aesthetic significance for the high quality of design of the remnant Federation buildings along with the Inter-war era dwellings which reflect the wealth and status of the area over the post-Federation and Inter-war years. The precinct demonstrates a high level of aesthetic interest with the impressive Federation era residence at 419 Glen Eira Road with its accompanying mature Canary Island Date Palms (*Phoenix canariensis*) which are locally rare

examples that have survived in a private garden setting and contribute to the aesthetic qualities of the garden character of the area; notable Streamline Moderne examples at 4, 5-5A and 7A-7 Linlithgow Avenue; French Provincial style influences displayed at 451 Glen Eira Road; the Arts and Crafts influences exhibited at 427 Glen Eira Road; the key Spanish Mission Revival examples at 114 Bambra Road and 435 Glen Eira Road along with the Old English Revival style of 536 Glen Eira Road. (Criterion E).

(i) The issues

The issues are whether it is appropriate to include the following properties in an expanded Glen Eira Road and Environs Precinct (HO73):

- 5A 7, 7A (Florida) Linlithgow Avenue, Caulfield North
- 6 Linlithgow Avenue, Caulfield North
- 4 Linlithgow Avenue, Caulfield North (existing HO41)
- 133 Kambrook Road, Caulfield North
- 8 Linlithgow Avenue, Caulfield North
- 2/520 Glen Eira Road, Caulfield North
- 447 Glen Eira Road, Caulfield North.

(ii) Background

The Glen Eira Road and Environs Precinct (Figure 7) is an existing precinct and Amendment C246glen proposed to:

- Retain HO73 as a precinct.
- Revise curtilage of the precinct to exclude the properties at 2A Oak Crescent, Caulfield North, 459, 461, 463 and 465 Glen Eira Road, Caulfield North, 2A Stephens Street, Caulfield North, and 1A and 1B Urandaline Grove, Caulfield North.
- Extend curtilage of the precinct to include the properties at 417 Glen Eira Road, Caulfield North and 1-1A, 3, 4, 4A, 5, 5A, 6, 7A, 7 and 8 Linlithgow Avenue, Caulfield North and grade them as Contributory except for 3 and 4A Linlithgow Avenue, Caulfield North, which are Non-contributory.
- Remove the individual Heritage Overlay (HO41) applied to 4 Linlithgow Avenue, Caulfield North and incorporate within the precinct and grade it as a Contributory heritage place.

Figure 7 Places in the Glen Eira and Environs precinct**(iii) Evidence and submissions****Florida - 5A + 7/7A Linlithgow Avenue, Caulfield North**

Submitter 6 stated that the properties have been extensively renovated and no longer have any original character.

Council submitted that the submission did not clarify whether renovations were internal or external. Internal alterations have no bearing on precinct contribution. The 2023 streetscape assessment found the buildings retain their overall form and clearly read as Streamline Moderne examples.

Mr Hemingway gave evidence that the pair of buildings (built 1938-40, possibly by master builder J H Johnson) are a striking mirrored pair of Moderne/Functionalist buildings with concealed hip roofs, rendered walls on a clinker brick base and dramatic corner curved balconies with metal rails. Window types have been partially replaced and original low front fences removed, but the buildings remain largely intact and unusual as a mirrored pair of this scale. He gave evidence that the properties should be included as contributory in the proposed extension to HO73 along Linlithgow Avenue.

6 Linlithgow Avenue, Caulfield North

Submitter 15 observed that the house had undergone numerous modifications, including the removal of the original chimneys, a flattening of the roof pitch, an extension of the roof to enclose additions, the addition of a garage and portico, a northern addition, the removal of the horse stable and the construction of a tennis court. The submission also

stated that the citation provided no justification for the property's inclusion in the Heritage Overlay.

Council maintained that most changes are to the rear or sides with significant setbacks. The visible modifications (portico and south garage) remain sympathetic and do not impact the overall form as an Inter-war bungalow. A precinct citation cannot address each individual place and the contributory threshold is lower than for individual listing.

Mr Hemingway gave evidence that the house was built 1919 for William Leach but has low integrity to its Inter-war construction phase. The 1951 aerial suggests it was originally face brick, whereas the walls are now rendered and windows have been changed to non-Inter-war types. The porte-cochère was added between 1951 and 1996. Only a small section of original gable end detailing survives above the non-original garage. He concluded the property should be regraded as non-contributory or removed from the proposed extension to HO73.

Council submitted that because Mr Hemingway's recommendation differed from that of the Extent Review, it presented both for the Panel's consideration.

8 Linlithgow Avenue, Caulfield North

Submitter 26 noted the building was originally constructed for multi-dwelling use and has been significantly modified including replacement of façade fenestration, alterations to chimneys, re-rendering of façade, the addition of a front porch, contemporary front fence and carport.

Council submitted that the change from multi-use to single dwelling has no heritage impact and internal changes are irrelevant. External modifications were carried out sympathetically and the building retains its overall Inter-war form including hipped terracotta tiled roof, chimneys, variegated brick and render and garden setting.

Mr Hemingway gave evidence that the house has been subject to multiple changes: extension of the front section, reorientation of the roof from near-pyramidal to regular hip form, infilling of the upper-level balcony and alteration of the entry porch. He concluded that the cumulative effect is a house of low integrity.

Mr Hemingway recommended that the property be regraded as non-contributory and removed from the proposed extension to HO73, along with 6 Linlithgow Avenue because both are located at the northern edge of the proposed extension.

Council submitted that because Mr Hemingway's recommendation differed from that of the Extent Review, it presented both for the Panel's consideration. For both 6 and Linlithgow Street, Caulfield North.

4 Linlithgow Avenue, Caulfield North (HO41)

The Glen Eira Historical Society supported Amendment C246glen but submitted that 4 Linlithgow Avenue should be retained as an individual Heritage Overlay rather than absorbed into HO73.

Council submitted that the Glen Eira approach to grading places in a precinct is that they are considered either contributory or non-contributory and individual places are not graded as significant. Consequently, under this approach, a place should not be both

individually included in a Heritage Overlay and included in a surrounding precinct. It is considered that the heritage values of 4 Linlithgow Avenue, Caulfield North match those of the precinct and its significance is captured in the precinct Statement of Significance.

Mr Hemingway gave evidence that the house is a fine Moderne example with a prominent curved corner, concrete canopy and an original intact low front fence. His evidence was that given other Moderne buildings are proposed in the precinct extension (including 5/5A and 7/7A Linlithgow Avenue), it is not necessary to retain a separate individual overlay, because the revised Statement of Significance identifies it as a notable element.

He recommended that 4 Linlithgow Avenue (HO41) be included in the expanded precinct and that fence controls should be highlighted for original fences within HO73.

133 Kambrook Road, Caulfield North (Nithsdale)

The Glen Eira Historical Society submitted that Nithsdale be designated as an individual heritage place rather than remaining within HO73.

Council submitted that the significance of Nithsdale is effectively captured in the HO73 statement.

Mr Hemingway gave evidence that Nithsdale is the only Victorian period building in HO73, with limited public visibility except for its tower. However, about a quarter of the precinct area derives from the original Nithsdale landholdings, subdivided in 1924. This connection provides a sound case for retaining it within the precinct rather than separating it, as it highlights the subdivision of large mansion estates as a key development theme.

2/520 Glen Eira Road, Caulfield North

Submitter 28 claimed that the property is erroneously included in HO73.

Council submitted that the property is currently in HO73 and is graded non-contributory in the revised citation. It added that it is standard practice to include non-contributory places within a precinct on a contiguous basis to protect the valued streetscape from future infill development.

Mr Hemingway gave evidence that the property had been correctly graded as non-contributory from the outset and that no change was necessary.

447 Glen Eira Road, Caulfield North

Submitter 29 stated that the property should not be included in HO73.

Council submitted that the property was correctly graded as non-contributory.

Mr Hemingway's evidence was that the building is a heavily altered Inter-war period house where the original front and east side gable ends have been modified to hips and large late 20th century multi-paned windows have been introduced. It is centrally located within the precinct with mostly contributory places on either side. For this reason, his view was that the property should be retained as non-contributory within HO73, so that future change can be managed to protect the surrounding streetscape.

(iv) Discussion

The issue for the Panel is whether the properties proposed for inclusion in the expanded precinct make a sufficient contribution to the heritage significance of HO73 to warrant their inclusion and if so, in what form.

The Panel is persuaded by Mr Hemingway's evidence, because it addressed each property by reference to integrity, visibility, streetscape role and relationship to the significance of the precinct as a whole. That evidence provides a coherent basis for distinguishing between contributory places, non-contributory places that should remain within the precinct and places that should be excluded.

In that context, 5A/7 and 7A Linlithgow Avenue are properly included as contributory places because they continue to read as an unusual and largely intact mirrored pair of Streamline Moderne buildings and make a distinctive contribution to the Inter-war character identified in the precinct. By contrast, 6 and 8 Linlithgow Avenue have been altered to a degree that materially weakens their Inter-war character and their ability to contribute to the significance of the proposed extension. Their location on the northern edge of the extension means that their exclusion would not diminish the coherence or legibility of the precinct.

4 Linlithgow Avenue and Nithsdale at 133 Kambrook Road should be included in the precinct. Although each has qualities that could support an individual listing, Mr Hemingway's evidence demonstrates that their significance is adequately expressed within the broader precinct framework. The inclusion of 4 Linlithgow Avenue as a contributory place in the expanded precinct avoids duplication of controls while still recognising its importance as a notable Moderne building and Nithsdale remains better understood as part of the historical pattern of subdivision from larger estate holdings that underpins the development of the precinct.

The dwellings at 2/520 and 447 Glen Eira Road are appropriately retained as non-contributory places within HO73. Their inclusion preserves a contiguous precinct boundary and allows future change to be managed in a way that protects the surrounding contributory streetscape. For these reasons, Mr Hemingway's evidence is accepted.

In summary, the expanded precinct should include 5A/7 and 7A Linlithgow Avenue, Caulfield North and absorb 4 Linlithgow Avenue, Caulfield North and retain 133 Kambrook Road, Caulfield North in HO73, while 6 and 8 Linlithgow Avenue, Caulfield North should be removed and 2/520 and 447 Glen Eira Road, Caulfield North should be retained as non-contributory places.

(v) Conclusions and recommendation

The Panel concludes it is appropriate to include the following properties in an expanded Glen Eira Road and Environs (HO73) expanded precinct:

- 5A/7, 7A Linlithgow Avenue, Caulfield North
- 4 Linlithgow Avenue, Caulfield North
- 133 Kambrook Road, Caulfield North
- 2/520 Glen Eira Road, Caulfield North
- 447 Glen Eira Road, Caulfield North.

The Panel recommends:

- 4. Remove the Heritage Overlay (HO73) Glen Eira and Environs Precinct from 6 and 8 Linlithgow Avenue, Caulfield North.**

5.5 Kambrook Road Precinct (HO298)

Exhibited Statement of Significance



What is significant?

The following original or early elements contribute to the significance of the Kambrook Road Precinct:

- Generally intact single-storey houses and garages deriving from the Federation and Inter-war periods
- Early 20th century subdivision pattern
- Intact roof forms (gabled, cross-gabled, transverse gabled, hipped, jerkinhead) and terracotta tile cladding
- Face/clinker brick or rendered chimneys, as well as terracotta pots
- Roof detailing such as cresting, finials, exposed rafters, beams, etcera
- Various 'rustic' finishes to gable ends (shingling, weatherboard, battens, roughcast, lattice, half timbering, vents)
- Intact walls of red brick (face or common), including tuckpointing, Face or clinker brick detailing – soldier/header courses, plinths, banding, 'quoining' motifs, corbelling, etcera
- Verandah/porch detailing – timber posts, friezes/valances, brackets, fretwork or battered columns, masonry pedestals and balustrades and decks of tessellated tiles
- Bay windows – faceted and bow
- Timber framed windows – double hung sashes, casements, toplights and small feature windows

- All leadlighting and decorative glass
- Timber framed glazed front or French doors, highlight or transom windows and sidelights
- Front fences
- Front garden settings
- Basalt pitchers to kerbing and channelling.

Contributory places:

- Eskdale Road: 119
- Hudson Street: 2, 2A, 2B, 2C, 2D, 2E
- Kambrook Road: 33, 35, 37, 39, 43, 45, 63, 65, 67, 69, 71, 73, 77, 79, 83, 85, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115

Non-contributory places:

- Kambrook Road: 41, 75

How is it significant?

The Kambrook Road Precinct is of historical and representative significance to the City of Glen Eira.

Why is it significant?

The Kambrook Road Precinct is of historical significance as a concentrated illustration of Caulfield North's growth and consolidation as a well-off suburban locality over the late Federation and Inter-war periods. The intensive bursts of construction activity undertaken in the precinct between the mid-to-late 1910s and mid-1920s reflect broader development trends in the municipality, including the progressive break-up of large late Victorian period holdings and the suburban transformation of a semi-rural landscape. The type and character of dwellings in the precinct – solid brick houses or bungalows conveying an array of popular design styles in garden settings – is emblematic of the prevailing suburban ideal that was widely pursued over the early 20th century. (Criterion A).

The Kambrook Road Precinct is of representative significance for its array of good and largely intact examples of early 20th-century housing stock, chiefly 1920s bungalows and late 1930s houses. The general quality of the houses reflects their position along a key link road in the area and their proximity to the high-profile Caulfield Racecourse. The precinct's variety of idioms provides a streetscape of considerable diversity, although a general Arts and Crafts aesthetic prevails. It also encompasses an unusual clustering of Federation Bungalow-style houses and Craftsman-type bungalows for the municipality, which demonstrate distinctive transitional characteristics. Their range of detailing demonstrates the non-fixed nature of 'styles' and the fluidity of design modes in the early 20th century. Original fences and garages contribute to the streetscape, while basalt kerbing and channelling, original crossovers and driveways are complementary. (Criterion D).

(i) The issues

The issues are whether it is appropriate and justified to include the following properties in an expanded Kambrook Road Precinct:

- 2D and 2E Hudson Street, Caulfield North
- 5/75 Kambrook Road, Caulfield North
- 4/75 Kambrook Road, Caulfield North
- 111 Kambrook Road, Caulfield North.

(ii) Background

The Kambrook Road Precinct (Figure 8) is proposed to be introduced by Amendment C246glen as a new precinct, the precinct contains the following properties:

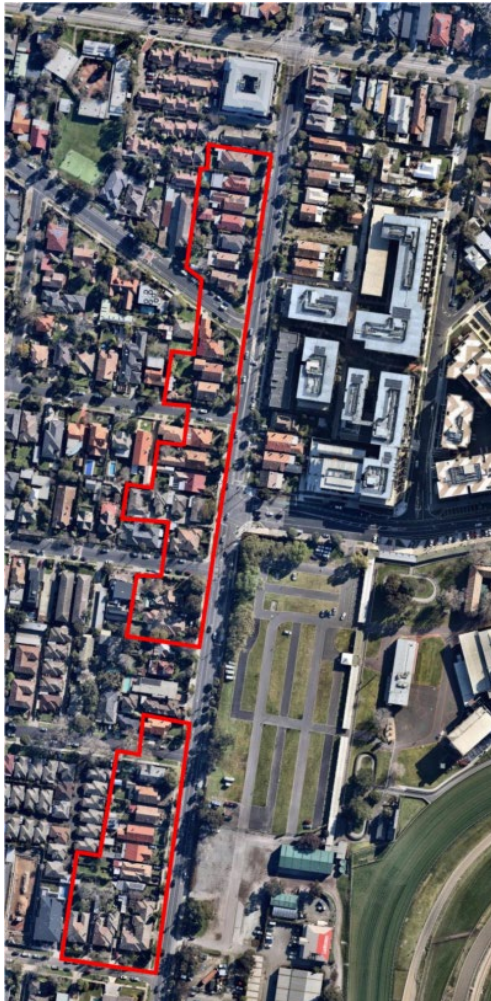
Contributory places:

- Eskdale Road: 119
- Hudson Street: 2, 2A, 2B, 2C, 2D, 2E
- Kambrook Road: 33, 35, 37, 39, 43, 45, 63, 65, 67, 69, 71, 73, 77, 79, 83, 85, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115

Non-contributory places:

- Kambrook Road: 41, 75

Figure 8 Places in the Kambrook Road Precinct



(iii) Evidence and submissions**2D + 2E Hudson Street, Caulfield North**

Submitter 8 stated that the properties do not meet the heritage threshold, the citation's assessment does not satisfy the requirements of PPN01 the houses have been significantly altered and have lost their integrity.

They submitted that the dwellings are a simple, "pared-down" dual-occupancy semi-detached dwellings built at the end of the Inter-war period (circa 1939–40), intended as utilitarian housing rather than architectural exemplars. In addition, they lack the distinctive architectural features identified in the heritage citation—such as decorative detailing, original timber elements and intact period features. The individual assessment of the houses consists only of a brief descriptive line with no detailed comparison to similar buildings within the area or existing heritage overlays.

Council submitted that the alterations to original fabric and the garden setting of the place has not diminished the heritage values of the place and that it relied on the evidence of Mr Hemingway.

Mr Hemingway's evidence was that the houses have a consistent palette of terracotta roof tiles and clinker brick walls with detailing referencing both the Moderne and Tudor Revival styles. The houses provide a distinct bookend at the southern end of the precinct. The co-joined pair at 2D and 2E retain horizontal glazing bars and original front fence (2D) and curved canopy (2E). He recommended that 2D and 2E Hudson Street be retained within the Kambrook Road Precinct with their contributory grading.

5/75 Kambrook Road 4/75 Kambrook Road, Caulfield North

Submitters 14 and 18 both sought exclusion of 75 Kambrook Road, Caulfield North from the Heritage Overlay, because it is materially different from most precinct properties, does not share architectural character and inclusion would impose costs and regulatory burdens. The submission added that the place is acknowledged to be non-contributory and the precinct is mapped with a gap, to the south of the property at 75 Kambrook Road, Caulfield North and capturing 87 to 93 Kambrook Road, Caulfield North) to account for other places that do not contribute to the values identified for the precinct.

Council submitted that care has been taken in the identification of the Kambrook Road Precinct extent to ensure that wherever possible, non-contributory places are excluded while at the same time ensuring the precinct can be clearly seen and appreciated as a cohesive whole.

Mr Hemingway's evidence was that the units at 75 Kambrook Road, Caulfield North date to a much later phase (circa 1970) and are acknowledged as non-contributory. This is a small percentage of the overall precinct and consistent with accepted heritage practice. He recommended retaining the units at 75 Kambrook Road within the Kambrook Road Precinct as non-contributory.

111 Kambrook Road (Submission 22)

Submitter 22 maintained that the house has been significantly altered including rendering of the entire exterior, painting of the chimney, replacement of the terracotta roof with metal sheeting, changes to the front entrance, shade structure, windows and front garden as well as a rear extension.

Council considered that the key external changes were the roof tile replacement and rendering of the original face brick. However, the general form, façade articulation, shingled weatherboards to the gable and characteristic boxed-framed windows remain intact. The house remains readily identifiable as an Inter-war bungalow and continued to contribute to the precinct.

Mr Hemingway gave evidence that the house remains identifiable as an Inter-war bungalow despite the rendered walls and metal roof. It is the southernmost of a continuous group of nine similar bungalows from number 95 onwards, forming a cohesive early 20th century streetscape that constitutes much of the precinct's character. He recommended retaining the property within the Kambrook Road Precinct with its contributory grading.

Council submitted that it supported Mr Hemingway's recommendations for the Kambrook Road Precinct.

(iv) Discussion

The issue is whether the identified properties make a sufficient contribution to the significance and coherence of the Kambrook Road Precinct to justify their inclusion and if so, in what capacity. The more persuasive material is Mr Hemingway's evidence, because it addressed each property by reference to integrity, architectural character, streetscape role and the significance of the precinct as a whole. In that context, 2D and 2E Hudson Street, Caulfield North are properly retained as contributory places. Although altered, they continue to present as a coherent late Inter-war pair with a consistent palette of terracotta tiles and clinker brick and they perform an important streetscape role as a visual bookend to the southern end of the precinct.

75 Kambrook Road, Caulfield North should be included as a non-contributory place. The units are from a much later development phase and do not contribute to the heritage significance of the precinct. However, that does not justify their exclusion from the Overlay. Their retention as non-contributory places within the precinct maintains a coherent and contiguous precinct boundary and is consistent with accepted heritage practice where a limited number of later intrusions sit within an otherwise legible heritage area.

As to 111 Kambrook Road, Caulfield North, despite the rendering and roof replacement, the house still reads as an Inter-war bungalow and remains part of a continuous run of similar dwellings that gives this section of the precinct much of its character. Its contributory role is therefore not lost. For these reasons, Mr Hemingway's evidence is accepted and it should be a contributory place.

(v) Conclusions

The Panel concludes it is appropriate and justified to include the following properties in an expanded Kambrook Road Precinct (HO298):

- 2D and 2E Hudson Street, Caulfield North
- 5/75 Kambrook Road, Caulfield North
- 4/75 Kambrook Road, Caulfield North
- 111 Kambrook Road, Caulfield North.

5.6 Wyuna Road Precinct (HO279)

Exhibited Statement of Significance



What is significant?

The Wyuna Road Precinct, comprising a series of properties on Wyuna Road, Caulfield North, is locally significant.

The precinct is wholly characterised by contributory graded properties. Refer to the gradingtable for the list of properties.

- Character elements that contribute to the significance of the precinct include:
- The consistent allotment patterns established by early twentieth century subdivisions and the subsequent development of Federation era housing stock
- The predominance of Federation Bungalow styles, illustrating the popularity of this transitional style as applied to early twentieth century suburban residences
- The regularity and harmony of freestanding Federation Bungalow style properties characterised by large, simple roof planes, slate or terracotta roof tiles, red face brick, prominent gable ends, verandahs supported by masonry piers or sparingly decorated timber posts, wide eaves with exposed rafters and earthy finishes including roughcast stucco and timber battens and/or shingles
- Simplified Queen Anne style detailing, including roofs clad with terracotta tiling, rams horn finials and ridge capping, leadlight windows, corbelled chimneys with chimney pots, half-timbered open gables, occasional timber fretwork and occasional timber ornamentation
- The general uniformity of allotments, setbacks and building heights across housing stock within the precinct

- The retention of original public realm elements, including bluestone kerbing and guttering.

How is it significant?

The Wyuna Road Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Wyuna Road Precinct is historically significant as an intact collection of Federation era residences associated with the resumed growth and consolidation of suburban Caulfield North in the early twentieth century. The building stock, which exclusively dates to the Federation period, not only forms a tangible link to the area's shift from sparse mansion estates to a middle class enclave but also demonstrates a period of renewed growth in the aftermath of the 1890s Depression. The consistency and presence of freestanding residences set on generous allotments with front gardens also exemplifies the influence of the Garden Suburb movement in this area of the municipality, which became the ideal expression of suburban living in the early twentieth century. (Criterion A).

The Wyuna Road Precinct is aesthetically significant as a visually refined and cohesive streetscape of Federation Bungalow style residences. Collectively, the buildings exhibit a high degree of integrity and demonstrate cohesion through built form, scale, setbacks, materials, fenestration and detailing. Key features of aesthetic interest include the incorporation of high quality materials and finishes such as slate or terracotta tiling and red brick walls, articulated roof forms characterised by large, simple roof planes, verandahs supported by masonry piers or timber posts, as well as the inclusion of simplified Queen Anne style detailing including leadlight windows and terracotta roof finials and ridge capping. These features, combined with generous setbacks allowing for an informal front garden, create a picturesque streetscape of well resolved Federation era residences. (Criterion E).

The issue

The issue is whether it is appropriate and justified to include 20 and 25 Wyuna Road, Caulfield North in the Wyuna Road Precinct (HO279).

(i) Background

The Wyuna Road Precinct is made up of four properties, all of which are Contributory and are located in a row on the west side of the street (Figure 9).

Table 6 Places and gradings in the Wyuna Road Precinct

Street address	Place type	Style/era	Grading
11 Wyuna Road, Caulfield North	Residential	Federation/Edwardian Period (1902 – c.1918)	Contributory
13 Wyuna Road, Caulfield North	Residential	Federation/Edwardian Period (1902 – c.1918)	Contributory
15 Wyuna Road, Caulfield North	Residential	Federation/Edwardian Period (1902 – c.1918)	Contributory
17 Wyuna Road, Caulfield North	Residential	Federation/Edwardian Period (1902 – c.1918)	Contributory

Figure 9 Places in the Wyuna Road Precinct**(ii) Evidence and submissions**

Submitter 7 was supportive of the inclusion of the house at 15 Wyuna Road, Caulfield North in the precinct but questioned whether Criteria B (rarity) and C (research potential) also applied to the place. The submitter also questioned why 20 and 25 Wyuna Road were not included in HO279 particularly since 25 Wyuna Road, a Queen Anne style, was one of the oldest houses in the street.

Council submitted that Criteria B and C do not apply because Federation housing is not rare in the municipality and the research potential criterion is more relevant to older or

archaeological sites. In addition, extending the precinct to include 20 and 25 Wyuna Road would require including non-contributory intervening properties or including them on a non-contiguous basis, neither of which is best practice. It did not support any extension to the exhibited precinct.

Mr Hemingway's gave evidence that:

- the house at 20 Wyuna Road, Caulfield North has been substantially enlarged to the north, which is readily apparent from the public realm. The northern addition uses slightly different brickwork and creates awkward roof junctions, uncharacteristic of the Federation period.
- The house at 25 Wyuna Road, Caulfield North is separated from the precinct by three intervening properties of different periods and character. It is indicative of the Queen Anne style rather than the Federation Bungalow type of the precinct's core houses. A carport roof at the north end in a matching style has unbalanced the design and obstructed the original side entry.

Mr Hemingway considered that neither property should be included in the precinct because of low integrity and prominent additions because they do not meet the threshold for Criteria A or E.

(iii) Discussion

The Panel accepts Mr Hemingway's evidence and Council's submission that there is no proper basis to conclude that rarity or research potential elevate the precinct beyond the historical and aesthetic values already identified. The Panel also accepts Mr Hemingway's evidence with respect to 20 and 25 Wyuna Road that neither makes a sufficient contribution to the significance or coherence of the precinct to justify inclusion.

(iv) Conclusion

The Panel concludes it is not appropriate or justified to include 20 and 25 Wyuna Road, Caulfield North in the Wyuna Road Precinct (HO279).

5.7 Bambra Road Residential and former Church of Christ, Caulfield South Precinct (HO313)

Exhibited Statement of Significance



What is significant?

The Bambra Road Residential and Former Church of Christ Precinct at 198-206, 214 and 216 Bambra Road, Caulfield South, constructed in 1915 (nos. 198-204), 1919 (nos. 214 & 216) and 1933 (No. 206, church), is significant.

Elements that contribute to the significance of the precinct include:

Houses

- Single-storey brick houses, typical of modest houses of the late Federation period
- Tile clad hipped roofs
- Predominantly red brick walls, with partial rendering to 214 and 216 Bambra Road
- asymmetrical front elevations with projecting gabled bays and side entries
- Bullnose side verandahs
- Detailing including timber eaves brackets, timber shingle cladding and ventilation grilles to gable ends and deep rough cast render bands (198-204 Bambra Road)
- Tripartite sets of timber framed windows - casement windows with fixed toplights (198-204 Bambra Road) and sash windows (214 and 216 Bambra Road)
- Red brick chimneys.

Former Church of Christ

- Red brick church constructed in Gothic Revival style
- Tile clad gabled roofs with shallow eaves set above corbelled rows of bricks and parapeted gable ends

- Symmetrical principal elevation
- Angled buttresses at corners
- Pointed-arch windows with diamond-patterned glazing, including a large central window with simple pointed-arch tracery and lancet windows
- Ventilation grilles in lancet openings to gable ends
- Rendered detailing to parapets, buttress offsets and windows
- Foundation stone for 1962 church hall and kindergarten (demolished).

Features that do not contribute to the significance of this precinct include rear additions to all properties, all outbuildings and all fences.

How is it significant?

The Bambra Road Residential and Former Church of Christ Precinct at 198-206, 214 and 216 Bambra Road, Caulfield South, is of local historic and representative (architectural) significance to the City of Glen Eira.

Why is it significant?

The Bambra Road Residential and Former Church of Christ Precinct has strong associations with the residential development of Caulfield South in the first part of the twentieth century when undeveloped land from late nineteenth century land holdings and subdivisions began to be tentatively developed following the hiatus caused by the 1890s Depression. The houses within the precinct clearly illustrate this early phase of residential development in the central part of the City of Glen Eira. As a precinct containing substantially intact modestly scaled houses constructed in the Federation period, the Bambra Road Residential and Former Church of Christ Precinct clearly illustrates this important phase of development in the City of Glen Eira (Criterion A).

The former Church of Christ, Caulfield South has strong associations with the extensive Inter-war development phase of the municipality, when the area was comprehensively transformed from a predominantly pastoral one to an almost exclusively residential one by the 1950s. This period of development transformed the built environment and social and economic character of the area and a large number of churches were constructed at this time to service the spiritual needs of the rapidly expanding population. The former Church of Christ, Caulfield South remains highly intact to its 1933 form to clearly demonstrate this phase of development in the City of Glen Eira and the importance of religious institutions to the growing population at that time. (Criterion A).

The Bambra Road Residential and Former Church of Christ Precinct, Caulfield South contains a cohesive collection of fine and substantially intact representative examples of Federation houses. They display typical characteristics of the period, including red brick construction, hipped tile clad roofs, asymmetrical front elevations with projecting gabled bays and side entries, side verandahs, detailing including timber eaves brackets, timber shingle cladding and ventilation grilles to gable ends and deep rough cast render bands, tripartite sets of timber framed windows and red brick chimneys. (Criterion D).

The former Church of Christ, Caulfield South is a fine and highly intact representative example of an Inter-war Gothic Revival style church. The church displays typical characteristics of this style, including tile clad gabled roof forms with parapeted gable ends, red brick construction with contrasting cement render detailing, symmetrical principal elevation, pointed arch-headed windows and angled buttresses at corners. (Criterion D).

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to the places in Bambra Road Residential and former Church of Christ Precinct, Caulfield South precinct (HO313).

(ii) Background

Amendment C260glen proposes to introduce a Bambra Road Residential and former Church of Christ Precinct, Caulfield South Precinct (HO313) which is a new precinct and includes the seven properties listed in 7 all of which are graded as contributory and are located in a group (Figure 10).

Table 7 Places and gradings in Bambra Road Residential and former Church of Christ precinct

Address	Grading
198 Bambra Road	Contributory
200 Bambra Road	Contributory
202 Bambra Road	Contributory
204 Bambra Road	Contributory
206 Bambra Road	Contributory
214 Bambra Road	Contributory
216 Bambra Road	Contributory

Figure 10 Places in Bambra Road Residential and former Church of Christ precinct**(iii) Evidence and submissions**

Submitter 6 opposed the application of the Heritage Overlay to the property at 204 Bambra Road, Caulfield South because the house has been significantly altered and no longer possesses the architectural integrity described in the heritage assessment. In addition, there have been various changes to other properties in the precinct, including additions to the former Church of Christ and rendered façades at 214 and 216 Bambra Road, Caulfield South, which undermine any cohesive streetscape heritage value. Finally, the submission contended that the property and precinct fail to meet heritage criteria A, B, D, E and G.

Mr Gard'ner gave evidence on behalf of Council which described the Bambra Road Residential and former Church of Christ Precinct as comprising six Federation style brick dwellings and a former Church of Christ located along the east side of Bambra Road, Caulfield South.

Mr Gard'ner acknowledged that changes to the places had occurred over time but concluded that these were generally appropriately designed and do not diminish the

legibility of the streetscape or the precinct's heritage values. He noted that the row of single-storey, red brick, gable-fronted Federation era residences retains a strong cohesive heritage character and that non-contributory elements are appropriately identified in the Statement of Significance.

His assessment was:

...that the significance of the precinct relates to the broader theme of development of the suburb in the early twentieth century; however, there are now only a small number of places and precincts that remain sufficiently intact to clearly illustrate and communicate this historic period. It is my opinion that the Bambra Road Precinct remains a clearly legible collection of early twentieth century residences with Church to demonstrate this period of development.

Alterations, including loss of some decorative features, re-roofing, single-storey rear additions as well as later additions to the church, were considered at the time of assessment. I remain of the opinion that these alterations have not diminished the integrity of the place and the precinct remains intelligible as a representative example of a group of Federation style residences and Inter-war Gothic Revival style church. Further, the consistent single-storey scale, red brick construction and gable ends presenting to the street creates a visually cohesive streetscape.

In terms of the impact on property values, he referred to Heritage Council of Victoria research indicating that heritage properties often command premium prices and noted that financial impact and property value are not relevant criteria for assessing heritage significance.

He concluded that the precinct continues to meet Criteria A and D at the local level and warrants inclusion in the Heritage Overlay as proposed HO313. Council adopted Mr Gard'ner evidence.

(iv) Discussion

The Panel accepts the evidence of Mr Gard'ner. The alterations that have occurred to properties within the precinct, including rear additions, changes to the former Church of Christ and facade rendering at 214 and 216 Bambra Road, Caulfield South, do not diminish the heritage legibility of the streetscape or undermine the precinct's assessed significance under Criteria A and D. The consistent single-storey scale, red brick construction and gabled forms presenting to the street maintain a visually cohesive character sufficient to demonstrate the early twentieth century residential development of Caulfield South.

The Panel is similarly satisfied that the concerns raised by the submitter regarding maintenance, energy efficiency and resale value do not provide grounds to oppose the application of the Heritage Overlay as discussed in Chapter 3 of this report.

The precinct warrants inclusion in the Heritage Overlay as proposed HO313 and no changes to the exhibited documentation are recommended.

(v) Conclusion

The Panel concludes it is appropriate and justified to apply the Heritage Overlay to HO313 Bambra Road Residential and former Church of Christ, Caulfield South Precinct (HO313).

6 Individual heritage places

The individual heritage places are all new additions to the Heritage Overlay introduced by Amendments C264glen and 260len.

6.1 37 Fitzgibbon Crescent, Caulfield North (HO294)

Exhibited Statement of Significance



What is significant?

The property at 37 Fitzgibbon Crescent, Caulfield North, is significant. Specifically, the asymmetrical composition, textured clinker brickwork, corbelled chimneys with external chimney breasts, timber sash or casement multi-paned windows, street facing gables with half timbering and roofs clad with terracotta tiling of the Inter-war Old English residence is of local heritage significance, along with the original garage and front boundary stone fence. Later alterations and additions to the property including the gable addition, skylights and contemporary garage roller door are not significant.

How is it significant?

37 Fitzgibbon Crescent, Caulfield North is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

37 Fitzgibbon Crescent, Caulfield North is historically significant as an intact Inter-war Old English residence associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed in c.1935-39 following the subdivision and demolition of the Victorian mansion estate known as Grosmont, the residence not only forms a tangible link to the area's shift from sparse estates to a suburban middle class enclave by the Inter-war period, but also demonstrates how the growing need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete. (Criterion A).

37 Fitzgibbon Crescent, Caulfield North is aesthetically significant as a picturesque and well resolved example of an Inter-war Old English residence. It is primarily distinguished by its textured clinker brickwork, asymmetrical composition, prominent street facing gables addressing its corner siting, prominent corbelled chimneys and timber sash or casement multipaned windows. These features, combined with its original garage, intact stone front boundary fence and setback allowing for a front garden, imbue in the building a quaint yet striking appearance associated with its discernible Old English character. (Criterion E).

(i) The issue

The issue is whether it is appropriate to apply Heritage Overlay (HO294) to the property at 37 Fitzgibbon Crescent, Caulfield North

(ii) Evidence and submissions

Submitter 3 said that the Heritage Overlay should not be applied to the property because, among other things, the stone fence was in poor condition, structurally unsound and a safety risk. The chimney was not unique and there are numerous properties with chimneys in the precinct. The relationship of the property to the subdivision is tenuous and common and not of historical significance. In addition, the application of the Heritage Overlay will have considerable property value and financial impacts.

Mr Hemingway's evidence was that the building is largely intact, with the main change being dormers added in 2003. The west dormer is visible but does not overwhelm the roofscape. He noted that some corrections, dealing with roof profile, brick type, gable finish, garage infill, crossover relocation, should be made to the Statement of Significance in the 'What is significant?' and the 'Why is it significant?'. The house has more similarities with 21-23 Nepean Highway, Elsternwick (HO191) than the other comparator. The unusual complex chimney profile distinguishes it. He added:

The varying and complex profile of the chimneys (comprised of a wide base) at the subject site is unusual and is an aspect which distinguishes it from the two aforementioned buildings. Prominent chimneys, often located to the front, are a hallmark of the Old English/Tudor Revival style.

Mr Hemingway recommended applying the Heritage Overlay to the place as a largely intact and distinctive example of the Old English style and update the description and significance of statement.

Council submitted that the fence condition was not evidenced and, in any event, repair would not be prevented by the Heritage Overlay. The chimney contributes to the overall aesthetic value as part of the whole composition, not as an isolated item. The Inter-war subdivision history is an important municipal theme and is part of the significance of the place and property value and financial impacts are not relevant heritage considerations.

Council in its Part C submission adopted the evidence of Mr Hemingway and provided the details of the changes Mr Hemingway recommended which are included in Appendix C.

(iii) Discussion

The Panel accepts Mr Hemingway's evidence that 37 Fitzgibbon Crescent, Caulfield North is a well resolved example of an Inter-war Old English residence that is largely intact. As such it meets the threshold of Criterion E which is the importance of exhibiting particular aesthetic characteristics. The changes to the Statement of Significance proposed by Mr Hemingway are relatively minor and go some way to improving the clarity and focus of the Statement of Significance.

For the reasons outlined in section 4.3, the Panel does not agree the property meets the threshold of Criterion A.

The Panel accepts that the modifications to the Statement of Significance are appropriate.

(iv) Conclusions and recommendations

The Panel concludes:

- It is appropriate to apply HO294 to the property at 37 Fitzgibbon Crescent, Caulfield North.
- The changes to the HO294 Statement of Significance proposed by Mr Hemingway are appropriate.
- The HO294 Statement of Significance should be amended to remove the reference to Criterion A.

The Panel recommends:

5. Amend the Statement of Significance for 37 Fitzgibbon Crescent Caulfield North (HO294) to:

- a) include the changes detailed in the Panel preferred version in Appendix C**
- b) remove the reference to Criterion A in the 'Why is it significant?' section.**

6.2 66 Balaclava Road Caulfield North (HO290)

Exhibited Statement of significance



What is significant?

The property at 66 Balaclava Road, Caulfield North is significant. Specifically, the simple rectilinear form and massing, subtle ornamentation, overhanging timber lined eaves, steel window banks, terrazzo laid stairs with a timber and steel balustrade, steel skillion awning sunken front yard and crazy paved laid pathway of the post-war Functionalist style house is of local heritage significance. The original front and rear fences and original garage facing Manor Grove also contribute to the significance of the place. Later alterations and additions to the property, such as the contemporary black steel gates added to the front pathway entrance are not significant.

How is it significant?

66 Balaclava Road is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

66 Balaclava Road is historically significant as a post-war residence that illustrates the proliferation of architect-designed grand residences in suburban Caulfield North in the postwar era. A small group of émigré architects at the time were responsible for designing dozens of homes in the municipality, signifying changing population demographics following World War II and associated stylistic diversification in the form

of bold yet austere residential modernism. Constructed c.1967 and designed by prominent émigré architect Ernest Fooks, the building not only forms a tangible link to this period but is also characteristic of the European inspired Functionalist style, made popular at the time by émigré architects. (Criterion A).

66 Balaclava Road is of representative significance as a substantially intact and characteristic example of a post-war Modernist residence that incorporates European Modernist design principles. The building not only retains a high degree of integrity with its refined form, materials and fenestration but also exhibits key architectural features associated with the style, including a rectilinear massing, flat roof form, strong horizontal and vertical lines and street front floor to ceiling windows. Its setback and siting along with its original front and rear fence and original garage are also of particular note as they illustrate the principal elements of Modernist style residences constructed in the mid twentieth century in the municipality. (Criterion D).

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to 66 Balaclava Road, Caulfield North.

(ii) Evidence and submissions

The one and two storey house at 66 Balaclava Road, Caulfield North was constructed circa 1967 and designed by émigré architect Ernest Fooks. Submitter 9 contended that the property does not meet the threshold for individual local significance under Criteria A and D and that the proposed Heritage Overlay should be abandoned.

Submitter 9 questioned the weight to be afforded to the underlying assessment, noting that Council did not call the author of the Extent Review, that the review acknowledged its own limitations and that Council's own expert, Mr Hemingway, does not support Criterion D and identified factual inaccuracies in the proposed Statement of Significance. On Criterion A, submitter 9 argued that mere association with the post-war émigré architect-designed housing theme is insufficient, as the theme is already well represented by stronger and earlier examples and noted that the place was not identified in the 1996 Glen Eira Heritage Management Plan or the Hidden Gems and is not referenced in the TEH. On Criteria D and E, the submitter contended that the citation offers no meaningful comparators for this class of place and that the property is neither particularly innovative nor a fine example. The submitter relied on the evidence of Mr Stephenson and requested that the Panel recommend the abandonment of the proposed HO290.

Mr Stephenson gave evidence on behalf of submitter 9. He considered the house's integrity to be fair, noting a sympathetically installed replacement roof, alterations to the entry path, a Japanese-style courtyard renovation and window replacements.

His evidence was that the property does not meet the threshold for individual historical significance under Criterion A, being one among many places sharing the relevant theme, and that the subject house (1967) is relatively late compared to influential Fooks designs at 64 Balaclava Road (1951) and 16 Cantala Avenue (1951). He also concluded the property does not meet the threshold for representative significance under Criterion D,

lacking key characteristics of the Modernist class while its decorative brickwork and elaborate fence are more characteristic of Featurism than European Functionalism. His overall opinion was that the house does not meet the threshold under either criterion and should be removed from Amendment C246glen.

Council submitted that the place meets the threshold under Criterion A as a tangible link to the proliferation of émigré architect-designed residences in post-war Caulfield North, as established in the TEH, and that Mr Stephenson had applied an inappropriately high threshold contrary to PPN01 and established Panel practice.

On Criterion D, Council noted that both Mr Hemingway and Mr Stephenson agree the place does not meet the criterion and endorsed Mr Hemingway's recommendation that Criterion E (aesthetic significance) is more appropriate. Council submitted that Mr Stephenson's opinions were informed by the draft local heritage guidelines and the VHR Guidelines which have no status in this process.

Council's final position was that the property warrants inclusion in the Heritage Overlay as proposed HO290, subject to the revisions recommended by Mr Hemingway, including assigning Criterion E rather than Criterion D.

Mr Hemingway's evidence was that the house (c.1967) is a fine, intact late twentieth century design with a bold cantilevered curved wall, tan brickwork, flat roof and timber framed floor to ceiling windows. He noted several corrections to the description, found the house to be a more boldly articulated design than most comparators, and recommended its inclusion in the Heritage Overlay under Criterion E rather than Criterion D, with the description and significance statement to be updated.

(iii) Discussion

With respect to Criterion A, the Panel is not satisfied that the property meets the threshold for individual historical significance. While the house is associated with the important post-war theme of émigré architect-designed residences in Caulfield North, this association is shared by a large number of properties in the municipality, many of which are better, earlier or more architecturally influential examples of that theme.

Both Mr Hemingway and Mr Stephenson agree the property does not meet Criterion D and the Panel concurs. The characteristics identified in the statement of are typical of Modernist style residences generally and do not of themselves establish representativeness at a level sufficient to warrant individual protection. The Panel also accepts Mr Stephenson's evidence that certain elements of the building detract from rather than reinforce any representative value. The comparative analysis in the citation is undermined by the inclusion of comparators that are either contributory rather than individually significant or were expressly rejected by a previous Panel as failing to meet the threshold for heritage protection.

Mr Hemingway expressed the view that the property's sophisticated design warrants recognition under aesthetic significance under Criterion E. The Panel is not persuaded that this change to the Statement of Significance is appropriate at this stage given that

Criterion D was the basis for the application of the Heritage Overlay. At the Hearing Mr Hemingway outlined a revised 'Why is it significant?' which Council included in its Part C submission. However, the 'Why is it significant?' still references Criterion D. While Criterion E may be appropriate the Panel is not prepared to accept this change without a full review of the Statement of Significance and the comparative analysis, which is not available at this stage.

The Panel recommends that 66 Balaclava Road, Caulfield North be removed from Amendment C246glen and that the proposed HO290 not be applied to the property.

(iv) Conclusion and recommendation

The Panel concludes it is not appropriate or justified to apply the Heritage Overlay to 66 Balaclava Road, Caulfield North.

The Panel recommends:

- 6. Remove the Heritage Overlay (HO290) from 66 Balaclava Road, Caulfield North.**

6.3 387 Alma Road, Caulfield North (HO297)

Exhibited Statement of significance



What is significant?

The property at 387 Alma Road, Caulfield North is significant. Specifically, the prominent gable and hipped roof forms with terracotta tiles, asymmetrical composition, high quality finishes, stucco walls with clinker brickwork reveal detailing, prominent entrance portico with a four centred arch, chimneys and timber framed sash windows with planter boxes and leadlight detailing of the Inter-war Old English residence, along with the original garage with a gable parapet, is of local heritage significance. The clinker brick fence is an early sympathetic addition and is also contributory. Later alterations and additions such as the gate, concrete driveway, timber ramp and freestanding shed structure, are not significant.

How is it significant?

387 Alma Road, Caulfield North is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

387 Alma Road, Caulfield North is historically significant as an intact Inter-war Old English residence associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed in c.1937-38 on the site of a former Victorian mansion estate, the residence not only forms a tangible link to the area's shift from sparse

mansion estates to a middle class enclave by the Inter-war period, but also demonstrates how the growing need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete. (Criterion A).

387 Alma Road, Caulfield North is aesthetically significant as a well resolved and highly intact Inter-war Old English residence. It is distinguished by its picturesque composition, high quality finishes, prominent entrance portico with a four centred arch and timber framed sash windows with leadlight detailing. Particular aesthetic interest is created by the application of clinker brickwork reveal detailing, which give the building a stylised appearance. These features, along with its generous setback allowing for a front garden, combine to form a quaint yet polished Old English residence along the streetscape. (Criterion E).

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to 387 Alma Road, Caulfield North (HO297).

(ii) Evidence and submissions

Submitters 10 and 30 opposed the application of the Heritage Overlay to 387 Alma Road, Caulfield North because the building is a modest and unremarkable example of an Inter-war Old English house that does not meet the threshold for individual significance. The submitter stated that heritage listings should distinguish places of clear and special importance rather than ordinary examples of a common type, and that an individual control would effectively lock in the site as a single dwelling, preventing redevelopment that could otherwise deliver approximately 8 to 10 additional dwellings in a well serviced location.

The submission challenged the assessment methodology, noting that intactness was assessed only from the public realm, that the dwelling is in poor condition and uninhabitable and that the house exhibits only a limited number of characteristics of the Old English style.

The submission also criticised the comparative analysis, contending that Council's examples are not genuinely comparable and in some cases markedly superior and that 387 Alma Road would at most warrant treatment as a contributory building within a precinct overlay rather than as a stand-alone heritage place.

Mr Spencer gave evidence on behalf of submitters 10 and 30 applying the VHR Guidelines. On Criterion A his evidence was that the house failed test A1, the association being incidental because a standard dwelling on a subdivided lot is secondary to the broader cultural transformation. He considered that better examples already exist within the Heritage Overlay, including Labassa (HO42), Lovell House (HO2) and the Hillcrest Estate and Environs Precinct (HO32), whereas the subject site stands in isolation from any intact heritage streetscape.

On Criterion E, Mr Spencer applied a checklist of 17 characteristics of the Inter-war Old English style identified by Richard Apperly and found that the house satisfies only seven, concluding that it lacks the articulation necessary to identify it as a unique or exemplary

example. He further considered that the dwelling is neither architect designed nor a coherent synthesis of the style, and that its poor condition would require replacement of large portions of original fabric.

Council submitted that under Criterion A the place illustrates the consolidation of suburban Caulfield North in the Inter-war period, having been constructed in 1937 to 1938 on land formerly part of a Victorian mansion estate, a theme identified in the TEH, and that under Criterion E it is a highly intact and well resolved Inter-war Old English residence. Council relied on the comparative analysis in the citation as showing that the place compares favourably with other examples and addresses a recognised gap in heritage protection.

Council submitted that limited weight should be given to Mr Spencer's conclusions because they applied threshold guidance prepared for the Victorian Heritage Register rather than the local significance test under PPN01 and urged preference for the work of Extent Heritage and the peer review of Mr Hemingway, who agreed the place demonstrates significance under Criteria A and E. Council maintained that 387 Alma Road, Caulfield North should remain in Amendment C246glen, subject to refinement of the citation.

Mr Hemingway's evidence was that the house (c.1937, possibly by architect Clifford John Orme) is intact and distinguished by tapestry and variegated brickwork, herringbone quarrel leadlights and fine porch detailing, and is a distinctive architect designed example comparing well to other Old English and Tudor Revival examples despite a different material palette.

The house at 387 Alma Road is different in its material palette, being largely render with brick trim and highlights, to the key individual examples noted in the citation at 200 Centre Road, Bentleigh (HO167) and 21 to 23 Nepean Highway, Elsterwick (HO191) but of an equal calibre.

Mr Hemingway concluded that the house demonstrates historical significance under Criterion A and is a distinctive, intact architect designed example of the style and recommended the application of the Heritage Overlay with some modifications to the 'What is significant?' section of the Statement of Significance.

Council in its Part C submission adopted the evidence of Mr Hemingway and provided the details of the changes Mr Hemingway recommended which are included in Appendix D.

(iii) Discussion

On balance, the Panel is not satisfied that the place meets the threshold that Criterion A is for individual significance at the local level for the reasons outlined in Chapter 4.3.

The Criterion E assessment requires the Panel to consider two related but distinct questions: the degree to which the place exhibits the characteristics of the Inter-war Old English style and whether those characteristics are expressed with the quality and distinction necessary to meet the threshold for individual aesthetic significance.

On the first question, the Panel accepts that a checklist approach to stylistic characteristics is of some use but should not be applied mechanically. The significance of any characteristic depends on the contribution it makes to the overall legibility and

coherence of the stylistic expression and the absence of a given characteristic is not necessarily determinative if what remains achieves a resolved and articulate architectural outcome. Conversely, the accumulation of characteristics without compositional coherence does not of itself establish significance. The question is whether the place, considered as a whole, presents as a distinctive and recognisable example of the style.

The Panel accepts that a number of defining Old English characteristics are absent from the subject dwelling. However, the Panel does not consider their absence to be fatal to Criterion E. The question is not whether the place is a complete or maximally characteristic example of the style, but whether what it does exhibit is expressed with sufficient quality and distinction to warrant individual recognition.

On that question, the Panel is persuaded by the evidence of Mr Hemingway that the threshold is met. The place exhibits a coherent and refined architectural character. The overall composition, including the entrance portico and the quality of the brickwork as an expressive surface, achieves a picturesque character consistent with the Old English tradition, notwithstanding a material palette that differs from some of the key comparator examples.

The Panel is therefore satisfied that the place meets the threshold for individual aesthetic significance under Criterion E. The comparative analysis supports this conclusion, while the comparator examples differ in their material expression, the subject place demonstrates an equivalent level of design quality and stylistic legibility and addresses a recognised gap in the existing heritage protection of Old English Inter-war examples within the municipality.

The Panel accepts the changes to the Statement of Significance proposed by Mr Hemingway.

(iv) Conclusions and recommendations

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay to 387 Alma Road, Caulfield North (HO297).
- The HO297 Statement of Significance should be amended to remove the reference to Criterion A.
- The changes to the HO297 Statement of Significance proposed by Mr Hemingway are appropriate.

The Panel recommends:

- 7. Amend the Statement of Significance for HO297 387 Alma Road, Caulfield to:**
 - a) remove the reference to Criterion A in the 'Why is it significant?' section**
 - b) include the changes detailed in the Panel preferred version in Appendix D.**

6.4 385 Alma Road, Caulfield North (HO296)

Exhibited Statement of significance



What is significant?

The property at 385 Alma Road, Caulfield North is significant. Specifically, the massing, main entrance porch, jerkinhead profiled terracotta tile clad gable roof, tall chimneys with chimney pots, bay and/or grouped windows with leadlight glazing and prominent eaves of the asymmetrically arranged masonry Inter-war Arts and Crafts style residence, along with the original front boundary fence, is of local heritage significance. Later alterations and additions to the property, such as the garage, swimming pool, timber board sections of the brick fence and repaved concrete drive and pathway, are not significant.

How is it significant?

385 Alma Road is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

385 Alma Road is historically significant as an intact Inter-war Arts and Crafts attic villa residence associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed in 1926 on the site of a former Victorian mansion estate, the residence not only forms a tangible link to the area's shift from sparse estates to a middle class enclave by the Inter-war period but also demonstrates how the growing

need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete. (Criterion A).

385 Alma Road is of representative significance as an Inter-war Arts and Crafts residence that clearly demonstrates the style and character of Inter-war middle class suburban development in Caulfield North. Stylistically, the residence exhibits the key features associated with the Arts and Crafts style, including a picturesque asymmetrical composition, conspicuous jerkinhead profiled gable roof, tall chimneys, bay and/or grouped windows with leadlight glazing and prominent eaves. As a freestanding residence set on a suburban block with an informal front garden and low front boundary fence, the residence also encapsulates the key characteristics associated with Inter-war era middle class suburban homes in the municipality. (Criterion D).

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to 385 Alma Road, Caulfield North.

(ii) Evidence and submissions

Submitter 11 opposed the application of Heritage Overlay HO296 to 385 Alma Road, Caulfield North, a two storey Inter-war residence constructed in 1926 with later additions, a garage, swimming pool and tennis court. The submitter stated that the evidence of Mr Stephenson, who conducted an independent site-specific assessment, should be preferred over the peer review by Mr Hemingway on behalf of Council, which involved no independent assessment or further comparative analysis beyond the Extent Heritage citation.

On Criterion A, the submitter 11 said that the citation's association of the place with the subdivision of former Victorian mansion estates could apply to a very large number of properties across the municipality, with no comparative analysis showing why this place represents that theme as well as or better than other Inter-war houses already in the Heritage Overlay. The two comparators relied upon are identified as locally significant under Criterion E only, undermining the Criterion A attribution. The submitter added that the citation fails to identify the class of place clearly, using four different stylistic descriptors.

In oral evidence Mr Hemingway conceded that precinct overlays more legibly represent the subdivision theme, that the class attribution in the Extent Review is confusing, and that the tennis court is not of heritage significance.

Mr Stephenson concluded in his evidence that historical significance under Criterion A had not been established to the required threshold. While the house was built in 1926 on land formerly part of the "Lovell House" estate, he considered the association with Inter-war subdivision tenuous, given that virtually every house of the period shares a comparable association and his review of the TEH subdivision precincts (including HO72, HO240 and HO241) confirmed that precincts rather than individual houses better illustrate that narrative. On Criterion D his evidence was that representative significance had also not been established: the class of place is defined with excessive and shifting

qualifiers, two of the three citation comparators are not genuinely comparable, and his broader comparative analysis across individually significant Arts and Crafts examples in the municipality showed those places to be superior in architectural refinement and stylistic clarity. He characterised the house as stylistically transitional and builder-designed, comparing more comfortably with contributory graded properties within precincts than with individually significant places.

On the tennis court, Mr Stephenson's evidence was that it is of no heritage significance, with the 1929 Table Talk article cited in the citation not specifically identifying the subject property, and he recommended that, should the Heritage Overlay be applied, the Statement of Significance be amended to identify the sunken tennis court and its associated features as not significant.

Mr Hemingway's evidence was that the house, built in 1926 for Mary Grieves by an unidentified but likely architect designer, is intact, though overpainting of the brickwork has reduced its original contrasting presentation. It displays Arts and Crafts character with pronounced rectilinear detailing, geometric leadlighting and horizontal banding that distinguish it from the three comparators, and he concluded it reached the threshold for local significance, recommending the Statement of Significance be amended to refer to it as an Arts and Crafts bungalow. Council addressed the assessment in the context of the broader debate about the appropriate threshold for local significance, urging the Panel to prefer Mr Hemingway over Mr Stephenson on the basis that Mr Stephenson's evidence was informed in part by draft local heritage guidelines that have no formal status. Council relied on the Amendment C387melb Panel framework, under which local individual significance requires a place to be better than typical and to compare at least as well as similar protected places, without being outstanding. On Criterion A, Council submitted that Mr Stephenson had applied an inappropriately high bar inconsistent with that approach. On Criterion D, Council submitted that 385 Alma Road exhibits most of the principal characteristics of the Inter-war Arts and Crafts style, including its massing, jerkinhead gable profile, grouped leadlight windows, tall chimneys and prominent eaves, and so meets the threshold despite the acknowledged lack of clarity in the citation's stylistic classification.

Council accepted, consistent with both experts, that the tennis court and its associated features are not of heritage significance and that the Statement of Significance should be updated accordingly.

Council in its Part C submission adopted the evidence of Mr Hemingway and provided the details of the changes Mr Hemingway recommended which are included in Appendix D.

(iii) Discussion

On balance, the Panel is not satisfied that the place meets the threshold that Criterion A is for individual significance at the local level for the reasons outlined in section 4.3.

The Criterion D assessment has been complicated throughout by the citation's failure to define the class of place with clarity and consistency. Nevertheless, the Panel does not consider the definitional difficulty to be fatal. The evidence as a whole, including the concessions made in oral evidence and the more detailed analysis undertaken by Mr

Stephenson, provides a sufficient basis for the Panel to identify the class with reasonable confidence. The place is most appropriately characterised as an Inter-war Arts and Crafts attic bungalow.

The applicable threshold, as the Melbourne C387 Panel articulated it, requires the place to demonstrate most of the principal characteristics of its class in a clearly evident manner and to be better than typical. It does not require the place to be outstanding, exceptional or architecturally superior to all comparators. Assessed against that standard, the Panel is satisfied, if narrowly, that the threshold is met. The place retains a coherent and legible Arts and Crafts character in its overall massing, steeply pitched jerkinhead gable roof, prominent eaves, grouped windows with leadlight glazing and tall chimneys with chimney pots. These are not peripheral or incidental features, they are among the principal characteristics of the class and they are present in a clearly evident and reasonably intact form. The geometric leadlight glazing and the compositional handling of the front elevation reflect a degree of design resolution that distinguishes the place from the ordinary residential construction of the period.

The Panel accepts that the comparative analysis in the citation is limited and that some of the comparators are poorly chosen. It also accepts that Mr Stephenson's broader comparative analysis identifies individually significant examples in the municipality that are superior to the subject place in various respects. However, the question is not whether superior examples exist, they almost always will, but whether the subject place compares at least as well as similar protected places and is better than a typical contributory example within a precinct context. On that question, the Panel is not persuaded that the place sits as comfortably in the contributory range as Mr Stephenson's analysis suggests. In this respect the Panel is satisfied that the place meets the threshold for Criterion D.

The tennis court

Both experts agreed that the tennis court and its associated features, the stone wall and cyclone mesh boundary fence, are not of heritage significance. The Panel accepts that conclusion. The citation's treatment of the tennis court is inconclusive and the historical reference relied upon does not specifically identify the subject property. The Statement of Significance should be amended to identify the tennis court and associated features explicitly as not significant.

The Panel agrees that the proposed changes to the Statement of Significance are appropriate.

(iv) Conclusions and recommendations

The Panel concludes:

- It is appropriate to apply the Heritage Overlay to 385 Alma Road, Caulfield North.
- 385 Alma Road, Caulfield North does not meet the threshold for Criterion A and it should be removed from the Statement of Significance.
- The changes to the HO296 Statement of Significance proposed by Mr Hemingway are appropriate.

The Panel recommends:

- 8. Amend the Statement of Significance for (HO296) 385 Alma Road, Caulfield North to:**
 - a) remove the reference to Criterion A in the 'Why is it significant?' section**
 - b) include the changes detailed in the Panel preferred version in Appendix E.**

6.5 Wolverstone, 358-362 Alma Road, Caulfield North (HO295)

Exhibited Statement of Significance



What is significant?

The property at 358-362 Alma Road, Caulfield North (otherwise known as Wolverstone), is significant. Specifically, the building's raised siting and diagonal alignment, deep setback, timber framed sash windows with diamond headlights, tall corbelled chimney with glazed tiling, low-pitched hipped terracotta roof, shingled porch balustrade and exposed rafter tails, overhanging eaves and projecting flat roof entrance porch is of local heritage significance. Later alterations and additions to the property, including the extensions to the north-western and south-eastern elevations, the garage, timber deck and front boundary fence are not significant.

How is it significant?

Wolverstone is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Wolverstone is historically significant as an intact Inter-war era residence associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed in 1919 on the grounds of a former Victorian estate, the residence not only forms a tangible link to the area's shift from sparse estates to a middle class enclave by the Inter-war period, but also demonstrates how the growing need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete.

The residence was designed by the noted Inter-war architectural firm Clegg and Morrow, which is reflective of the upper-middle class status of the area's residents. (Criterion A).

Wolverstone is aesthetically significant as a visually distinctive Inter-war residence that synthesises both Arts and Crafts and Prairie style influences. The Arts and Crafts style detailing includes grouped timber framed sash windows with diamond headlights, tall corbelled chimney with glazing detailing, a shingled porch balustrade and exposed rafter tails. Its Prairie influence is attributed to its simple composition, ornamental restraint, horizontal emphasis, low-pitched roof, overhanging eaves and projecting flat roof entrance porch. The combination of styles creates an artfully informal character. Further aesthetic interest is created by the property's raised siting and the building's diagonal alignment. These features, along with its deep setback allowing for a generous front garden, combine to form a striking building along the streetscape. (Criterion E).

(i) The issue

The issue is whether it is appropriate to apply the Heritage Overlay to 358-362 Alma Road, Caulfield North.

(ii) Evidence and submissions

Submitter 12 opposed the application of Heritage Overlay HO295 to Wolverstone, a two storey Inter-war residence constructed in 1919 on a prominent corner site on Alma Road. The submission argued against both Criterion A and Criterion E, challenged the intactness characterisation in the Statement of Significance and relied on two precedents within the same amendment, the agreed removal of 365 Alma Road, Caulfield North and Mr Hemingway's recommendation against 12 Pental Road, Caulfield North.

On Criterion A, the submitter said that the association with the Inter-war subdivision of Victorian mansion estates is ubiquitous and could be asserted of a great many properties across Caulfield North and inner Melbourne, and so cannot sustain individual significance. It noted that the four heritage places identified in the TEH for the subdivision theme are all precincts rather than individual dwellings and that comparable Arts and Crafts residences already in the Overlay are listed under Criterion E, not Criterion A. The association with the firm Clegg and Morrow was also challenged on the basis that the firm's recognised work is concentrated in Ballarat and regional Victoria and that architectural attribution alone does not establish historical significance.

On Criterion E, the submission contended that the Prairie style attribution cannot be sustained on the architectural evidence, leaving only a standard Arts and Crafts bungalow with typical features. Applying a checklist of 12 defining Prairie characteristics, it found that Wolverstone met one unambiguously, two partially and nine not at all and that the features attributed to Prairie influence are generic to the Californian Bungalow and other Inter-war styles. It argued that the "transitional" and "synthesising" descriptions over-qualify the place rather than demonstrate it is a notable example, and a comparison with protected residences including Kerrimuir, 35 Labassa Grove, 88

Shoobra Road, 20 Denman Avenue and 8 Sidwell Avenue showed all to be markedly superior.

On intactness, the submission noted that the Extent Heritage citation itself assessed the property as only of moderate integrity, that an Armadale Doors and Leadlight invoice of May 2025 confirmed 16 of 18 significant leadlight panels and a timber sash had been replaced, that Council-lodged 2003 drawings by Greg Epstein and Associates documented substantial structural alterations and additions, and that the citation recorded cracked and repatched render. It argued that Extent's assessment was unreliable as the inspection was from the public domain only, the same limitation Extent had conceded for the neighbouring 365 Alma Road.

The submission contended that the case for removal was stronger than for 12 Pental Road, Caulfield North, where Mr Hemingway had recommended removal on materially the same grounds, an over-qualified style classification, more distinctive comparators and insufficient architectural distinction. It invited the Panel to apply consistent reasoning, noting that the same expert had described Wolverstone as intact and distinctive without engaging with the documentary evidence against intactness.

Council submitted that, the building represents the important Inter-war theme of mansion estate subdivision. On Criterion E, the submission did not provide detail as to why significance was questioned and the previous works have not obscured the underlying design features and there was no basis was provided for the claim regarding Clegg and Morrow's standing.

Mr Hemingway's evidence was that the house (1918, designed by Ballarat-based firm Clegg and Morrow) is intact and distinctive, with a hip roof in terracotta shingles, unusually angled to the front boundary and strong Prairie School influence, including horizontal emphasis, recessed window architraves, flat porch roof and relative austerity of ornament. Clegg and Morrow have many heritage-listed works across Victoria. The house is more progressive in design than the four comparators in the municipality. He concluded that the house more than adequately meets the threshold for local significance. Council supported his recommendation.

(iii) Discussion

On balance, the Panel is not satisfied that the place meets the threshold that Criterion A is for individual significance at the local level for the reasons outlined in section 4.3.

The Panel accepts that place is at least on par with the comparators in the Citation and while there have been modifications to the house they do not compromise its integrity. For these reasons the Panel accepts Mr Hemingway's evidence that the house meets the threshold for Criterion E.

In reaching this conclusion the Panel does not accept that the question of aesthetic significance is resolved by a checklist of defining Prairie characteristics. Criterion E is directed to whether a place is important in exhibiting particular aesthetic characteristics valued by the local community, not to whether a building satisfies a fixed quota of features drawn from a single architectural style. The aesthetic significance of Wolverstone, as identified in the Statement of Significance, lies in its synthesis of Arts and Crafts and Prairie influences rather than in its conformity to either style alone and the

Panel is satisfied that this synthesis, combined with the building's raised siting, diagonal alignment to the corner and deep setback, produces a visually distinctive composition that reads as a striking building in the streetscape. The Panel prefers Mr Hemingway's evidence, which assessed the place as more progressive in design than the four comparators in the municipality and is satisfied that the modifications relied on by the submitter, being confined to later additions, replaced leadlight and works that have not obscured the principal design features, do not diminish the place to below the threshold for local aesthetic significance.

(iv) Conclusions and recommendation

The Panel concludes:

- it is appropriate to apply the Heritage Overlay to 358-362 Alma Road, Caulfield North.
- 358-362 Alma Road does not meet the threshold for Criterion A and it should be removed from the Statement of Significance.

The Panel recommends:

- 9. Amend the Statement of Significance for (HO295) Wolverstone, 358-362 Alma Road, Caulfield North to remove the reference to Criterion A in the 'Why is it significant?' section.**

6.6 Hawthorn Terrace, 34 Hawthorn Road, Caulfield North (HO281)

Exhibited Statement of Significance



What is significant?

The properties at 28-34 Hawthorn Road, Caulfield North (otherwise known as Hawthorn Terrace) are significant. Specifically, the slate-clad roof with an unbroken terraced form, corbelled chimneys, skillion awning with turned timber posts and wrought iron lacework, decorative flower patera and festoon mouldings, timber entrance door with narrow sidelights and a top light featuring leadlight stained-glass detailing and central timber sash window bank with sidelights, are of local heritage significance. Later alterations and additions to the property, such as the single-storey timber carport structure to the western boundary, tall, rendered masonry front wall and seven skylights to the original roof, are not significant.

How is it significant?

Hawthorn Terrace is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Hawthorn Terrace is historically significant as an intact row of late Victorian terrace houses associated with the initial development of suburban Caulfield North in the early twentieth century. Constructed in c.1899 on land formerly part of a boom era

subdivision, the terrace houses demonstrate an atypical residential building design in this area of the municipality during the late nineteenth century, which was largely characterised by upper-middle class freestanding houses on individual blocks. (Criterion A).

Hawthorn Terrace is of aesthetic significance due to its unbroken roofline, timber sash windows banks with sidelights, rendered, corbelled chimneys and skillion awning with wrought iron valence and lacework and turned timber posts. Also contributing to its aesthetic significance is the decorative flower patera and festoon mouldings to the cornice at the northern elevation and timber entrance door with narrow sidelights and top lights. The terrace row has retained its uniformity, with all four properties remaining cohesive in design and close Hawthorn Terrace, to the original form. (Criterion E).

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to 34 Hawthorn Road, Caulfield North which have been discussed above.

(ii) Evidence and submissions

Submitter 17 did not oppose the Heritage Overlay in principle but raised concerns about value, insurance and obligations for future maintenance works (as discussed in Chapter 3.3).

Mr Hemingway's evidence was that the house (c.1899) forms the southern end of a group of four late Victorian row houses under a single roof, an uncommon type in the municipality, particularly in the Caulfield area where 19th century houses were typically larger. He recommended the house be included as part of the Hawthorn Terrace group (28-34 Hawthorn Road, Caulfield North) because it more than adequately reaches the threshold for local heritage significance.

(iii) Discussion

The Panel agrees the place clearly meets the threshold of both criteria and accepts Mr Hemingway's evidence.

(iv) Conclusion

The Panel concludes it is appropriate and justified to apply the Heritage Overlay to 34 Hawthorn Road, Caulfield North (HO281).

6.7 365 Alma Road, Caulfield North (HO288)

Exhibited Statement of Significance



What is significant?

The property at 365 Alma Road, Caulfield North is significant. Specifically, the strong rectilinear form, low-pitched hipped roof clad with terracotta tiles, asymmetrical composition, parapeted façade, curvilinear walls, steel framed window banks, expressed vertical stairwell and window bay with leadlight glass and steel framed windows of the Inter-war Streamline Moderne residence, along with its original front boundary fence and pillars, is of local heritage significance. Later alterations and additions to the property, including the rear freestanding shed and pool, steel privacy panels added to the panelled iron fence and gate, the two-storey rear addition and associated re-landscaping of the backyard are not significant.

How is it significant?

365 Alma Road is of local historic and aesthetic significance to the City of Glen Eira.

Why is it significant?

365 Alma Road is historically significant as an intact Inter-war Streamline Moderne residence with P & O design influences associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed c.1938-40 on the site of a former Victorian mansion estate, the residence not only forms a tangible link to the area's shift from sparsely populated estates to a middle class enclave by the Inter-war period, but

also demonstrates how the growing need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete. (Criterion A)

365 Alma Road is aesthetically significant as a picturesque and well-articulated Inter-war Streamline Moderne residence with features characteristic of the P & O design. It is distinguished by its strong rectilinear form and asymmetrical composition, parapeted façade, curvilinear walls and steel framed window banks contrasting with a vertical window bay and stairwell. These features, along with an intact front boundary fence and pillars, scale and generous front setback, combine to form a visually refined residential building along the streetscape. (Criterion E)

(i) The issue

The issue is whether it is appropriate to apply the Heritage Overlay to 365 Alma Road, Caulfield North.

(ii) Evidence and submissions

Submitters 19 and 20 stated that the property has undergone substantial modifications including replacement of original timber framed windows with steel frames, removal of glass blocks and the porthole window, replacement of the front door, demolition of the original art deco garage and addition of an annex. The property was also not identified in previous assessments.

Council submitted that the changes diminish the integrity of the house to the point where the place no longer reaches the threshold for individual heritage significance. Council recommended the place be removed from Amendment C246glen.

Mr Hemingway's evidence was that the two most impactful changes were the window replacement (original timber framed with horizontal glazing bars replaced with steel framed types) and the removal of the porthole window, both clearly visible in comparing 2009 and current images. He recommended that the Heritage Overlay not be applied to the property.

Council submitted that because Mr Hemingway's recommendation differed from that of the Extent Review, it presented both for the Panel's consideration.

(iii) Discussion

The Panel accepts Mr Hemingway's evidence and Council's submission that the place has been significantly modified and no longer reaches the threshold for individual heritage significance.

(iv) Conclusion and recommendation

The Panel concludes it is not appropriate to apply the Heritage Overlay to 365 Alma Road, Caulfield North.

The Panel recommends:

10. Remove the Heritage Overlay (HO288) from 365 Alma Road, Caulfield North.

6.8 Kinloch, 7 Cobden Street, Caulfield North (HO283)

Exhibited Statement of Significance



What is significant?

The property at 7 Cobden Street, Caulfield North (otherwise known as Kinloch), is significant. Specifically, the scale, steeply pitched cross gabled roof with slate tiling, asymmetrical composition, profiled rendered chimneys with terracotta chimney caps, rendered brick walls, rounded arch vestibule, return front porch and balcony, timber sash windows with toplight, remnant carriageway and deep setback of the Victorian Free Gothic residence are of local heritage significance, as well as the Inter-war era Spanish Mission style Tuscan columns and loggia with expressed lettering. Later alterations and additions to the property including the rear extension and fencing to the north and south boundaries, are not significant.

How is it significant?

Kinloch is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

Kinloch is historically significant as a Victorian Free Gothic villa with Inter-war alterations associated with the proliferation of mansion to flat conversions in the Inter-war period. Originally constructed in c.1888-1890 and subsequently converted into Inter-war flats with external Spanish Mission style alterations, the property not only forms a tangible link to Caulfield North's shift from sparse mansion estates to a

suburban area with a proliferation of flat development but also demonstrates the wider trend towards higher density living in the area. (Criterion A).

Kinloch is of representative significance as a Victorian era residence with Inter-war alterations that clearly demonstrate the style and character of Inter-war era mansion to flat conversions in Caulfield North. Stylistically, the dwelling not only exhibits the key features associated with the Victorian Free Gothic style, including steeply pitched parapeted gables, an asymmetrical massing and composition, profiled chimneys with corbelling, but also demonstrates the stately setting of boom era mansion estates via its remnant carriageway and deep setback. The Spanish Mission style alterations to the façade, including the Tuscan columns and ground floor loggia with expressed lettering, are also of note and speak to the common application of fashionable revival styles used in mansion to flat conversions during the Inter-war period. (Criterion D).

(i) The issue

The issue is whether it is appropriate to apply the Heritage Overlay to 7 Cobden Street, Caulfield North.

(ii) Evidence and submissions

Submitter 21 said that the house was assessed in a 2001 study and not pursued at that time due to lack of architectural integrity, limited physical evidence and it no longer was used as flats.

Council noted that the 2001 assessment was over 20 years ago. A re-examination in 2023 led to a greater understanding of the place's historical and representative significance as a Victorian mansion converted to flats during the Inter-war period.

Mr Hemingway's evidence was the house (c.1890) is an imposing two storey former Victorian mansion, likely in Gothic Revival style, remodelled in the mid-1930s when converted to flats.

He stated that the current appearance results from:

- Original Victorian period elements; general footprint and gabled roof form, slate cladding, chimneys, gable ends with corbelling, timber fascia to side elevations/returns, pointed arch openings with double hung sash windows and platband.
- Inter-war period elements: lightly textured render, cartouche with 'Kinloch' in bas-relief and masonry verandah with Palladian motif to ground floor and piers to first floor.

Mr Hemingway gave evidence that the house retains its original Victorian elements (gabled roof, slate, chimneys, pointed arch windows) alongside Inter-war additions. The typology of mansion to flat conversions is identified in comparable Elsternwick examples. In addition, the understanding of significance has evolved to focus on the Inter-war conversion rather than Victorian intactness. He identified the following Inter-war elements:

- lightly textured render, cartouche with 'Kinloch' in bas-relief, and masonry verandah with Palladian motif to ground floor and piers to first floor.

Mr Hemingway recommended:

The house is intact to its interwar remodelling and is a distinctive example of its type. I recommend it is included in the Schedule to the HO but that the description and 'What is Significant' section be revised to include some additional details outlined above. 88

In addition, it may be appropriate to commission a review of the Thematic History in the near future as several heritage studies and related amendments have been undertaken since then. This would ensure all the sub-themes and/or their nuances that have come to light in these studies are appropriately incorporated.

(iii) Discussion

The Panel accepts Mr Hemingway's evidence that the Heritage Overlay should be applied to the property. In addition, the Panel also notes the house is a better than typical tangible link to Caulfield North's shift from sparse mansion estates to a suburban area with a proliferation of flat development but also demonstrates the wider trend towards higher density living in the area. For this reason the Panel agrees that the place achieves the threshold of Criterion A.

Criterion D is concerned with whether a place is important in demonstrating the principal characteristics of a class of place, and the relevant class here is the Inter-war mansion-to-flat conversion in Caulfield North. The Panel is satisfied that Kinloch clearly demonstrates the principal characteristics of that class. The place legibly combines the retained fabric of the Victorian Free Gothic villa, the steeply pitched cross gabled roof, profiled chimneys with corbelling, pointed arch openings, remnant carriageway and deep setback' with the Inter-war Spanish Mission alterations made when the mansion was converted to flats, including the Tuscan columns, ground floor loggia and expressed lettering. It is this reading of the two periods together, rather than the intactness of the original Victorian dwelling, that gives the place its representative value, and the submitter's reliance on the 2001 assessment of architectural integrity is therefore directed at a question that is not determinative of Criterion D. The Panel accepts Mr Hemingway's evidence that the conversion typology is identified in comparable Elsternwick examples, which confirms that the place belongs to an identifiable class, and that the understanding of the place's significance has properly evolved since 2001 to focus on the Inter-war conversion. For these reasons the Panel is satisfied that the place meets the threshold for Criterion D.

The Panel accepts Mr Hemmingway's suggested additions to the Statement of Significance.

(iv) Conclusion and recommendation

The Panel concludes:

- It is appropriate to apply the Heritage Overlay to 7 Cobden Street, Caulfield North.
- The Statement of Significance should be amended to include additional details on the Inter-war elements

The Panel recommends:

- 11. Update the Statement of Significance for Kinloch, 7 Cobden Street Caulfield North (HO283) to reflect the original Victorian period elements and the Inter-war elements of the place including the lightly textured render, cartouche with 'Kinloch' in bas-relief and masonry verandah with Palladian motif to ground floor and piers to first floor.**

6.9 42 Lumeah Road, Caulfield Road (HO291)

Exhibited Statement of Significance



What is significant?

The property at 42 Lumeah Road, Caulfield North, is significant. Specifically, the bold rectilinear massing, clean lines, full-length steel framed glazing and timber front door, structural pilotis, central open rectangular courtyard, and elements contained within the front setback including parking bay, pebbled driveway and half round garden bed, are of local heritage significance. Later alterations and additions to the property, such as new rainwater goods and traffic posts added to the front yard, are not significant.

How is it significant?

42 Lumeah Road is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The property at 42 Lumeah Road is historically significant as a post-war residence that illustrates the proliferation of architect designed grand residences in suburban Caulfield North in the post-war era. The property was designed by the Polish-born husband-and-wife architectural partnership of Holgar & Holgar who were notably active in Caulfield and environs in the 1960s, 1970s and 1980s, often serving the needs of the growing Jewish community. Holgar & Holgar were part of a small yet influential group of émigré architects, including the likes of Dr Ernest Fooks, Kurt Popper, Bernard Slawik (all of whom were local residents themselves), and Anatol Kagan, who were

responsible for designing dozens of homes in the municipality, signifying changing population demographics following World War II and associated stylistic diversification in the form of bold yet austere residential modernism. (Criterion A)

The property at 42 Lumeah Road is aesthetically significant as an intact and distinctive example of a post-World War II modernist style residence designed by Polish-born husband and-wife architectural partnership of Holgar & Holgar. The house is representative of the post-World War II modernist style characterised by bold rectilinear massing, clean lines, full-length steel framed glazing, ornamental restraint, and a central open courtyard combining indoor and outdoor living spaces. The house has an uncommon degree of physical integrity, including original massing, form, roof profile, materiality, fenestration, minimal applied detailing, and front yard landscaping. (Criterion E)

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to 42 Lumeah Road.

(ii) Evidence and submissions

Submitter 23 submitted that:

- 42 Lumeah Road, Caulfield North does not meet the threshold of local heritage significance required to justify an individual, site-specific Heritage Overlay. Limited weight should be afforded to the Extent Review, as its author was not called and the Review relied on visual inspection from the public domain only.
- Mr Raworth's evidence should be preferred over that of Council's expert Mr Hemingway, whose role was limited to peer review.
- On Criterion A, mere association with Holgar & Holgar's post-war Modernist work is insufficient, noting that the house was completed around 1975 when the practice was prolific, is absent from the heritage literature and is a simpler realisation of a more ambitious design.
- On Criterion E, the characteristics cited, including rectilinear massing, clean lines, expansive glazing and ornamental restraint, were described by Extent itself as shared by many comparable post-war dwellings, and physical integrity alone does not establish aesthetic significance.

Submitter 23 also highlighted Council's inconsistent approach, noting that the more sophisticated 82 Lumeah Road, Caulfield North and other properties on the street were considered and set aside, and that the property was not identified in the Hidden Gems.

Mr Raworth's evidence was that the house does not meet the threshold under either criterion relied upon by Extent. On Criterion A, he accepted that the house was designed by the émigré partnership Holgar & Holgar and is a recognisable example of Modernist architecture associated with Caulfield North's postwar Jewish community. However, he contended that the same associations apply to numerous other émigré-designed dwellings in the area, several of which were considered and set aside without heritage controls. He stated that the house is not the best example of the firm's work, that its omission from the Hidden Gems suggests it was regarded as a lesser example, and that

it would be inconsistent to apply the Overlay here when it was not applied to comparable earlier candidates.

On Criterion E, Mr Raworth acknowledged that the house retains a good degree of physical integrity but maintained that intactness alone does not constitute aesthetic significance. The architectural characteristics identified in the citation are relatively standard features of the Modernist idiom shared with other dwellings in the street, particularly 58 Lumeah Road, Caulfield North, which was itself not listed and whose stylistic precedent the later house follows. He observed that the house is not mentioned in Philip Goad's *The Modern House in Melbourne 1945–1975* or in the Australian Encyclopedia of Architecture entry on Holgar & Holgar, which identifies 82 Lumeah Road, Caulfield North but not the subject site. Compared with the firm's listed works, including 14–16 Clee Street, McKinnon and the Aroona Road Modernist Precinct, he concluded that 42 Lumeah Road, Caulfield North lacks the distinction, innovation or rarity of those examples and does not meet the threshold for aesthetic significance.

Council submitted that the dwelling reaches the threshold for inclusion for its historical association with Holgar & Holgar and its aesthetic significance as a particularly intact example of the partnership's work. Council submitted that the omission from the Hidden Gems reflected that review's methodological and financial limitations rather than any assessment of significance, that the TEH references Lumeah Road as one of the streets reshaped by émigré architects, and that a place need not be the best example of its class to meet the test under Criterion E.

Mr Hemingway's evidence was that the house reflected the influence of Californian architect Craig Ellwood and that the comparative analysis demonstrated 42 Lumeah Road, Caulfield North to be a striking and complex example of Holgar & Holgar's Modernist idiom.

(iii) Discussion

The central issue is whether 42 Lumeah Road, Caulfield North meets the threshold of local heritage significance under Criterion A (historical significance) and Criterion E (aesthetic significance) to justify the application of an individual, site-specific Heritage Overlay. The submitter and Mr Raworth challenged both the methodological foundations of the Extent Review and the assessment underpinning the proposed HO291.

On Criterion A, the Panel accepts that Holgar & Holgar made a genuine and documented contribution to post-war Modernist residential design in Caulfield North and that this is a theme of recognised local historical importance. However, the question is not whether that theme is significant, but whether this particular building makes a sufficiently important contribution to it to warrant individual heritage protection. The house was completed around 1975 at a time when the practice was prolific, is absent from the key heritage literature and represents a simplified version of what was originally a more ambitious design. The same historical associations invoked to justify HO291 apply equally to numerous other émigré-designed dwellings in the area, several of which were previously considered and set aside without receiving heritage controls. Council's argument that the omission from the Hidden Gems reflects only methodological and financial limitations is not persuasive, particularly given that three other properties in the

same street were identified by that review and that 82 Lumeah Road, Caulfield North, a more substantial and widely referenced Holgar & Holgar work, was ultimately not listed following a Panel process. The Panel finds that the historical interest demonstrated by the property does not exceed the threshold effectively declined for comparable properties and that Criterion A is not met.

On Criterion E, the Panel notes that the characteristics identified in the proposed Statement of Significance, rectilinear massing, flat roof, full-length glazing and ornamental restraint, are, as acknowledged by Extent Heritage itself, features shared by many comparable post-war dwellings in the municipality. While the house retains a high degree of physical integrity, the Panel agrees with Mr Raworth that physical intactness alone does not constitute aesthetic significance sufficient to justify an individual Heritage Overlay. The building follows a stylistic precedent already established in the street by 58 Lumeah Road, Caulfield North, which was itself not ultimately listed and does not exhibit the distinction, innovation, or rarity that characterises the Holgar & Holgar works already on the Heritage Overlay, such as 14–16 Clee Street, McKinnon or the contributory buildings within the Aroona Road Modernist Precinct. The Panel accepts Council's proposition that a place need not be the best example of its class to meet the threshold, but it must nonetheless demonstrate importance in exhibiting particular aesthetic characteristics. The Panel is not satisfied that this building does so to the requisite degree and finds that Criterion E is not met.

For the reasons set out above, the Panel concludes that 42 Lumeah Road, Caulfield North does not meet the threshold of local heritage significance under either Criterion A or Criterion E and recommends that the proposed Heritage Overlay HO291 be abandoned.

(iv) Conclusion and recommendation

The Panel concludes it is not appropriate to apply the Heritage Overlay to 42 Lumeah Road, Caulfield North

The Panel recommends:

12. Remove the Heritage Overlay from 42 Lumeah Road, Caulfield North (HO291).

6.10 12 Pental Road, Caulfield North (HO287)

Exhibited Statement of Significance



What is significant?

The property at 12 Pental Road, Caulfield North, is significant. In particular, the original massing, form, slate-clad hipped roof with lead ridge capping, roughcast stucco finish, square and round-headed timber framed sash windows, raised entry portico, expressed chimney breast featuring a brick reveal with herringbone nogging, planter boxes with moulded patterning, wrought iron balustrades and fencing to the portico, balcony and stairs of the Inter-war residence is significant. The house's mature landscape setting, including crazy paved pathways and clinker brick front fence is also significant. Later alterations and additions to the property, including the garage addition along the eastern elevation, rear bay with a balcony and the flagpole to the front yard are not significant.

How is it significant?

12 Pental Road, Caulfield North is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

12 Pental Road, Caulfield North is historically significant as an intact Georgian Revival residence, featuring Old English style influences, associated with the consolidation of suburban Caulfield North in the twentieth century. Constructed between 1931 and 1935

on land formerly part of the Myoora Mansion Estate, the residence represents Caulfield North's residential type shift from mansion estates to middle class suburbia. It reflects the evolution of the inner suburbs, the increased demand for residences close to the city of Melbourne even in the period of the Great Depression. (Criterion A).

12 Pental Road, Caulfield North is aesthetically significant as a prominently sited, highly intact and striking Georgian Revival villa set within a mature landscaped garden. Its Georgian character is created by its rectilinear form, slate roof with lead ridge capping, roughcast stucco finish, banks of square and round-headed timber framed sash windows and raised entrance portico. Further visual interest is also created by the incorporation of an expressed chimney breast featuring a brick reveal with herringbone nogging, planter boxes with moulded patterning and wrought iron balustrades and fencing. Its front setback and garden featuring a curved, stepped footpath leading upward to the portico contribute to the overall setting and aesthetic values of the place. (Criterion E).

(i) The issue

The issue is whether it is appropriate to apply the Heritage Overlay to 12 Pental Road, Caulfield North.

(ii) Evidence and submissions

Submitter 25 detailed alterations including roof cladding change from tiles to slate, addition of a prominent front garage, changes to wrought iron elements and landscaping. The submission questioned the Georgian Revival style descriptor and the application of both Criteria A and E.

Council submitted that rear changes do not affect public realm presentation. The slate roof is a notable change from the original terracotta but not sufficient to change the overall assessment. The Georgian Revival descriptor was acknowledged as an amalgam of styles and the citation was to be updated accordingly.

Mr Hemingway's evidence was the house (1933-35, built for George Hicks, designer unknown) is a stylistic hybrid, broadly Mediterranean with Georgian Revival, Tudor Revival and Spanish Mission elements, described as more of an unresolved melange than most Inter-war examples. The slate roof replacement is inconsistent with the Inter-war period and has partly compromised the aesthetic. The prominent front garage is a later addition. The three comparators are all more distinctive with symmetrical Georgian Revival façades.

He concluded the frontage lacks sufficient grandeur, the house is an unresolved stylistic hybrid and the roof cladding replacement has further compromised its heritage value. Consequently, the Heritage Overlay should not apply to the property.

Council submitted that because Mr Hemingway's recommendation differed from that of the Extent Review, it presented both for the Panel's consideration.

(iii) Discussion

The Panel accepts the evidence of Mr Hemingway and agrees that the house is unresolved and does not meet the threshold for either Criterion A or E.

(iv) Conclusion and recommendation

The Panel concludes it is not appropriate to apply the Heritage Overlay to 12 Pental Road, Caulfield North.

The Panel recommends:

- 13. Remove the Heritage Overlay from 12 Pental Road, Caulfield North (HO287).**

6.11 Pine View 960-962 Glenhuntly Road, Caulfield South (HO303)

Exhibited Statement of Significance



What is significant?

Pine View at 960-962 Glenhuntly Road, Caulfield South, constructed c1891, is significant.

Elements that contribute to the significance of the place include:

- Single-storey brick house, typical of Italianate villas of the late Victorian period
- Slate-clad hipped roofs with decorative band of fish scale slates
- Asymmetrical front elevation with prominent projecting rendered bay with polygonal window
- Convex return verandah terminating at prominent projecting side bay with polygonal window
- Decorative cast iron frieze, brackets and spiral columns to verandah
- Detailing including decorative timber eaves brackets and alternating plain and vermiculated quoins to corners of front bay
- Timber framed sash windows
- Front entrance door with sidelights and highlight
- Polychrome tiled verandah floor
- Rendered chimneys with capping.

Features that do not contribute to the significance of this place include overpainting of brickwork, non-original additions and outbuildings to the east (carport) and south (rear) of the property, as well as the high boundary fencing.

How is it significant?

Pine View at 960-962 Glenhuntly Road, Caulfield South, is of local historic and representative (architectural) significance to the City of Glen Eira.

Why is it significant?

Pine View at 960-962 Glenhuntly Road, Caulfield South has strong associations with the early development of Caulfield South, when land was first subdivided and sold for residential development in the late nineteenth century. 'Pine View' is one of a small number of houses remaining in the suburb to clearly demonstrate this early phase of development in the City of Glen Eira. (Criterion A).

Pine View at 960-962 Glenhuntly Road, Caulfield South is a fine and substantially intact representative example of a late Victorian villa. It displays typical characteristics of the Italianate style of the late Victorian period, including hipped slate-clad roof, eaves brackets, asymmetrical front elevation, prominent polygonal bays, return verandah with decorative ironwork, decorative plain and vermiculated rustication, tiled verandah flooring, sidelight and highlight windows to the main entrance and a pair of rendered chimneys. (Criterion D).

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to 960-962 Glenhuntly Road, Caulfield South.

(ii) Evidence and submissions

Submitter 4 opposed the application of the Heritage Overlay to the property because the property sits within a state designated transport corridor and may be subject to future compulsory acquisition. In addition, applying a Heritage Overlay would be misaligned with broader land-use policy including the Glen Eira Municipal Strategic Statement and the Activity Centre Framework.

The submission also contended that applying heritage controls to a single stand-alone property within a dynamic mixed-use commercial context is an overreach of heritage policy and such an approach would not achieve a cohesive or legible heritage precinct outcome. Submitter 4 notes that the property has undergone substantial modification to its façade, roof form, windows and interior, raising questions about the degree of intactness required to justify heritage protection.

Mr Gard'ner gave evidence and described 'Pine View' at 960-962 Glenhuntly Road, Caulfield South as a substantially intact late Victorian residence constructed circa 1891, displaying typical characteristics of the Italianate style including a hipped slate-clad roof, decorative ironwork, prominent polygonal bays and a return verandah. The exhibited Statement of Significance identifies the property as locally significant under Criteria A

and D, recognising its associations with the early residential development of Caulfield South and its intactness as a representative example of a late Victorian Italianate villa.

Mr Gard'ner observed that Glenhuntly Road is not zoned Transport Zone and queried the basis for the submitter's assertion and advised that any future compulsory acquisition or Public Acquisition Overlay would be managed through those separate processes rather than through Amendment C260 glen.

Mr Gard'ner clarified that the property is proposed for individual Heritage Overlay inclusion rather than as part of a precinct and that PPN1 provides clear guidance for assessing individual places. He noted that the absence of a coherent heritage streetscape does not prevent inclusion where one or more criteria are met and that many heritage places across Victoria are individually listed in commercial or heterogeneous contexts. On the question of alterations his evidence was that the roof form remains highly intact, the building footprint has changed little since 1916 and the original form and arrangement of façade windows appear largely retained. The overpainting of the brickwork was considered during his assessment and he determined that it did not detract from the place's integrity.

He concluded that the property remains substantially intact, continues to meet Criteria A and D at the local level and warrants inclusion in the Heritage Overlay as proposed HO303 and no changes to the exhibited documentation were required.

(iii) Discussion

The Panel is satisfied that the property's location within a commercial context and the submitter's concerns regarding the transport corridor do not provide grounds to oppose the application of the Heritage Overlay.

The alterations to 'Pine View' have not diminished the property's integrity to the point where it no longer meets the threshold for Heritage Overlay inclusion. The property remains a substantially intact representative example of a late Victorian Italianate villa and clearly demonstrates the early residential development of Caulfield South. The Panel accepts the evidence of Mr Gard'ner that 'Pine View' meets Criteria A and D at the local level and warrants inclusion in the Heritage Overlay as proposed HO303.

(iv) Conclusion

The Panel concludes it is appropriate to apply the Heritage Overlay to 960-962 Glenhuntly Road, Caulfield South

6.12 80 Gardenvale Road, Gardenvale (HO318)

Exhibited Statement of Significance



What is significant?

The Former Congregational Union Church and Hall at 80 Gardenvale Road, Gardenvale constructed in 1924 (church) and by 1914 with alterations in c1927 (hall) is significant.

Elements that contribute to the significance of the place include:

- Red brick church constructed in the Gothic Revival style
- Steeply pitched tile clad gabled roofs
- Rectangular plan with front porch and side entry porch
- Symmetrical principal elevation with central recessed porch set between corbelled gable ends
- Round-headed windows with pointed-arch tracery to principal elevation and side porch
- Pointed-arch headed windows to nave walls
- Hood moulds with decorative label stops to windows
- Stepped red brick buttresses with angled buttresses at corners
- Cement render highlighting to copings, openings, window hoods, sills, buttress cappings
- Vertical ventilation grilles to gable ends
- Foundation stone to front porch
- Timber hall to rear with corrugated metal-clad gabled roof, shallow gabled entry porch and simple timber strapwork to gable ends.

Features that do not contribute to the significance of the place include rear (north) additions to the church, rear (west) additions to the hall and the linking element between the two buildings. The boundary fencing is not contributory.

How is it significant?

The Former Congregational Union Church and Hall at 80 Gardenvale Road, Gardenvale, is of local historic, representative (architectural) and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Former Congregational Union Church and Hall, Gardenvale has strong associations with the extensive WWI and Inter-war development phase of the municipality, when the area was transformed from a predominantly pastoral one to an almost exclusively residential one by the 1950s. This period of development transformed the built environment and social and economic character of the area and a large number of churches were constructed at this time to service the spiritual needs of the rapidly expanding population. The Former Congregational Union Church and Hall, Gardenvale remain substantially intact to clearly demonstrate this phase of development in the City of Glen Eira and the importance of religious institutions to the growing population at that time. (Criterion A).

The Former Congregational Union Church and Hall, Gardenvale is a fine and highly intact representative example of an Inter-war church complex, comprising a Gothic Revival church and timber hall used for community-based functions. The church displays typical characteristics of the Gothic Revival style, including steeply pitched tile clad gable roof form, red brick construction with contrasting cement render detailing, symmetrical principal elevation with recessed central porch, pointed arch-headed windows, pointed-arch tracery and stepped red brick buttressing with angled buttress at the corner. The hall is a timber building with simple detailing from the Inter-war period. (Criterion D).

The Former Congregational Union Church, Gardenvale is a well-considered and finely executed example of the Gothic Revival style built to a design by architects Greenwood and Bradbury. The refined detailing, including the use of steep gabled roofs, recessed entrance porch and flanking corbelled gable-ended bays, buttressed red brick walls, cement render highlighting and pointed arch-headed windows and tracery, presents a highly resolved architectural expression of this architectural style and is an imposing form within the streetscape. (Criterion E).

(i) The issue

The issue is whether it is appropriate to apply the Heritage Overlay to 80 Gardenvale Road, Gardenvale.

(ii) Evidence and submissions

Brighton Philatelic Society Inc (the Society) opposed the application of the Heritage Overlay. The Society submitted that the citation describes a representative suburban development pattern rather than a distinctive historical association, the church being one of many established during the Inter-war period with no exceptional role, events or contributions to elevate it above common examples.

The Society challenged the characterisation of the place as highly intact, arguing that significant alterations (the 1927 hall enlargement, the 1941 rear addition and the 1983 linking wing) altered the relationship between the buildings and reduced the legibility of the early phases. It further contended that the hall's chronology, fabric and character are inconsistent with the citation's claim of a coherent church complex.

On the comparative analysis, the Society stated that the comparators are larger, more architecturally resolved churches already protected, and that the citation does not demonstrate why this church is a fine or notable example by comparison. It also does not assess the architects Greenwood and Bradbury's broader work, demonstrating only that the place is typical rather than distinguished.

The Society also noted the absence of any interior assessment, observing that given the building's adaptive reuse since 1977 the interiors may not support the claimed significance. It submitted that if the place were included, the Schedule should allow prohibited uses that would contribute to the conservation, maintenance, viability or adaptive reuse of the building, the current 'No' setting imposing avoidable restrictions on economic use.

Mr Gard'ner agreed with this change. He stated:

In my opinion it is appropriate on heritage grounds to select 'Yes' under the 'Prohibited uses permitted?' column in the Schedule to the Heritage Overlay in order to allow for a broader range of uses that meet the criteria set out at Clause 43.01-9

Council submitted that, although the Society provided an extensive history of the acquisition and use of the place, these matters do not diminish its locally identified heritage values. It added that the characterisation of the church as an 'ugly duckling' did not diminish its significance, as heritage protection is not reserved for grand or ornate buildings and places of humble design can be equally significant. Council noted that maintenance and repair concerns are largely addressed by the permit exemptions that apply under the Heritage Overlay.

In his evidence Mr Gard'ner described an Inter-war church complex comprising a red brick Gothic Revival church and a timber hall. The church, with its principal elevation to Gardenvale Road, displays typical Gothic Revival features including steeply pitched tile-clad gabled roof forms and red brick construction. The timber hall to the north, addressing Magnolia Road, has a shallow gabled entry porch with timber strapwork, and a later amenity building and walkway link the two.

Mr Gard'ner maintained that the place meets Criterion A, clearly demonstrating the significant Inter-war development phase, particularly the establishment of religious institutions serving the local community. He noted that a distinctive history is not necessary to meet the threshold for local significance under Criterion A.

On alterations, Mr Gard'ner noted that the citation acknowledges changes made to the complex over time to accommodate evolving needs. Alterations and extensions to churches and halls are common to this class of place and do not diminish its integrity or heritage values. Non-contributory later additions are identified as such in the Statement of Significance. As no internal controls are sought, interior changes are not relevant to the assessment.

On the chronology, fabric and character of the hall, Mr Gard'ner referred to the citation's description of the place as a highly intact church complex of multiple church-related buildings. In his opinion, notwithstanding the alterations, the two buildings continue to present as a coherent former church complex.

On the comparative analysis, Mr Gard'ner considered that the church falls within a class of highly intact, architecturally well-resolved early twentieth century churches in Glen Eira. Other examples identified are already in the Heritage Overlay, supporting the conclusion that the church warrants equivalent protection. He also advised that assessing the architects Greenwood and Bradbury's broader work is not necessary.

(iii) Discussion

The key issues raised by the Society relate to the strength of Criterion A, the impact of alterations on the integrity of the place, the adequacy of the comparative analysis and the absence of an interior assessment. The Panel is satisfied that these concerns do not undermine the basis for Heritage Overlay inclusion. A distinctive history is not required to meet the threshold for local significance under Criterion A. The Panel accepts that the alterations are common to this class of place and do not diminish the coherence of the church complex and the absence of internal controls renders the question of interior intactness irrelevant to the assessment. The Panel also agrees with Council that the place's humble architectural character does not diminish its heritage values detailed in the Criterion D and E assessment.

The Panel notes the Society's request that the Schedule to the Heritage Overlay be amended to allow prohibited uses where these would contribute to the conservation, maintenance, viability or adaptive reuse of the building. The Panel agrees that it is appropriate to record 'Yes' in the 'Prohibited uses permitted?' column for this place. The building is a former church that is no longer used for its original purpose, and its long-term conservation depends on it being able to support a viable ongoing use. Allowing prohibited uses to be considered gives the responsible authority the ability to approve a broader range of uses that would fund the maintenance and adaptive reuse of the place, which is consistent with the heritage objective of retaining the building. The discretion is not open-ended, because any such use must still satisfy the decision guidelines at Clause 43.01-9, so the heritage values of the place remain protected. The Panel is satisfied, and accepts the evidence of Mr Gard'ner, that selecting 'Yes' is appropriate on heritage grounds.

The Panel accepts the evidence of Mr Gard'ner and agrees that the Former Congregational Union Church and Hall meet the threshold for local significance and warrants the application of the Heritage Overlay as proposed.

(iv) Conclusions and recommendation

The Panel concludes:

- It is appropriate and justified to apply the Heritage Overlay to 80 Gardenvale Road, Gardenvale.
- The Heritage Overlay Schedule HO318 should be amended to allow prohibited uses.

The Panel recommends:

- 14. Amend the Schedule to Clause 43.01 Heritage Overlay (HO318) to include 'Yes' under the 'Prohibited uses permitted?' column for 80 Gardenvale Road, Gardenvale;**

6.13 22 Venus Street, Caulfield South (HO312)

Exhibited Statement of Significance



What is significant?

Mimosa at 22 Venus Street, Caulfield South, constructed in 1915, is significant.

Elements that contribute to the significance of the place include:

- Substantial single-storey Federation Queen Anne house
- Complex terracotta tile clad hipped and gabled roof forms with terracotta finials
- Asymmetrical principal elevations
- Diagonal axis emphasised by dominant projecting diagonal verandah bay with gabled-hip roof with timber columns and decorative fretwork frieze
- Brick construction with roughcast render finish
- Front gable-ended bay with half-timbered effect and hooded window Timber framed windows including a circular window with leadlight glazing and diagonally set rectangular window bay with diamond pattern leadlight glazing.
- Front entrance door with sidelights and highlight
- Four roughcast rendered brick chimneys with terracotta string course, splayed rendered capping and terracotta pots.

Features that do not contribute to the significance of this place include non-original additions to the east (rear) of the property, garage to the north and the front fence of the property.

How is it significant?

Mimosa at 22 Venus Street, Caulfield South, is of local historic and representative (architectural) significance to the City of Glen Eira.

Why is it significant?

Mimosa at 22 Venus Street, Caulfield South has strong associations with the development of Caulfield South in the first part of the twentieth century when undeveloped land began to be developed following the hiatus caused by the 1890s depression. Constructed on land that formed part of the 1880s 'Orion Estate', the house at 22 Venus Street is one of a very small number of houses remaining in the suburb to demonstrate this phase of development. The house clearly illustrates this early phase of development in the central part of the City of Glen Eira. (Criterion A).

Mimosa at 22 Venus Street, Caulfield South is a fine and substantially intact representative example of a Queen Anne style house. It displays typical characteristics of this style, including complex hipped and gabled roof forms, brick construction with roughcast render, asymmetrical principal elevations with diagonal emphasis, front gable-ended bay, tall decorative chimneys, decorative half timbering effect to gable end, timber Art Nouveau fretwork to the verandah and timber framed windows with leadlight glazing. (Criterion D).

(i) The issue

The issue is whether it is appropriate and justified to apply the Heritage Overlay to 22 Venus Street, Caulfield South.

(ii) Evidence and submissions

Submitter 9 submitted that 22 Venus Street, Caulfield South should be removed entirely from the Amendment or, if applied, confined to the building and its immediate front setback rather than the full lot. The submission contended that the dwelling is a marginal heritage proposition exhibiting standard Federation Queen Anne characteristics common throughout Glen Eira, neither unique nor distinguished and merely representative of a type.

The submitter challenged Council's Criterion D comparative analysis, noting that only two of the six comparators had individual heritage overlays and both were larger and grander than the subject property, and criticised the grouping of Caulfield South, Gardenvale and Carnegie as a selective justification. On Criterion A, it argued that an early surviving Federation era house in a subdivision is not historically significant given the representation of such buildings across the municipality.

Submitter 9 placed particular weight on the property's absence from the 1996 Glen Eira Heritage Management Plan and the Hidden Gems, contending that this failure across

two dedicated reviews showed the place does not meet the threshold for individual significance.

The submission also noted that the house is not visible from the public realm because of a high, non-contributory front fence, raising a question about the practical basis for the significance claim. It argued that extending HO312 across the effectively double-sized block, whose northern portion comprises open space, a non-original garage and fence with no identified heritage value, imposes a disproportionate regulatory burden, capturing routine works such as a rainwater tank, pool, pergola or fence alterations that would not affect appreciation of the heritage fabric.

Council submitted that many of the changes submitter 9 wished to make are likely to fall within the VicSmart pathway under Clause 43.01 and that the Heritage Overlay does not preclude development on the vacant land around the building.

Mr Gard'ner gave evidence that 'Mimosa' is a single-storey brick Queen Anne house of local significance under Criteria A and D, recognising its associations with the early twentieth century development of Caulfield South and its intactness as a representative example of the style. He acknowledged that the place had not been identified in earlier reviews but noted that the Hidden Gems only considered post-1945 places and the 1996 study was undertaken some 30 years ago, since which heritage criteria and community values have evolved. He referred to Planning Panels Victoria's consistent finding that absence of identification in a previous study does not imply a place is without heritage value when assessed under current criteria.

Mr Gard'ner affirmed that a place need not have a unique history to meet Criterion A, and that places are often significant as evidence of an important historic theme. On curtilage, he acknowledged the property is a double lot held in single ownership since 1915 with the adjoining lot vacant but considered that any future subdivision or development should be assessed in the context of the existing residence and its heritage values through the planning permit process. He concluded that the property warrants inclusion as proposed HO312 and recommended no changes to the exhibited documentation.

(iii) Discussion

The central question raised by the submission is whether 'Mimosa' meets the threshold for individual heritage significance given its absence from previous heritage studies and the submitter's contention that it displays only standard Federation Queen Anne characteristics common throughout the municipality.

The absence of identification in prior studies does not preclude inclusion where a place meets current heritage criteria and that the 1996 study and 2020 review cannot be treated as exhaustive assessments of the place's significance. The Panel agrees with Mr Gard'ner that a place need not be unique or distinguished to meet the threshold for local significance under Criterion A and that 'Mimosa' clearly demonstrates an important phase of early twentieth century residential development in Caulfield South.

The Panel is satisfied that the comparative analysis, read in conjunction with Mr Gard'ner's evidence, provides a sufficient basis for inclusion. The Panel notes that representativeness of a style or type does not preclude significance and that the place's

intactness and architectural character provide adequate justification for inclusion under Criterion D.

On the question of curtilage, the Panel acknowledges the submitter's concern that extending HO312 across the full double results in the land in an individually significant grading with no identified heritage significance. The Panel notes that the northern portion of the site contains no contributory heritage fabric and that routine works in that area would not affect the appreciation of the heritage place. However, the Panel is satisfied that inclusion of the full lot within the Heritage Overlay curtilage is appropriate to ensure that any future subdivision or development is assessed in the context of the existing residence and its heritage values and that the planning permit process provides an appropriate mechanism for managing such works proportionately.

The Panel finds that 'Mimosa' warrants inclusion in the Heritage Overlay as proposed HO312.

(iv) Conclusion

The Panel concludes it is appropriate to apply the Heritage Overlay to 22 Venus Street, Caulfield South.

Appendix A Parties to the Panel Hearing

Submitter	Represented by
Glen Eira Council	Adelaine Lane of Jackson Lane Legal, who called expert evidence on: - Heritage from Jim Gard'ner of GJM Heritage - Heritage from Anthony Hemingway of RBA
Andrew and Michelle Moffat (13)	Amanda Johns of Planning & Property Partners
Fishman Family Testamentary Trust (11)	Rory O'Connor from Hall and Wilcox who called expert evidence on: - Heritage from Mark Stephenson of Trethowan
Felicia Kipen (23)	Tania Cincotta of Best Hooper who called expert evidence on: - Heritage from Bryce Raworth of Bryce Raworth Conservation & Heritage
Jeffrey Lederman (9)	Tania Cincotta of Best Hooper who called expert evidence on: - Heritage from Mark Stephenson of Trethowan Heritage
Sabrina Aldouby (10)	James Livingston of JLP Melbourne who called expert evidence on: - Architecture from Wesley Spencer of Wexhaus
Glen Eira Historical Society (16)	Anne Kilpatrick
Brighton Philatelic Society Inc (8) (C260glen)	Stephen Bradford and John Snowdon
Bridget Cramphorn (7)	
Judith Grosbard (8)	Alain Grosbard
Karen Kay (1) (C260glen)	
Anthony Fink (12)	
Steven Goldberg (14)	
Roi Abraham (9) (C260glen)	
David and Lynda Mandel (15)	
Sharon Ryan (26)	
Paul Rubenstein (3)	
Linda Geron (25)	

Appendix B Document list

No.	Date	Description	Provided by
1	19-Mar-26	Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
2	23-Mar-26	Directions and Hearing Timetable (version 2)	Glen Eira City Council (Council)
3	25-Mar-26	Submission	Submitter 3
4	26-Mar-26	Caulfield South and Gardenvale Heritage Review Volumes 1 and 2 March 202)	Council
5	26-Mar-26	Caulfield North Heritage Review (updated March 2024)	Council
6	26-Mar-26	Citation for 117-121 Kambrook Road, Caulfield North	Council
7	26-Mar-26	Citation for Kambrook Road Precinct.	Council
8	26-Mar-26	Redacted submissions	Council
9	30 Mar 26	Submitters map	Council
10	30 Mar 26	Request for an adjournment	JLP Melbourne
11	13-Apr-26	Part A submission for Amendment C246glen	Council
12	13-Apr-26	Part A submission for Amendment C260glen	Council
13	20-Apr-26	Heritage Evidence statement of Bryce Raworth	Submitter 23
14	20-Apr-26	Heritage Evidence statement of Mark Stephenson	Submitter 9
15	20-Apr-26	Heritage Evidence statement of Jim Gard'ner	Council
16	20-Apr-26	Heritage Evidence statement of Mark Stephenson	Submitter 11
17	20-Apr-26	Heritage Evidence statement of Anthony Hemingway	Council
18	20-Apr-26	Hearing Timetable V3	PPV
19	20-Apr-26	Architecture Evidence statement of Wesley Spencer	Submitter 10
20	24-Apr-26	Submission on 358 - 362 Alma Road Caulfield North a) Replacement works invoice	Submitter 12
21	24-Apr-26	Part B submission	Council
22	27-Apr-26	Submission in support	Submitter 7
23	27-Apr-26	Supplementary submission with a) Attachment 1 PowerPoint b) Attachment 2 - HO41 Citation 1997 c) Attachment 3 -Nithsdale Citation 1996 HMP	Glen Eira Historical Society (GEHS)

No.	Date	Description	Provided by
		d) Attachment 4 - Recommendation Table 1996 HMP	
		e) Attachment 5 - HO73 current Citation 1996 HMP	
24	27-Apr-26	a) Hearing submission Photographs and Comparison Table to 2D & 2E Hudson Street Caulfield North - Exterior conditions	Submitter 8
25	27-Apr-26	Submission on 274 Alma Road, Caulfield North	Submitter 13
26	28-Apr-26	Submission on 12 Pental Road, Caulfield North	Submitter 25
27	28-Apr-26	Submission on 22 Venus Street, Caulfield South	Submitter 9 (C260glen)
28	28-Apr-26	Hearing Timetable V4	PPV
29	28-Apr-26	Submission on 385 Alma Road, Caulfield North	Submitter 11
30	29-Apr-26	Submission on 42 Lumeah Road, Caulfield North	Submitter 23
31	29-Apr-26	Submission on 66 Balaclava Road, Caulfield North	Submitter 9
32	29-Apr-26	Submission on 387 Alma Road, Caulfield North	Submitter 10
33	1 May-26	Closing submission	Council

Appendix C Panel preferred modifications for the Statement of Significance of 37 Fitzgibbon Street (HO294)

37 Fitzgibbon Crescent, Caulfield North Statement of Significance

Date of Statement: October 2025

Address:	37 Fitzgibbon Crescent, Caulfield North	Name:	-
Place Type:	Residential	Grading:	Significant
PS ref no:	HO294	Constructed:	c. 1935-1939



37 Fitzgibbon Crescent, Caulfield North

What is significant?

The property at 37 Fitzgibbon Crescent, Caulfield North, is [largely intact and](#) significant. Specifically, the [Old English style residence including](#):

- broken back roof profile extending over entry porch;
- corbelling with narrow/tapestry manganese bricks;
- asymmetrical composition;
- textured clinker brickwork;
- corbelled chimneys with external chimney breasts;
- timber sash or casement multi-paned windows;
- street facing gables with half timbering [and a smooth finish \(like sheeting\)](#); **and**
- roofs clad with terracotta tiling; ~~of the Old English style residence is of local heritage significance along with the~~
- original garage; and

- front boundary stone fence.
- Later alterations and additions to the property including the [dormer](#) gable additions, skylights, [removal of the garage door and walled infill, crossover located to the north edge of the site, where there is a roller door and carport behind](#) ~~and contemporary garage roller door~~ are not significant.

How is it significant?

37 Fitzgibbon Crescent, Caulfield North is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

37 Fitzgibbon Crescent, Caulfield North is historically significant as an intact Inter-war Old English residence associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed in c.1935-39 following the subdivision and demolition of the Victorian mansion estate known as Grosmont, the residence not only forms a tangible link to the area's shift from sparse estates to a suburban middle-class enclave by the Inter-war period, but also demonstrates how the growing need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete. (Criterion A)

37 Fitzgibbon Crescent, Caulfield North is aesthetically significant as a picturesque and well-resolved example of an Inter-war Old English residence. It is primarily distinguished by its textured clinker brickwork, asymmetrical composition, prominent street facing gables addressing its corner siting, prominent corbelled chimneys and timber sash or casement multi-paned windows. These features, combined with ~~its~~ [the envelope of the](#) original garage, intact stone front boundary fence and setback allowing for a front garden, imbue in the building a quaint yet striking appearance associated with its discernible Old English character. (Criterion E)

Primary sources

Caulfield North Heritage Review 2023 (Extent Heritage Pty Ltd, updated March 2024)

Appendix D Panel preferred modifications for the Statement of Significance of 385 Alma Road (HO296)

385 Alma Road, Caulfield North Statement of Significance (Glen Eira City Council, October 2025)

Address:	385 Alma Road, Caulfield North	Name:	-
Place Type:	Residential	Grading:	Significant
PS ref no:	HO296	Constructed:	1926



385 Alma Road, Caulfield North

What is significant?

The property at 385 Alma Road, Caulfield North is significant. Specifically, the massing, main entrance porch, jerkinhead-profiled terracotta tile clad gable roof, tall chimneys with chimney pots, [walls with tuckpointed brickwork \(lower part and currently overpainted\) and smooth render \(upper part\) both with geometric accents](#), bay and/or grouped windows with geometric leadlight glazing, and prominent eaves of the asymmetrically arranged masonry Inter-war Arts and Crafts [style-residence bungalow](#), along with the original front boundary fence, is of local heritage significance. Later alterations and additions to the property, such as [rear additions to the dwelling](#), the garage, swimming pool, timber board sections of the brick fence, [tennis court](#) and repaved concrete drive and pathway, are not significant.

How is it significant?

385 Alma Road is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

385 Alma Road is historically significant as an intact Inter-war Arts and Crafts attic villa residence associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed in 1926 on the site of a former Victorian mansion estate, the residence

not only forms a tangible link to the area's shift from sparse estates to a middle-class enclave by the Inter-war period, but also demonstrates how the growing need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete. (Criterion A)

385 Alma Road is of representative significance as an Inter-war Arts and Crafts ~~residence~~ [bungalow](#) that clearly demonstrates the style and character of Inter-war middle-class suburban development in Caulfield North. Stylistically, the residence exhibits the key features associated with the Arts and Crafts ~~style~~ [bungalow approach](#), including a picturesque asymmetrical composition, conspicuous jerkinhead-profiled gable roof, tall chimneys, bay and/or grouped windows with leadlight glazing, and prominent eaves. As a freestanding residence set on a suburban block with an informal front garden and low front boundary fence, the residence also encapsulates the key characteristics associated with Inter-war era middle-class suburban homes in the municipality. (Criterion D)

Primary sources

Caulfield North Heritage Review 2023 (Extent Heritage Pty Ltd, updated March 2024)

Appendix E Panel preferred modifications for the Statement of Significance of 387 Alma Road (HO297)

387 Alma Road, Caulfield North Statement of Significance

Date of Statement: October 2025

Address:	387 Alma Road, Caulfield North	Name:	-
Place Type:	Residential	Grading:	Significant
PS ref no:	HO297	Constructed:	c. 1937-1938



387 Alma Road, Caulfield North

What is significant?

The property at 387 Alma Road, Caulfield North is significant. Specifically:

- the prominent gable and hipped roof forms with terracotta tiles;
- asymmetrical composition;
- high quality finishes;
- stucco walls ~~with clinker brickwork reveal detailing~~ tapestry bricks, variegated with a patterned (vermiculated-like) finish. These bricks vary in size/type with narrow bricks employed to the soldier coursed lintels and corbelling. The same bricks have been employed on the garage;
- prominent entrance portico with a four centred arch and a granolithic/terrazzo floor with a border and central geometric motif;
- chimneys;
- original garage with gable parapet; and

- timber framed sash windows with planter boxes and [herringbone](#) leadlight detailing of the Inter-war Old English residence; ~~along with the original garage with a gable parapet, is of local heritage significance.~~
- The clinker brick fence is an early sympathetic addition ~~and~~ [but](#) is ~~also contributory~~ [not significant](#). Later alterations and additions such as the gate, concrete driveway, timber ramp, and freestanding shed structure, are not significant.

How is it significant?

387 Alma Road, Caulfield North is of local historical and ~~representative~~ [aesthetic](#) significance to the City of Glen Eira.

Why is it significant?

387 Alma Road, Caulfield North is historically significant as an intact Inter-war Old English residence associated with the consolidation of suburban Caulfield North in the Inter-war period. Constructed in c.1937-38 on the site of a former Victorian mansion estate, the residence not only forms a tangible link to the area's shift from sparse mansion estates to a middle-class enclave by the Inter-war period, but also demonstrates how the growing need for residential housing in Caulfield North rendered the grand mansion estates of the Victorian period obsolete. (Criterion A)

387 Alma Road, Caulfield North is aesthetically significant as a well-resolved and highly intact Inter-war Old English residence. It is distinguished by its picturesque composition, high quality finishes, prominent entrance portico with a four centred arch and timber framed sash windows with leadlight detailing. Particular aesthetic interest is created by the application of ~~clinker~~ [the varied](#) brickwork reveal detailing, which give the building a stylised appearance. These features, ~~along with its generous setback allowing for a front garden,~~ combine to form a quaint yet polished Old English residence along the streetscape. (Criterion E)

Primary sources

Caulfield North Heritage Review 2023 (Extent Heritage Pty Ltd, updated March 2024)