

Planning and Environment Act 1987

Panel Report

Banyule Planning Scheme Amendment C152bany

22 Arden Crescent, Rosanna

4 June 2019

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Banyule Planning Scheme Amendment C152bany

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A handwritten signature in black ink, appearing to read 'Con Tsotsoros'.

Con Tsotsoros, Chair

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Glossary and abbreviations

| | |
|--------------------------|---|
| Act | <i>Planning and Environment Act 1987</i> |
| Banyule Thematic History | Banyule Thematic History, Final Report, Context, 29 October 2018 |
| Council | Banyule City Council |
| DELWP | Department of Environment, Land, Water and Planning |
| HERCON | Common criteria adopted by the Environment Protection and Heritage Council of the Australian and State/Territory Governments in April 2008 – comprising the model criteria developed at the 1998 National Heritage Convention in Canberra |
| VCAT | Victorian Civil and Administrative Tribunal |

Overview

Amendment summary

| | |
|---------------------------|---|
| The Amendment | Banyule Planning Scheme Amendment C152bany |
| Brief description | Permanently applies the Heritage Overlay to the subject land |
| Subject land | 22 Arden Crescent, Rosanna |
| Planning Authority | Banyule City Council |
| Authorisation | 31 October 2018 |
| Exhibition | 29 November 2018 to 15 January 2019 |
| Submissions | <p>Submissions were received from:</p> <ol style="list-style-type: none"> 1. Heidelberg Historical Society 2. Dawn Bowran 3. Ross Spirou 4. Andrew Everett 5. Minqiang Xia 6. Dr Andrew Becker and Elizabeth Langlands 7. Robyn Stewart 8. Arden Cres Project Pty Ltd (property owner) 9. G Fitzgerald 10. D Fitzgerald 11. M Broadway 12. J Fletcher 13. Property owner (second submission) |

Panel process

| | |
|----------------------------|--|
| The Panel | Con Tsotsoros |
| Directions Hearing | Banyule City Council, Greensborough, 27 March 2019 |
| Panel Hearing | Banyule City Council, Greensborough, 30 April and 2 May 2019 |
| Site inspections | Unaccompanied on 27 March 2019 and accompanied on 2 May 2019 |
| Appearances | <ul style="list-style-type: none"> - Banyule City Council represented by Nicola Rooks, who called expert evidence on heritage from Dr Helen Doyle of Context Pty Ltd - Arden Cres Project Pty Ltd represented by Nick Sutton of Planning & Property Partners Pty Ltd, who called expert evidence on heritage from Bryce Raworth of Bryce Raworth Pty Ltd - Dr Andrew Becker and Elizabeth Langlands represented by Dr Becker - Andrew Everett - Ross Spirou |
| Citation | Banyule PSA C152bany [2019] PPV |
| Date of this Report | 4 June 2019 |

Executive summary

22 Arden Crescent in Rosanna (subject land) is a 1,500 square-metre property with a weatherboard building constructed in 1905. The Banyule Thematic Environmental History refers to the subject land's surrounding area being settled as a farming district in the late 1830s. The subject land formed part of the broader and former Rosanna Estate occupied by tenant farmers in the nineteenth century.

The existing house was constructed in 1905 on a 15-acre lot after the new railway line commenced operating in 1901-02. The subject land was subsequently subdivided in 1924 to its present size and the house has been altered throughout its history.

Arden Cres Project Pty Ltd applied for a planning permit to construct seven dwellings and remove trees at 22 Arden Crescent and a building permit to demolish the building, in August 2017 and September 2018 respectively. The planning permit was issued in November 2018 after the Victorian Civil and Administrative Tribunal decided accordingly.

Following a building application to demolish the building, Council engaged heritage consultants, Context Pty Ltd, to conduct a preliminary and detail heritage assessment and the Minister for Planning approved Amendment C151 which applied an interim Heritage Overlay to the subject land.

Banyule Planning Scheme Amendment C152bany (the Amendment) seeks to retain the Heritage Overlay applying to 22 Arden Crescent on a permanent basis. The Amendment was exhibited from 29 November 2018 to 15 January 2019 and received 13 submissions. All submissions, except for two received from the property owner, supported the Amendment. One supporting submission considered that the subject land's garden and identified trees should also be protected.

Key issues raised in the property owner's opposing submissions included:

- the building has been substantially altered and is no longer intact
- the heritage assessment and accompanying statement of significance prepared by Context Pty Ltd substantially mischaracterise the intactness and significance of the subject land
- the heritage assessment underpinning the Amendment contains substantial factual errors
- the subject land does not meet the required threshold of historical or architectural significance to support the Amendment.

The Planning Policy Framework seeks to conserve places of heritage significance. To be considered for the Heritage Overlay, a place has to meet at least one of the HERCON criteria such as historical or architectural significance and it has to be sufficiently intact. At the Hearing, there was considerable debate as to whether 22 Arden Crescent achieved this threshold.

The Panel considers that Council conducted a robust process to apply the interim Heritage Overlay, seek professional heritage advice to inform itself and to implement appropriate actions to progress the Amendment. However, the Amendment has been challenged by the heritage citation and its associated research – the basis for strategically justifying the

Heritage Overlay. The Panel considers that the exhibited citation has considerable errors and omissions and does not provide clear evidence to support important aspects of its claims regarding the subject land's history.

At the Hearing, Banyule City Council called expert evidence on heritage from Dr Helen Doyle of Context Pty Ltd and Arden Cres Project Pty Ltd called expert evidence on heritage from Bryce Raworth of Bryce Raworth Pty Ltd.

Dr Doyle noted that the heritage citation, which includes the statement of significance, was prepared after inspecting the property from its boundary. She acknowledged that in early 2019, she reviewed 1984 building plans and elevations which showed building alterations which are not identified in the heritage citation or her expert witness statement. Dr Doyle agreed that many of the 24 alterations identified by Mr Raworth had been made to the building. Only a proportion of these alterations were included in the exhibited heritage citation.

Council responded with a revised heritage citation which added further details about its history, identified that there were alterations in 1985 without specifying them, reclassified the porch from a 'Modernist' style to 'postwar-era', further emphasised the 'Edwardian era' house, revised the response to Criterion A and why the place is significant, added 206-230 Rosanna Road, Rosanna in the comparative analysis and made grammatical corrections.

The Panel considers that the revised citation continues to make unsupported claims about the subject land's history, and does not sufficiently specify the type and extent of alterations which itself mischaracterises the building's intactness.

After comprehensively reviewing submissions and evidence, and inspecting the subject land, the Panel considers that 22 Arden Crescent is no longer sufficiently intact to be considered a comparable example of a heritage place. It has insufficient local heritage or aesthetic significance to justify the Heritage Overlay. The Panel empathises with supporting submissions which recognise that Rosanna has few remaining examples of dwellings from that era. However, in its current state, 22 Arden Crescent has insufficient heritage fabric to achieve the heritage significance sought through planning policy.

206-230 Rosanna Road, almost directly opposite Arden Crescent, has a largely intact and superior example of an Edwardian-era house which was constructed in Rosanna immediately following the new railway line. The Panel agrees with the heritage citation that its recent relocation has not diminished its architectural or historical value.

As 22 Arden Crescent does not have sufficient heritage significance, the Amendment is not supported by relevant sections of the Planning Policy Framework, is not strategically justified and should not proceed.

Recommendation

Based on the reasons set out in this Report, the Panel recommends that Banyule Planning Scheme Amendment C152bany be abandoned.

1 Introduction

1.1 The Amendment

The Amendment proposes to permanently retain the Heritage Overlay applying to 22 Arden Crescent, Rosanna (subject land) on a permanent basis, and incorporate its citation into the Banyule Planning Scheme (Planning Scheme). The subject land is shown with the blue outline in Figure 1.

Figure 1 Subject land



Source: <https://mapshare.maps.vic.gov.au/vicplan/> and Planning Panels Victoria

1.2 Background

Table 1 provides a chronology of events leading to the Amendment.

Table 1 Chronology of events

| Date | Event |
|-------------|--|
| 2017 | |
| 30 March | A local resident nominated the subject land for the Heritage Overlay |
| 21 April | Council's heritage adviser considered the place to be of local heritage interest |
| 4 August | Arden Cres Project Pty Ltd lodged a planning permit application (P851/2017) to construct seven dwellings and to remove trees |
| 2018 | |
| January | Council notified the public about planning permit application P851/2017 |
| April | Arden Cres Project Pty Ltd lodged an appeal at the Victorian Civil and Administrative Tribunal (VCAT) against Council's failure to grant a permit within the prescribed time in section 79 of the <i>Planning and Environment Act 1987</i> (the Act) |
| 12 July | Compulsory conference held at VCAT |

| Date | Event |
|--------------|--|
| 31 July | The Heritage Overlay was amended to: <ul style="list-style-type: none"> - require its schedule to specify a statement of significance for each heritage place - enable heritage design guidelines for a heritage place to be incorporated into the Planning Scheme [Amendment VC148] |
| 6 September | Arden Cres Project applied for a building permit under section 29A of the <i>Building Act 1993</i> to demolish the dwelling on the subject land |
| 13 September | Council engaged Context to conduct a preliminary heritage assessment |
| 20 September | Context provided its preliminary heritage assessment to Council Council engaged Context to conduct a detailed heritage assessment |
| 27 September | Context provided its detailed heritage assessment to Council |
| 31 October | The Minister for Planning authorised the Amendment |
| 28 November | Planning permit application P851/2017 was issued following the VCAT decision |
| 29 November | The Amendment's exhibition commenced |
| 2019 | |
| 15 January | The Amendment's exhibition concluded |
| 31 January | The Heritage Overlay (HO198) was applied to the subject land on an interim basis [Amendment C151bany] |
| 25 February | Council resolved to refer submissions to a planning panel |
| November | Heritage Overlay (HO198) expires |

Source: Council Part A Submission

1.3 Procedural matters

(i) Accompanied site inspection

There was an accompanied site inspection of the subject land on 2 May 2019. Participants included the Panel, Council and its expert witness, Arden Cres Project and its expert witness and other parties to the Hearing.

(ii) Further Panel directions

On the final day of the Hearing, the Panel directed that Council circulate to all parties:

- where relevant, a 'without prejudice' tracked changes version of the heritage citation and Heritage Overlay Schedule which show agreed changes in response to information that was ventilated at the Hearing
- written confirmation of Dr Doyle's response to building alterations since inspecting the property on 2 May 2019.

For procedural fairness the Panel provided each party with the opportunity to comment within 10 business days, on a without prejudice basis, on any drafting related matter which

may assist their clarity or operation. The Panel directed that any comments be circulated to all parties. Council was provided with an opportunity to provide a final right of reply after all responses had been received or if 10 business days had lapsed (whichever was sooner).

In its directions, the Panel emphasised that this process was not an opportunity to revisit matters of merit.

These directions were replicated in an email to parties on 8 May 2019.

Council circulated Dr Doyle's response and the tracked changed documents to parties on 13 May 2019 (Documents 10a, b and c). Arden Cres Project, with comments from Mr Raworth, responded on 23 May 2019 (Documents 11a and b). Dr Becker and Mr Everett each provided their responses on 27 May 2019 (Documents 12 and 13).

The Panel has only considered further submission which complied with the Panel's directions.

(iii) Limitations

Mr Raworth referred to The Victorian Heritage Register Criteria and Threshold Guidelines, December 2018 (Victorian Criteria Guidelines). He acknowledged that they were intended for assessing state level cultural heritage significance but noted that it provided detailed guidance when considering each HERCON criterion for local significance. Mr Sutton of Planning and Property Partners, representing Arden Cres Projects Pty Ltd, later provided a copy of the guidelines¹.

The Panel has not relied on these guidelines to consider issues and to reach its conclusions. They are generally not applicable to a place of local significance because they appear to apply more stringent assessment criteria. However, its advice about the need for reliable evidence to verify the association with a criterion is relevant when assessing a heritage place.

Planning Practice Note 1 would benefit from similar guidance for assessing local significance.

1.4 The Panel's approach

The Panel has assessed the Amendment 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 Amendment, 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.

¹ Document 10

Any reference to the revised heritage citation in this report refers to the 'without prejudice' tracked version provided by Council on 13 May 2019 (Document 10b).

This Report deals with the issues under the following headings:

- Planning context
- 22 Arden Crescent, Rosanna
 - Building integrity and intactness
 - Historical significance
 - Aesthetic significance
 - Garden and tree protection
 - Strategic justification
 - Revised heritage citation
 - Revised Heritage Overlay Schedule
 - Recommendation.

2 Planning context

2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1) (d) of the Act to “*conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*”.

Planning Policy Framework

The Amendment supports:

- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
 - Encourage appropriate development that respects places with identified heritage values.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- **Clause 21.03-1** (Cultural Heritage Objectives and Strategies of the Municipal Strategic Statement) which seeks to protect, conserve and enhance places and precincts that contribute to Banyule’s cultural heritage.
- **Clause 22.06** (Cultural heritage conservation) which applies to heritage places and precincts with a Heritage Overlay in the City of Banyule.

2.2 Relevant planning strategies, policies and study

(i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne’s development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Outcome 4:** Melbourne is a distinctive and liveable city with quality design and amenity
 - **Direction 4.4:** Respect Melbourne’s heritage as we build for the future

- **Policy 4.4.1:** Recognise the value of heritage when managing growth and change
- **Policy 4.4.4:** Protect Melbourne's heritage through telling its stories.

2.3 Heritage Overlay

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to undertake demolition, subdivision, buildings and works. The Heritage Overlay enables its Schedule to specify additional controls for specified trees, painting previously unpainted surfaces, internal alterations and an incorporated plan which may exempt buildings and works and other changes from requiring a planning permit. The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

2.4 Ministerial Directions and Planning Practice Notes

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 9 (Metropolitan Planning Strategy) and Ministerial Direction 11 (Strategic Assessment of Amendments). That discussion is not repeated here.

Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (referred to as HERCON criteria in this report) that have been adopted for assessing the value of a heritage place:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

- Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

2.5 Relevant strategy and studies

The follow strategy and studies are relevant to the Amendment:

- Banyule Heritage Review, Context, 13 March 2012
- Banyule Heritage Strategy, Banyule City Council, 18 February 2013
- Banyule Thematic Environmental History, Context, 29 October 2018.

(i) Banyule Heritage Review 2012

The Banyule Heritage Review, among things, reviewed previous Banyule heritage studies, assessed places identified by the community and in previous studies, identified additional places in areas not previously surveyed, including Rosanna, and drew out themes from the Banyule Heritage Places Study, Allom Lovell and Associates, 1999. The review was not intended to be a complete and comprehensive record of heritage places in Banyule.

(ii) Banyule Heritage Strategy 2013

The Banyule Heritage Strategy seeks:

To give strategic direction for improved understanding, protection and promotion of Banyule's heritage through the Banyule Planning Scheme:

- Giving a vision and objectives for a strategic direction to inform the Banyule Planning Scheme's Municipal Strategic Statement.
- Identifying and prioritising key actions to implement the objectives.

The Strategy includes a table which categorises future heritage work into themes, with suggested considerations.

(iii) Banyule Thematic Environmental History 2018

Context prepared the Banyule Thematic Environmental History, which included Dr Doyle on the project team. The report identifies 12 key historical themes and includes a written

thematic environmental history and a bibliography of resources such as primary and secondary sources.

Theme 2 is Colonial settlement which includes: Farming and grazing; Orchards, vineyards and market gardens; and Country estates.

3 22 Arden Crescent, Rosanna

3.1 The Place

Exhibited Statement of significance



What is significant?

'Arden Chase' at 22 Arden Crescent, Rosanna, built in 1905, is significant. Significant elements include the form and materiality of the house and its tower, remaining original fabric, the visual prominence of the tower, the generous garden setting, and the relationship of the house to Arden Crescent which corresponds to the alignment of the original entry to the property.

Non-original alterations and additions to the house are not significant. The individual plants in the garden are not significant.

How is it significant?

'Arden Chase' at 22 Arden Crescent, Rosanna, is of local historical and aesthetic significance to the City of Banyule.

Why is it significant?

Historically, 'Arden Chase' in Rosanna is significant as a rare surviving farmhouse in the City of Banyule. It provides important evidence of the early development of Rosanna for small-scale farming before extensive suburban subdivision took place, initially in the 1920s and on a larger scale in the postwar era. **(Criterion A)**

'Arden Chase' is locally significant for its aesthetic qualities derived from its siting on a prominent rise in response to the broader landscape, its setting within a generous curtilage, and the local landmark qualities of the prominent tower. **(Criterion E)**

3.2 Building integrity and intactness

(i) The issue

The issue is whether the building has been altered to the point where it is no longer intact and cannot justify the Heritage Overlay.

(ii) Evidence and submissions

Council called expert heritage evidence from Dr Helen Doyle of Context Pty Ltd. Dr Doyle noted that she had inspected the property from its boundary, had not asked the owner to inspect the site and did not raise this as an issue with Council. She attended the accompanied site inspection with other parties on 2 May 2019. She noted that her area of expertise for this matter was as a senior cultural heritage practitioner and historian of historic buildings, places and cultural landscapes. At the Hearing, Dr Doyle emphasised that her qualifications did not extend to architecture.

Dr Doyle replicated content from the heritage statement in her expert witness statement. Council and Dr Doyle referred to the statement of significance which acknowledges that, since the building was built, previous owners have:

- filled in the original verandah to the eastern elevation
- simplified the porch fretwork and balustrade to the principle entrance
- removed the original detailing including timber archway to verandah, timber archway to verandah, terracotta capping and finials to the roof ridge, timber-bracketed window hoods, stucco and half-timbering details to façade and terracotta chimney pots
- added a Modernist-style porch to the southern elevation
- added balconies to the western elevation.

The statement adds that the tower's survival is critical to the original context of the house. It acknowledges that, despite several subdivisions which diminished the heritage significance of the original property, the building has retained a generous curtilage and garden setting.

Arden Cres Projects Pty Ltd objected to the Heritage Overlay being applied to the subject land because, among other reasons, the dwelling had been substantially altered and was no longer intact. It called expert evidence on heritage from Mr Raworth of Bryce Raworth Pty Ltd.

Table 2 summarises building alterations identified in Mr Raworth's expert witness statement.² Many of his identified alternations were not included in the heritage citation, notwithstanding that they were shown in approved 1984 building plans and elevations sourced from Banyule City Council. During cross-examination, Dr Doyle acknowledged that she reviewed the 1984 plans in early 2019 but did not refer to the identified alterations in

² Bryce Raworth expert witness statement, p8 and Figure 10 on p9

her evidence. Dr Doyle upheld that the building continued to be sufficiently intact irrespective of alterations shown in the 1984 plans.

Table 2 shows Dr Doyle's response to each of Mr Raworth's identified alterations:

- when she was cross-examined by Mr Sutton of Planning & Property Partners representing Arden Cres Project
- after she inspected the building and its site on 2 May – as indicated in a table provided by Council³.

Table 2 Dr Doyle's response to building alternations identified by Mr Raworth

| Alterations | Dr Doyle | |
|---|--------------------------|--|
| | During cross-examination | After 2 May inspection |
| 1. Front chimneys demolished | Was not sure | Agreed |
| 2. Ridge cresting and finials removed | Agreed | Agreed |
| 3. Original terracotta roof tiles replaced with iron cladding | Agreed | Agreed |
| 4. Upper part of tower reclad in fibro-cement | Was not sure | Was not sure |
| 5. Half-timbered gable detailing removed | Agreed | Agreed |
| 6. New flagpole installed to tower | Agreed | Agreed |
| 7. Bargeboard (s)? replaced | Agreed | Agreed |
| 8. Eaves extended along the side and front elevations | Agreed | Agreed |
| 9. Left window awning on front elevation demolished | Agreed | Agreed |
| 10. Right window awning on front elevation demolished and replaced with new eaves structure | Agreed | Agreed |
| 11. Tower window frames replaced with glass louvres – moulded timber architraves to the tower windows presumed to be original | Agreed | Agreed |
| 12. Arched verandah frieze on front elevation removed | Agreed | Agreed |
| 13. Front door replaced with wide modern door/windows | Agreed | Agreed about screen door but was not sure about the front door and surrounds |
| 14. Verandah soffit enclosed to create storeroom | Was not sure | Was not sure |
| 15. The ladder to the tower presumed to be non-original | Was not sure | Was not sure |
| 16. Roughcast render to walls replaced with weatherboard | Agreed | Agreed |
| 17. All window frames replaced – except two tripartite casement windows on the front elevation | Agreed | Disagreed |
| 18. Modern weatherboard element projecting through roof at south end of west elevation | Was not sure | Was not sure |

³ Document 10a

| Alterations | Dr Doyle | |
|--|--------------------------------------|--|
| 19. Rear chimney rebuilt | Was not sure | Was not sure |
| 20. Verandah to east elevation enclosed | Was not sure | Agreed |
| 21. Brick front steps modern | Constructed in the 1920s, 30s or 40s | Constructed in the 1920s, 30s or 40s |
| 22. East elevation rebuilt from a verandah to its current appearance | Agreed | Agreed |
| 23. Post-war terrace with no connection to modernist architecture | Agreed | Agreed |
| 24. Rear north elevation pergola, windows and doors | Agreed | Was not sure because not specific – Agreed if stating that these exist on northern elevation |

Mr Raworth stated that the building had a low level of intactness because almost all of the building's external fabric has been removed or altered. This includes strong detailing such as the half timbering on the front gable and the arched entry. He considered the front chimney removal and roof form changes at the front eaves to be significant alterations which would require substantial work to reverse. He added that the roofline no longer expressed the building's original roof form.

Council disagreed with Mr Raworth that the extent of alterations had diminished the building's heritage significance to the point where it no longer met the local threshold. It adopted Dr Doyle's evidence on this matter.

(iii) Discussion

The Panel notes that the building's front, west and east elevations present themselves to the street because of the property's wide crescent frontage. Alterations to these elevations are therefore more exposed than a standard property and will have a greater impact on how the building presents itself to the street.

After reviewing all submissions and evidence, and thoroughly inspecting the subject land, the Panel considers that the building is no longer sufficiently intact to be considered a comparable example of a heritage place. The building has been altered to the point where the building no longer has sufficient heritage fabric or form.

Significant and irreversible alterations include:

- removal of the front window hoods, chimneys, timber archway to verandah and rough cast render to the walls
- roof form changes which extended the roofline to the front elevation, restricting the ability to restore the original window hoods.

The Panel agrees with Mr Raworth that some alterations are irreversible and that there is no clear and detailed photographic evidence to enable restoration works. Like Dr Doyle, the Panel is unsure whether the original front entrance has been widened but it has certainly been modernised.

Based on the Panel's findings, it does not agree with Dr Doyle or the heritage citation that 22 Arden Crescent has had 'some alterations' and that the building is 'substantially intact'. The Panel accepts Mr Raworth's evidence on this matter.

(iv) Finding

The Panel finds that the building at 22 Arden Crescent has been significantly altered to the point where it can no longer be considered an intact example of a heritage place.

3.3 Historical significance

(i) The issues

The issue is whether the proposed heritage place has sufficient historical significance to meet HERCON Criterion A.

(ii) Relevant history

Banyule Thematic History

Of the 12 historical themes specified for Banyule, the heritage citation considers Colonial settlement (Grazing and farming) to be relevant to 22 Arden Crescent.

Heritage citation

The following information is summarised from the place history information in the exhibited heritage citation:

- 1885 – the subject land formed part of the broader 815-acre Rosanna Estate which was subsequently subdivided
- 1901 – a new direct railway line was constructed between Melbourne and Heidelberg (about 600 metres from the subject land)
- 1905 – a house was constructed for Mr Edward Harry Munt on a 15-acre lot which includes the subject land
- 1906 – Rosanna railway station was built, and a cow and calf were advertised for sale at 22 Arden Crescent
- Early 1920s – the railway line was electrified
- 1924 – the 15-acre lot was subdivided into 40 housing lots and 11 shop sites⁴, including a 1,500 square-metre lot (subject land)
- 1945 – an aerial photo described as showing the house “*set in farmland close to a complex of outbuildings*”.

The heritage citation states that there are few places in the Banyule municipality with the Heritage Overlay to compare with 22 Arden Crescent, Rosanna. Having considered that the building was formerly a farmhouse, the heritage citation compares it with four other places which were previously rural properties or farmhouses.

⁴ Source: 1924 Herald advertisement referred to in the heritage citation and the evidence of Dr Doyle and Mr Raworth

(iii) Evidence and submissions

In her evidence, Dr Doyle provided a historical overview of the pre-settlement period, locality history and place history which largely replicated content from the heritage citation. Council adopted Dr Doyle's evidence.

Local submitters considered that there few heritage places with the Heritage Overlay in Rosanna and that 22 Arden Crescent should be protected as one of the last remaining examples of a heritage place.

Mr Raworth gave evidence that 22 Arden Crescent has been misdescribed as a farmhouse and it is *"not an important or notably early 'farmhouse' in a local context"*. He stated that the original 15-acre property to be *"far too small to sustain commercial farming use or, for that matter, an agricultural use of any notes at a local level"*.

At the Hearing, Arden Cres Project provided a copy of Mr Edward Harry Munt's probate papers⁵ of 9 May 1911 which includes an inventory of his personal estate. It confirmed that he had no rents, crops or farming implements. Mr Munt had a cow, heifer, pony and a phaeton (a type of horse drawn passenger carriage).

Dr Doyle acknowledged that historic advertisements described the building as a villa and never referred to the property as a farm. She suggested that Mr Munt may have been a hobby farmer. Mr Raworth stated that dwellings around that era had a cow for their own use and stored a horse and carriage for transportation purposes. He explained that cows continued to exist on Toorak properties during the second world war.

Dr Doyle said that a farmer, Mr Gilbert John Proctor, resided at 22 Arden Crescent from 1914. During cross-examination, Dr Doyle acknowledged that the building was not constructed for him, there was no evidence that he farmed the land, and that he changed his occupation to some type of agent while residing there.

Arden Cres Project presented information which confirmed that Mr Proctor acquired further land immediately south in 1925 and subdivided it into 50 lots in 1926. There was a series of lot sales, transfers and amalgamation since then which resulted in the two lots that comprise 22 Arden Crescent today.

Mr Raworth said that the building would have been an outer suburban house or rural retreat. He explained that around the time the building was constructed, it was desirable to live in the country while being close to the city. He considered that the subject land did not meet Criterion A because:

Arden Chase does not provide useful evidence of the rural past. The house stands on a much-reduced allotment and without its original or early landscaping. The allotment is larger than average but not much greater in extent than some of the grander late nineteenth and early twentieth century suburban house properties in Banyule.

Mr Raworth considered the two nineteenth century examples (7 Walker Court, Viewbank and 11 Doon Court, Greensborough) in the comparative analysis of the heritage citation to

⁵ Document 8B

have a “vernacular rural character that is far more redolent of their original use as farmhouses than might be said of 22 Arden Crescent”. He added that this did not provide a strong or convincing case that 22 Arden Crescent met the threshold of local significance. He also found other comparators at 65-67 and 69-71 Mount Street, Eaglemont to be far more intact than 22 Arden Crescent.

Mr Raworth stated that the comparative analysis overlooks the most useful comparator – a dwelling which was relocated to 206-230 Rosanna Road. He considered that the relocated dwelling is largely intact, has not lost its original context, retained its architectural and historical significance, and provides a “superior example of nascent development of Rosanna following the extension of the railway line in 1901”.

Council included 206-230 Rosanna Road (HO54) as a comparable example in the revised heritage citation with the following description and discussion:

Constructed c.1903, shortly before the erection of ‘Arden Chase’, to designs by prominent architects Oakden and Ballantyne, 206-230 Rosanna Road (formerly 232 Rosanna Road), Rosanna, is of local architectural significance for its distinctive and detailed Queen Anne style. The house appears to remain largely intact externally, and although it has recently been relocated to a site 300m from its original location, this has not diminished its architectural or historical value. Like ‘Arden Chase’, it survives as residence erected in Rosanna in the Edwardian era, very few (possibly only two) of which remain today.

...

The most comparable house is 206-230 Rosanna Road, Rosanna, built c1903, and together with Arden Chase, these two residences appear to be the only two surviving Edwardian-era houses in Rosanna that are associated with land use prior to later suburban subdivision.

(iv) Discussion

The Banyule Thematic History refers to the subject land’s surrounding area being settled as a farming district in the late 1830s. It notes that pre-1851 buildings associated with the early farming period survive in the municipality.

The Panel considers that the heritage citation inaccurately describes 22 Arden Crescent as a farmhouse. There may be evidence that the Rosanna Estate, a broader 815-acre property, was farmed in the late 1850s, however there is no clear evidence that the subject land operated as a farm when the dwelling was built. The Panel accepts that some remnant market gardens may have existed in the broader Rosanna area around 1905, however Dr Doyle was unable to provide clear evidence that 22 Arden Crescent was a farm and that its dwelling was a farmhouse. There is insufficient evidence to support a conclusion that the subject land is a rare example of small-scale farming.

During the early twentieth century, many dwellings in towns and the fringes of urban areas had a cow or small garden orchard for their own use. This differs to the farms referred to in the Banyule Thematic History which were organised businesses that hired employees and sold their produce as a primary business. There are residential properties in Melbourne which grow fruit and vegetables for their own use, however these houses cannot be regarded as farmhouses.

22 Arden Crescent may have been an early twentieth century country villa, but it was not a mid to late nineteenth century country estate referred to in the Banyule Thematic History. The Panel considers that the non-intact building and remaining 1,500 square-metre property have insufficient historical significance as part of Rosanna's farming or country estate history.

Like Mr Raworth and the revised heritage citation, the Panel considers that 206-230 Rosanna Road is the most comparable example to 22 Arden Crescent. Both dwellings were built after the new direct railway line in 1901. The Panel considers that, in its current state, 22 Arden Crescent does not compare well with 206-230 Rosanna Road, which is regarded by the citation to be largely intact and with architectural and historical value.

(v) Finding

The Panel finds that 22 Arden Crescent, Rosanna does not have sufficient historical significance to meet Criterion A.

3.4 Aesthetic significance

(i) The issue

The issue is whether the proposed heritage place has sufficient aesthetic significance to meet Criterion E.

(ii) Evidence and submissions

Dr Doyle gave evidence that the subject land met Criterion E for reasons outlined in the statement of significance. She did not think it was an architect-design home. The revised heritage citation acknowledges that the architect is unknown.

Regarding the building, Heidelberg Historical Society submitted:

Its distinctive tower is well known in the community as a rare example of a rural farmhouse integrating the architectural features of more suburban houses into a semi-rural farm setting.

The submissions of Ms Bowran, Dr Becker and Ms Langlands and Mr Fitzgerald referred to the building's prominent rise, the building's garden setting and the building's architectural features. At the Hearing, Dr Becker added:

22 Arden Crescent is a focal point of our street both literally and figuratively. It forms the physical apex of the crescent and is an iconic property for anyone who lives in, uses or passes through the street. Despite its prominence in our street, the property is essentially hidden from the bulk traffic of the intersecting arterial roads, which may partially explain why it has survived to the present. Its prominent situation on the hill, South-West facing with suitably proportioned grounds makes it the absolute highlight of our street.

At the Hearing, Mr Raworth described the building as 'clumsy' and 'awkwardly designed'. In his evidence, he stated that the subject land did not meet Criterion E because:

The siting of the house on a high ground was a typical choice in the late nineteenth and early twentieth century where good views across the surrounding area could be taken advantage of. The landscaping around the house is not reflective of its original

or early state. The curtilage may be larger than surrounding post war subdivisions, but this is not an exceptionally large property in a local context.

The tower is not a prominent landmark. It cannot be seen from a distance, nor is it a highly visible built form element within its immediate environs.

It is noted the tower is the only aspect of the house design that is mentioned by Context in relation to Criterion E. This can be taken as evidence that the overall house design is visually unassuming and lacking any notable aesthetic qualities.

Council acknowledged that the tower is at a similar height to a two-storey house but disagreed that it did not have local landmark qualities. It considered that the 1924 photo of the house in Mr Raworth's evidence clearly shows the tower's prominence, which was likely used as a guiding landmark in the area in the 1900s.

(iii) Discussion

While 22 Arden Crescent may not have historical significance, it may have had aesthetic significance if the building continued to be intact. However, the dwelling in its current state does not achieve this threshold.

The tower, in its original and altered form, is relatively modest in materials, detail and height. The dwelling's siting on a relatively higher land elevation is likely to have given the entire dwelling more prominence and, in reverse, provided a good vantage point of surrounding land. The Panel, along with other parties during the accompanied site inspection, observed the extent of panoramic views from the tower. This may explain why the tower was incorporated into the design of a rather standard Edwardian-era style home.

The Panel agrees with the statement of significance that its tower may have been considered a landmark to neighbouring residents. However, without sufficient intactness, this is not enough to justify its aesthetic significance relevant to Criterion E.

22 Arden Crescent does not compare well against the more detailed and intact example at 206-230 Rosanna Road, Rosanna.

(iv) Finding

The Panel finds that 22 Arden Crescent, Rosanna does not have sufficient aesthetic significance to meet Criterion E.

3.5 Garden and tree protection

(i) The issue

The issue is whether existing garden beds and two fruit trees should be protected through additional planning provisions.

(ii) Evidence and submissions

In his original submission, Mr Spirou sought to protect the garden beds, which the previous owners maintained. At the Hearing, Mr Spirou and Dr Becker each submitted that the existing gardens have not been well maintained since being sold to the current owner about two years ago. During the accompanied site inspection, the Panel and parties observed the

existing garden beds and two fruit trees. The two fruit trees are located near the property's north-eastern boundary.

Dr Doyle referred to the heritage citation which states that 22 Arden Crescent has a “*generous garden setting*” and that the “*individual plants in the garden are not significance*”.

Mr Raworth gave evidence that the property's garden had been altered where its more modern appearance no longer made an important contribution to the heritage character of the place.

Council revised the post-exhibition version of the heritage citation with the following description:

The remnant grounds feature a mature plum tree and a mature almond tree that appear to date to the early 1900s or earlier, and an abundance of native trees, shrubs and grasses, presumably dating from the postwar era.

(iii) Discussion and finding

The Amendment proposes to apply the Heritage Overlay to the entire subject land, including the existing garden. The Panel finds that there is insufficient information beyond the heritage citation to consider any individual plant significant enough to warrant additional planning provisions. Should the Panel had supported the Heritage Overlay, it would have had no issue with the revised heritage citation describing existing vegetation, if there was reasonable evidence to support the age of both fruit trees.

3.6 Strategic justification

(i) Discussion

The Planning Policy Framework seeks to conserve places of heritage significance. In line with Clause 15.03-1S of the Planning Scheme, Council engaged Context to assess the cultural heritage significance to determine whether the Heritage Overlay should be applied on a permanent basis.

For reasons in this report, the Panel finds that 22 Arden Crescent is not sufficiently intact and does not have sufficient historical or aesthetic local significance to apply the Heritage Overlay. The Panel emphasises that Council has conducted a robust process to apply the interim Heritage Overlay, sought professional heritage advice to inform itself and implemented appropriate actions to progress the Amendment.

In the Panel's view, the heritage citation does not provide sufficient strategic justification for applying the Heritage Overlay. It provides considerable broad history about the local area without clear evidence to support important aspects of its claims regarding the subject land's history. The Panel is cognisant of Clause 71.02-3 (Integrated decision making):

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

The Panel empathises with supporting submissions which recognise that Rosanna has few remaining examples of dwellings from that era. However, in its current state and without

meeting any HERCON criteria, 22 Arden Crescent has insufficient heritage fabric to achieve the heritage significance sought through planning policy.

Therefore, there are no conflicting objectives to balance in favour of net community benefit.

The Panel finds that the Amendment is not strategically justified and should not proceed.

(ii) Conclusions

The Panel concludes:

- 22 Arden Crescent, Rosanna is not intact and has insufficient local heritage or aesthetic significance to justify the Heritage Overlay on a permanent basis.
- *22 Arden Crescent Rosanna Statement of Significance* does not accurately reflect the building's historical purpose, alterations or existing state of intactness.
- The Amendment is:
 - not supported by relevant sections of the Planning Policy Framework
 - not strategically justified and should not proceed.

3.7 Revised heritage citation

(i) Submissions

Council provided parties with a 'without prejudice' tracked changes version of the heritage citation on 13 May 2019, as shown in Appendix B. Council provided a final response to further submissions received from Arden Cres Project, Mr Everett and Dr Becker regarding the draft changes. Arden Cres Project's submission included a memorandum from Mr Raworth.

Arden Cres Project submitted that the heritage citation did not identify all concessions made by Dr Doyle in cross-examination. It added that the new reference to Mrs Munt enjoying riding the horse on the side-saddle listed in the probate papers was trivial conjecture which was not relevant to the HERCON criteria. Arden Cres Project considered the new reference to particular species and age of trees to be of no consequence to the context of the garden curtilage.

Mr Everett did not respond to the tracked changes in the revised heritage citation but commented on Arden Cres Project's response. Dr Becker did not respond to the tracked changes in the revised heritage citation but questioned the content of Arden Cres Project's response.

(ii) Council's final response

In its final response on 28 May, Council reiterated that the revised heritage citation reflected its response to information presented at the Hearing. Council responded that:

- the statement "*this development was limited and the Rosanna area retained its rural character for several decades*" is supported by aerial photographs from about 1930 and 1945 included in Dr Doyle's evidence
- regarding "*Mrs Munt enjoyed horse-riding on the Arden Chase estate*":

Mrs Munt would have generally relied on horses or horse drawn carriages as her principal means of transport, not necessarily as a means of enjoyment'. ... the

presence of a side saddle strongly suggests that horse-riding was enjoyed by a female rider, most probably Mrs Munt. For middle-class women, riding side-saddle was not used for functional 'transportation' (for this a horse-drawn vehicle would have been used) but rather was almost solely used for recreational or leisure activity. Given that the property was 15 acres in area, Mrs Munt quite likely rode about the property 'Arden Chase' but she would not have been limited by the property to enjoy this activity.

- reference to the window frames in the tower appearing to be original is consistent with Mr Raworth's opinion that they retain the 'original moulded timber architraves'
- changes made to the revised heritage citation correct minor inaccuracies and add context and clarification to the exhibited citation.

(iii) Discussion and conclusion

The Panel provides guiding comments on how the heritage citation should be drafted, irrespective of its final recommendation. It is noted that the matters included in the revised heritage citation were explored thoroughly in the Hearing, including Council's right of reply and closing comments.

The Panel agrees with Council that, to some degree, the citation has benefitted from further draft changes which addressed many matters identified in the Hearing. This includes changes ranging from not knowing the architect who designed the building, additional description about the history of the subject land and area, through to identifying that the dwelling has experienced more alterations, including its façade, than described in the exhibited citation. The citation has also benefited from adding 206-230 Rosanna Road, Rosanna as a relevant comparable example.

The Panel has no issue with the heritage citation describing the area with limited development and a rural character. This is confirmed by aerial photographs taken between about 1930 and 1945. The description claims that the photographs show farming activity on the subject land or its surrounds, which the Panel doubts for the reasons discussed in Chapter 3.3.

The new reference to Mrs Munt enjoying a horse ride with the side saddle reflects Dr Doyle's response to questions regarding the probate papers. The Panel agrees that the original property was 15 acres at the time Mrs Munt resided there, and that the existence of a side saddle suggests that she may have used it. The Panel suggests neutralising the statement by removing 'enjoyed' to align the strength of the claim with the extent of evidence.

However, the revised heritage citation continues to be unsuitable to be incorporated into the Planning Scheme because it:

- make claims which cannot be supported through evidence for reasons discussed in earlier chapters
- has irrelevant comparative examples to farmhouses resulting from the unsupported claim that the dwelling was intended as a farmhouse
- does not sufficiently describe the extent of alterations, particularly to the building's façade.

Claims of historical purpose

The Panel considers that the revised heritage citation continues to include unsupported claims that the dwelling was intended as a farmhouse. As discussed in Chapter 3.3, there is no clear evidence of this. If the dwelling was a farmhouse, there would be some evidence through historical records such as employee details, advertisements or journals. Without this evidence, the heritage citation should not refer to the dwelling as a farmhouse.

Comparative examples

The heritage citation should not compare 22 Arden Crescent with farmhouses because, for reasons outlined in earlier chapters, there is no clear evidence that the dwelling was intended as a farmhouse. 206-230 Rosanna Road, Rosanna is a comparable example which should remain.

Description of alterations

The revised heritage citation refers to the 1985 alterations identified in the 1984 plans and elevations but does not describe their extent or impact. The description of alterations is integral when applying Heritage Overlay because it informs a future permit applicant about the extent of original heritage fabric when proposing to undertake buildings and works. It also assists Council when assessing the permit application.

(iv) Conclusion

The Panel concludes that heritage citation should:

- include claims which are supported by clear evidence
- compare 22 Arden Crescent with comparable examples based on its actual history
- clearly describe each alteration.

3.8 Revised Heritage Overlay Schedule

At the Hearing, the Panel asked Council to explain how and if changes to Ministerial Direction 7(5) gazetted on 29 April 2019 affected the Amendment. Council responded that the changes did not affect the Amendment, but they affected several existing properties listed in the Heritage Overlay Schedule.

Council provided a revised Heritage Overlay Schedule which responded to changes introduced through Ministerial Direction 7(5). Specifically, it proposed to replace in the 'Prohibited uses permitted?' and 'Aboriginal heritage place?' column 'No' with a dash for HO10, HO11, HO13, HO14, HO15, HO17, HO22, HO24, HO27, HO36, HO43, HO48, HO51, HO66, HO67, HO77, HO119, HO122, HO123, HO126 and HO127.

The Panel notes these changes.

3.9 Recommendation

The Panel recommends that Banyule Planning Scheme Amendment C152bany be abandoned.

Appendix A Document list

| No. | Description | Provided by |
|----------------------|---|---|
| 24 April 2019 | | |
| 1 | Council Part A submission | Council |
| 2 | Expert witness statement – Helen Doyle of Context Pty Ltd | Council |
| 3 | Expert witness statement – Bryce Raworth of Bryce Raworth Pty Ltd | Mr Sutton |
| 30 April 2019 | | |
| 4 | Council Part B submission | Council |
| 5 | Photos – Subject land | Dr Doyle |
| 6 | Banyule Heritage Review, Context, 13 March 2012 | Mr Sutton |
| 2 May 2019 | | |
| 7 | Submission – Arden Cres Project Pty Ltd | Mr Sutton |
| 8 | Supporting information | Mr Sutton |
| 9 | The Victorian Heritage Register Criteria and Threshold Guidelines, Endorsed by Heritage Council 6 December 2012, Reviewed and updated 6 December 2018 | Mr Sutton |
| 13 May 2019 | | |
| 10a | Dr Doyle’s response to building alterations after 2 May site inspection | Council |
| 10b | ‘Without prejudice’ tracked changed post-Hearing version of the heritage citation | Council |
| 10c | Tracked changed version of the Heritage Overlay Schedule showing unrelated administrative changes which respond to the new Ministerial Direction 7(5) dated 29 April 2019 | Council |
| 24 May 2019 | | |
| 11a | Response to Documents 10a and 10b – Arden Cres Project Pty Ltd | Scott Edwards of Planning and Property Partners |
| 11b | Response to Documents 10a and 10b – Mr Raworth | Mr Edwards |
| 25 May 2019 | | |
| 12 | Response to Documents 10a and 10b | Dr Becker |
| 27 May 2019 | | |
| 13 | Response to Documents 10a and 10b | Mr Everett |
| 28 May 2019 | | |
| 14 | Council’s final response to comments in Documents 11a, 11B, 12 and 13 | Council |

Appendix B Revised heritage citation

Note: Figures in the citation are not shown here unless they were added since exhibition

ARDEN CHASE

Prepared by: Context

Address: 22 Arden Crescent, Rosanna

| | |
|---|---|
| Name: Arden Chase | Survey Date: 17 September 2018 |
| Place Type: Residential | Architect: Not known |
| Grading: Significant | Builder: |
| Extent of Overlay: To title boundaries | Construction Date: 1905 |



Figure 1. 'Arden Chase', 22 Arden Crescent, Rosanna (source: Nelson Alexander 2017)

History

The present-day suburb of Rosanna, located within the Parish of Keelbundoora, is situated a few kilometres north of the early township of Warringal, which was established in 1840 (now Heidelberg). This area was part of the Heidelberg Road Board from 1860 and later, from 1871, the Shire of Heidelberg. The City of Heidelberg, proclaimed in 1934, was absorbed into the larger City of Banyule in 1994. The suburb is undulating with several steep inclines, and there are views towards the distant hills in the north and east. Salt Creek flow south through Rosanna to meet the Yarra at Heidelberg.

A large part of present-day Rosanna occupies Crown Allotment 5 in the Parish of Keelbundoora. This was first purchased in 1840 by land speculator James Watson, who named the estate 'Rose Anna' after his wife (Blake 1977: 230; HHS). By the 1850s the Rosanna Estate, as it became known, took up a large part of this allotment. After a change of ownership, the property was leased to tenant farmers, establishing the area north of Heidelberg proper as a small-scale farming district. The need for access to the north led to a road being constructed through the Rosanna Estate in 1861. The Rosanna Estate comprised over 800 acres in the 1880s. The land was used mainly for dairying and orchards into the early twentieth century.

There was some speculation in the 1880s that a railway connection to Melbourne might herald closer settlement and suburban development, but this failed to eventuate. An improved direct rail link from Melbourne to Heidelberg was opened in 1901. In 1902 the railway line was extended from Heidelberg to Rosanna with a railway station built on the Rosanna Estate in 1906. This triggered the subdivision of farms for residential development, [but this development was limited and the Rosanna area retained its rural character for](#)

several decades. The open country and pleasant scenery around Rosanna attracted the interest of golfers who established a golf course on the Salt Creek in 1910.

A wave of subdivision occurred in the 1920s following the electrification of the railway line (this significantly reduced the travel time by rail to Melbourne and attracted home buyers who were commuters to the city). Rosanna emerged in the early 1920s as an embryonic suburban centre with a post office and a school. Further development ensued over the next two decades, with commercial activity centred around the Rosanna railway station. The undulating country and scenic views were a drawcard for new home-owners. The Depression delayed development in the early 1930s, though there was renewed building activity in the 1940s. There was considerable interwar housing development. The area was further developed in the postwar era, and a large proportion of housing stock in the area dates to the 1950s and 1960s. Part of the Rosanna golf course was excised for housing in the late 1960s, and this site was developed by Merchant Builders as the renowned Elliston Estate with innovative contemporary landscaping by its namesake Ellis Stones.

Place history

The allotment known as 22 Arden Crescent, Rosanna, forms part of a larger parcel of land that is part of Crown Allotment 5 in the Parish of Keelbundoora, County of Bourke (Parish plan of Keelbundoora). The whole of Crown Allotment 5 was first purchased in 1840 by land speculator James Watson, who named the estate 'Rose Anna' after his wife (Blake 1977: 230; information from HHS). The Rosanna Estate was leased to tenant farmers from the late 1850s and a road was constructed through the Estate in 1861. The Rosanna Estate, which comprised 815 acres in 1885, was sold in the late 1880s (HHS); it was most likely subdivided after this time. A painting by notable Heidelberg School artist Walter Withers, titled *A Bright Winter's Morning*, 1894, depicts Rosanna Road and the Rosanna Estate as it would have appeared in the 1890s, and is indicative of the closely settled rural landscape and landscape character that was the setting for 'Arden Chase' in 1905 (sources: National Gallery of Victoria online collection; 'Artists Footsteps' website).

Figure 2: A view of the closely settled farming country of Rosanna in the 1890s is seen in Walter Withers' work, *A Bright Winter's Morning*, painted in 1894; this depicts Rosanna Road, looking south (source: National Gallery of Victoria online collection)

Heidelberg and its sparsely settled surrounds remained relatively isolated from Melbourne proper in the 1880s and 1890s on account of the indirect railway connection and poor roads. A new more direct railway line was built in 1901-02 and a railway station opened at Heidelberg in 1902. A railway station opened on the Rosanna Estate in 1906. The arrival of the railway attracted those seeking country blocks and villa sites in the outlying country areas of Heidelberg. Rosanna as a suburb did not exist at that time.

The timber residence at 22 Arden Crescent, Rosanna, known as 'Arden Chase' was built in 1905 as a farmhouse for Edward Harry Munt on a rural allotment of 15 acres. English-born Munt was a manufacturer's agent and importer, who had moved to Melbourne from Sydney. In 1905 Edward Munt was rated £50 for a house and 15 acres of land on Rosanna Road, Heidelberg (Heidelberg RB 1905). The house and land were accessed by a private drive off Rosanna Road. Part of present-day Arden Crescent follows the alignment of the original private approach to the house, which extended

west off Rosanna Road, swept in a curve around the front of the house, and terminated at the rear western side of the house. It is presumed that Edward Munt and his family resided at 'Arden Chase' from c1905 to 1911. In 1906 an advertisement appeared for a cow and calf for sale at 'Arden Chase', Rosanna-Road, Heidelberg' (*Age*, 22 December 1906, p. 9). Edward's widow Mary Rebecca (née Elliot) and their four children presumably continued to reside at the house until it was sold in 1913. [Probate papers for Edward Munt dated 1911 list a side-saddle in the inventory of assets, suggesting that Mrs Munt enjoyed horse-riding on the Arden Chase estate \(Edward H. Munt, Probate papers, 1911, PROV\).](#)

A photograph of the house that appeared in a real estate agent's advertisement for Arden Chase Estate, dated 1924, shows a Federation-era residence with a prominent tower. Decorative Federation-era elements to the house include half-timbering, stucco work to the front gable, a timber archway to the front verandah, timber-bracketed window hoods to the façade, terracotta capping and finials to the roof ridge, and decorative chimney pots. The tower, which was noted in 1908 and presumably part of the original design, was unusual for a timber home and not in keeping with the typical architectural style of the period (Edward H. Munt, Probate papers, 1911, PROV). As well as responding to the setting and elevated siting of the house to take advantage of district views, the square tower and asymmetrical form of the façade is suggestive of the earlier Italianate-style dwellings of the Victorian era that were typical of middle-class home builders in Melbourne's more affluent suburbs. The tower identified the house as a comfortable country estate and gave its owners a view over their domain and across the surrounding fields of farmland and to the wider district.

Selection of the dramatic elevated site for the house can be understood from the detail given in a military plan dated 1930, which shows the drive to the house loosely corresponding to a contour line or ridge line (see Figure 3). 'Arden Chase' (centre of image) is one of only a few buildings shown in the area at that time (Imperial Army 1930, One inch to a mile Army topographic survey plan).



Figure 3 One inch to a mile Army topographic survey plan, 1930 (source: private collection)

Advertised for sale in 1908, the property 'Arden Chase' was described as follows:

"Arden Chase". About 5 Min. Walk from Rosanna Railway Station, on Eltham Line – W.B. and Rough Cast VILLA, of 9 Rooms and Tower, in Perfect Order, Erected 3 Years Ago; Buggy Shed, Stable, Laundry, Cow-shed, Yan Yean, Bath-heater; Land, About 2½ Acres, including Young Orchard; But Additional Acreage May be Had Up to 12½ Acres' (*Argus*, 24 October 1908, p. 3).

Edward H. Munt of 'Arden Chase', Heidelberg, died in 1911 (*Argus*, 1 April 1911, p. 13). Probate papers for the Estate of Edward H. Munt includes a description of the real estate in his name in 1911, being 'all that piece of land containing fifteen (15) acres or thereabouts ... on which is erected an eight-roomed weatherboard house' and valued at £1250. Munt's personal estate included a small amount of livestock. (Edward H. Munt, Probate papers, 1911, PROV). The following year, his widow Mary R. Munt is rated £75 for a house and 15 acres of land (Heidelberg RB 1912). In 1913 the house and 15 acres of land was transferred from Mary R. Munt to Gilbert Charles Proctor (Heidelberg RB 1913).

By 1914, Gilbert John Proctor, a farmer, and his wife Jessie Margaret (née Wells), were listed as residing at Rosanna Road, Heidelberg (ER 1914, 1919). Prior to 1914 they were living elsewhere, farming. Gilbert John Livingstone Proctor (1875-1959) had married Jessica Margaret Wells in 1907 in Victoria in 1907 (VBDM).

In the early 1920s, the railway line from Melbourne to Heidelberg (and Rosanna) was electrified. This heralded a wave of subdivisions in the Rosanna area when a number of farm holdings were broken up for residential development. Subdivision was strongly encouraged, with the new suburb of Rosanna touted to become a 'second Ivanhoe' (ref: subdivision plan, HHS).

In 1924, allotments on the 'Arden Chase Estate', bounded by Millicent Street, Lower Plenty Road and Rosanna Road, were advertised for sale. The estate was described as 'the Crown of Rosanna' and adjoined the southern boundary of the allotment on which the 'Arden Chase' residence was situated. The local newspaper announced:

Arden Chase Estate, on the Rosanna and Plenty roads, is to be sold in blocks by Messrs Coghill and Haughton, of Melbourne and Heidelberg, on October 4. There are 40 villa sites and 11 shop sites, close to Rosanna railway station. The situation is attractive, and the terms easy (*Hurstbridge Advertiser*, 19 September 1924, p. 2).

The house with the present-day address of 22 Arden Crescent, was marked at that time as being the residence of 'Mr Proctor' (Real estate advertisement for subdivision held by HHS, Ref M0002). A photograph that appears on the real estate flyer shows the house known as 'Arden Chase' surrounded by a garden, with its tower overlooking open paddocks (real estate flyer, HHS; *Herald*, 27 September 1924, p. 18). The house was described at that time as follows:

The residence is built of W.B. and Stucco with iron roof and a dominating outlook tower. Eight Rooms, including Entrance Lounge (18ft x 20 ft), Dining Room (24 ft x 12 ft), Sitting Room (18 ft x 16 ft), Bedrooms (14 ft x 12 ft) with Alcove (12 ft x 13ft), 12 ft x 10ft, 12ft x 9 ft6in), Vestibule and Kitchen with Range. Water laid on, Laundry with copper and troughs. Bathroom P.E. Bath and Heater, Glassed in Fernery adjoining Eastern Verandah, Verandah South and West sides also. The House is well fitted with built-in cupboards and wardrobes and has Electric Light and Water. (Sales notice for 'Arden Chase', 1924; source: Heidelberg Historical Society).



Figure 4 Detail from real estate advertisement for 'Arden Chase' subdivision in 1924, showing the original decorative Federation-era details of the house (source: Heidelberg Historical Society collection, ref. M0002)



Figure 5 Detail of map produced by real estate agent for sale of Arden Chase Estate in 1924 (*Herald*, 27 September 1924, p. 18)



Figure 6 Enlarged detail of 'Arden Chase' house block, from map produced by real estate agent for the sale of Arden Chase Estate in 1924. This shows the house, garden, front path and outbuildings (*Herald*, 27 September 1924, p. 18)



Figure 7 View of Rosanna c.1942-51 showing farmland; the tower of 'Arden Chase' can be seen in the far distance slightly right of centre middle (source: Heidelberg Historical Society collection, ref. P3836)

In 1925 the house was situated on an allotment of land comprising '7 acres 9 perches or thereabouts' belonging to Gilbert John Proctor, sole proprietor, of Rosanna Road, Rosanna (C/T Vol 4999, Fol. 999787, dated 7 April 1925) By 1936, Proctor was listed as an 'agent' rather than as a farmer (ER 1936).



Figure 8 Certificate of Title Vol 4999, Fol. 999787, dated 7 April 1925 (source: Land Victoria)



Figure 9 Certificate of Title Vol 4999, Fol. 999787, dated 7 April 1925 (source: Land Victoria)

A Charles Pratt Airspy aerial photograph of c.1930 shows the farmhouse in Arden Crescent. This photograph shows the garden planted with fruit trees and well developed hedges on the property (source: State Library of Victoria, Accession No. H91.160/385).

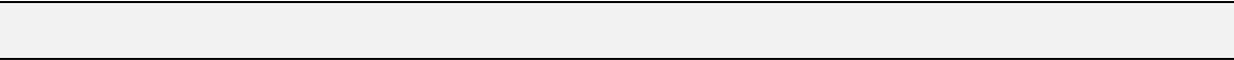


Figure 10 Detail from Charles Pratt, c.1930, aerial photograph showing 'Arden Chase' (source: State Library of Victoria, Accession No. H91.160/385)



Figure 11 Detail from Charles Pratt, c.1930, aerial photograph depicting 'Arden Chase' (source: State Library of Victoria, Accession No. H91.160/385)

An aerial photo of 1945 shows the house set in farmland close to a complex of outbuildings, with hedging around the house block and some trees to the rear of the house. At this time, the area between 'Arden Chase' and the railway line remained open paddocks (Melbourne 1945 website). After the Second World War and up until the 1960s there was significant suburban development of Rosanna.



Figure 12 Detail from aerial photograph taken in 1945 (source: Melbourne 1945 website)

In 1950, the house was advertised for sale, described as a 'WB and RC' house of 8 rooms with tower-room is offered for sale in Arden Crescent. Trees, elevated position (*Argus*, 14 January 1950). In 1954 Gilbert Proctor, agent, and his wife Jessie, home duties, were listed as residing at Arden Crescent, Rosanna (ER 1954). Gilbert John Proctor died in 1959 (VBDM). The place of death, given as 'Elizabeth Farm, Rosanna', cannot be verified (Proctor family tree, via Ancestry).

The house at 22 Arden Crescent ~~was advertised for sale in 1984~~ [underwent renovations in 1985, which involved the loss of some of the original fabric \(plans held Banyule City Council\)](#). A photograph in the *Age*, [presumably taken not long afterwards, at this time](#) shows a corrugated iron roof [and an altered facade; as well as](#) ~~and~~ additions to the east side that appear to date to the 1950s/60s.

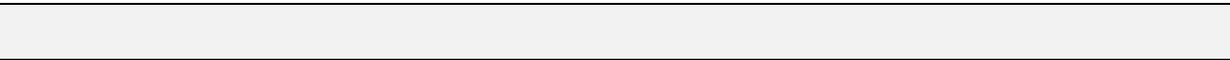


Figure 13 The house at 22 Arden Crescent, Rosanna, photographed [after renovations in 1985](#) (source: Heidelberg Historical Society collection)

The property at 22 Arden Street, Rosanna, described as 'Lourdes Hill', was advertised for sale again in 1988. It occupied half an acre and was described at this time as 'a much admired landmark' (*Age*, September 1988).



Figure 14 Real estate sales notice (*Age*, September 1988)

Description and Integrity

'Arden Chase', 22 Arden Crescent, Rosanna, is a single-storey weatherboard Edwardian-era farmhouse built in 1905 with an unusual and prominent tower to its principal façade. The property's south-facing location is sited at the southernmost bend in Arden Crescent, loosely following a contour line and providing the property with impressive views to the south toward Heidelberg. Once forming an exclusive private drive to the property from Rosanna Road, today Arden Crescent is a narrow residential street that links right through to Lower Plenty Road. The farmhouse is set on a substantial allotment, retaining a generous curtilage despite several subdivisions. This, coupled with its rustic garden setting, creates a significant vista at the northern end of Margaret Street when looking towards the property, contrasting with the suburban development and smaller scale gardens in its immediate environs. Adjoining properties to the northern and eastern sides of Arden Chase consist of postwar-era brick veneer dwellings. The street frontages are unified by the delineation of low rock retaining walls with slightly pointed joints, probably dating from the postwar era.

The building form of Arden Chase appears substantially intact [in terms of its form and scale](#) from as early as c.1924 and almost certainly from the original construction in 1905, [however it has lost some original detail to the facade](#). The corrugated iron roof form consists of a transverse hipped section to the south (front), from which three hipped ridges extend to the north. A skillion roof extends from the easternmost eave, covering a preceding verandah space, infilled after c.1924 to widen this eastern wing. A utilitarian, painted brick chimney, presumably original with a hood added in the c.1960s, rises from the central hipped section of the roof toward the rear of the house. A chimneyette at the property's western elevation with unusual weatherboard-clad shaft is almost certainly a later addition.



Figure 15. A long verandah at the eastern elevation was infilled after c.1924. (Source: Context, September 2018)

The principal (south) façade is asymmetrical, with two projecting bays flanking the ends of a recessed porch. Simple timber fretwork and balustrade, [which are sympathetic to the Edwardian era of the house](#), frame the entry, the porch serviced by two, wide brick steps. The wider projecting bay to the

left of the porch is housed beneath a small gabled roof, projecting through the southern hipped-roof form, and with a simple half timbering finish to the gable end. The hip extends beneath the base of the gable to provide an unusual box eave to the window. To the right is the property's landmark accent—an unusual and prominent tower, with louvre windows to its visible sides, and a narrow projecting bay forming the tower's base. [The window frames on the tower that face south \(front elevation\) and east appear to be original.](#) Serviced from the recessed porch by a steep stairway the tower is topped with a solid balustrade, and notched weatherboards sit below the cornice. At the base of the first floor, where the tower pierces through the hipped roof of the main body of the building, a skillion eave provides a slight overhang to protect to the south and east faces of the tower's base. The flagpole surmounted ~~on the~~ on the tower is a later addition.

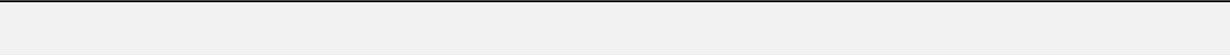


Figure 16. Detail of the prominent and unusual tower, showing solid balustrade, notched weatherboards to the topmost panels, the projecting hip roof at the base of the first floor, and timber-framed louvre windows with moulded architraves and sills. (Source: Context, September 2018)

To the east of the tower, a ~~Modernist~~ [postwar](#)-era porch, raised on a concrete slab with wrought iron balustrade, projects from the southern elevation. Two small balconies of a similar design project from the western elevation, though looking at the 1924 photo, one of these may be early or original.

Fenestration at each visible elevation appears to be early and timber-framed for the most part. At the principal (south) façade, windows to each projecting bay are tripartite, and [appear to be original.](#) ~~†~~ The timber-framed front door screen is ~~presumably early~~ [sympathetic](#), though the large side and highlights that surround are likely later additions. The eastern elevation has a series of rectangular timber-framed windows of varying sizes, while to the western elevation, windows are large, floor-length and later additions designed to service the balconies added in the ~~Modernist~~ [postwar](#)-era.



Figure 17. Detail of entry porch at the south elevation showing simple timber fretwork and balustrade, early timber door frame enclosed by later side and highlights. (Source: Context, September 2018)

At the property's north-eastern boundary is a presumably later outbuilding, sympathetic to the main farmhouse building in materiality, with a gabled roof of corrugated iron, clad with weatherboard and with similar gable and fretwork detailing. At the rear of the property is a later flat-roofed double carport.

A curved paved brick path leads from the footpath, serviced by solid bluestone steps, through a slightly overgrown grassed area to the property's front entrance. A generous curtilage has been carefully retained from the time of major subdivision. The remnant grounds feature [a mature plum tree and a mature almond tree](#) ~~one, possibly two mature fruit trees~~ that appear to date to [the early 1900s](#) ~~c.1908~~ or earlier, and an abundance of native trees, shrubs and grasses, presumably dating from the postwar era.

Integrity

[22 Arden Crescent, Rosanna, is a relatively intact Edwardian-era residence.](#) While some alterations to the fabric of the farmhouse have occurred, the [original](#) building form appears substantially intact from as early as c.1924 and almost certainly from the original construction in 1905. The survival of the tower is critical to the original context of the house, with views over farmlands to the south and towards the golf course.

Later alterations include: the infill of an original verandah to the eastern elevation after c.1924; simplification of the porch fretwork and balustrade to the principal entrance; loss of original detailing including timber archway to verandah, terracotta capping and finials to the roof ridge, timber-bracketed window hoods, stucco and half-timbering details to façade and terracotta chimney pots. Additions made in the c.1950s-60s include [the postwar-era](#) ~~Modernist-style~~ porch to the southern elevation and balconies to the western elevation (though looking at the 1924 photo, one of these balconies may be early or original).

While the original, [large](#) ~~vast~~ acreage upon which 'Arden Chase' once sat has diminished, a generous curtilage and garden setting has been retained despite several subdivisions. The understated and naturalistic aesthetic of the garden, comprising mostly native plantings, though later, complements the farmhouse and is expressive of the site's rural past.

Comparative Analysis

There are few places on the Banyule Heritage Overlay with which 'Arden Chase' in Rosanna can be compared. Comparable individually listed locally significant places on the Banyule heritage overlay are as follows:

HO83 7 Walker Court, Viewbank (see Figure 18)

Though constructed in the mid to late nineteenth-century (and therefore earlier than 'Arden Chase'), the small, single-storey dwelling at 7 Walker Court is comparable for its historical significance as one of few remaining early farmhouses in the municipality. Like 'Arden Chase', some of the building fabric has been altered, including the addition of roughcast rendered piers, which appear to date from the 1920s, as well as additions to the rear of the property. The roof clad with corrugated galvanised steel is also a later alteration, carried out in the last few decades. Originally set on a large rural allotment, subdivision has encroached on what would have been a generous curtilage to the house at 7 Walker Court. In comparison the grounds of 'Arden Chase' retain a greater area of its original farmhouse setting than what survives at 7 Walker Court. Thus, 'Arden Chase' is of comparable historical significance relative to 7 Walker Court for the evidence it provides, as an early farmhouse, of the municipality's nineteenth and early twentieth-century farming history, and of comparable or higher integrity and intactness in terms of the site as a whole.

Figure 18. 7 Walker Court, Viewbank (Source: HERMES database)

HO99 'Woodlands' 11 Doon Court, Greensborough (see Figure 19)

'Woodlands' homestead, built 1888, is comparable for its historical significance as a rare surviving early farmhouse in the municipality. It is also similar in that some of the building fabric has been altered and added to over the years, as is typical of rural properties that have been adapted as suburban dwellings. Existing weatherboard outbuildings have been significantly altered and extended, and an original cellar appears to have been demolished. Like 'Arden Chase', 'Woodlands' is of modest individual architectural significance, though both houses are considerably enhanced by their siting with generous curtilages and mature landscape settings. The simple landscape surrounding both the 'Woodlands' and 'Arden Chase' properties is testament to their early farming history, contrasting with the suburban development and smaller scale gardens in their immediate environs.

The intactness and integrity of 'Arden Chase' as a whole is therefore comparable to that of 'Woodlands'.



Figure 19. 'Woodlands' 11 Doon Court, Greensborough (Source: HERMES database)

HO131 'Eothern' 65-67 Mount Street, Eaglemont (1901) (see Figure 20)

'Eothern' is comparable to 'Arden Chase' as a Federation-era house built in 1901, set on a substantial block and retaining a generous curtilage. Like 'Arden Chase', it demonstrates a rare surviving residential type that is increasingly under threat within the municipality. It is also similar in that the outbuildings at the rear of the property and the later gardens (planted within the last thirty years) contribute to the character of the house, though are not considered to be significant elements of the place.

While 'Eothern' is a larger and more intact example of a Federation house, the intactness and integrity of 'Arden Chase' as a whole is comparable.



Figure 20. 'Eothern' 65-67 Mount Street, Eaglemont, 1901 (Source: HERMES database)

HO132 'Moorakyne', 69-71 Mount Street, Eaglemont (c.1901) (see Figure 21)

Although built as a suburban, as opposed to a rural dwelling, 'Moorakyne' is comparable to 'Arden Chase' as a Federation-era house, built c.1901, set on a substantial allotment, subdivided from a larger estate. Like Arden Chase, it retains a generous setting. Like that of 'Arden Chase', the garden at 'Moorakyne' provides a complementary setting to the house, though its integrity has been compromised by the later addition of a tennis court. Although Moorakyne represents a more elaborate expression of the Federation-era architectural style, 'Arden Chase' is of comparable historical significance as a Federation-era house built on land subdivided from larger rural estates at the turn of the century.



Figure 21. 'Moorakyne', 69-71 Mount Street, Eaglemont, c.1901 (Source: Context 2010)

H054 206-230 Rosanna Road, Rosanna (see Figure 22)

Constructed c.1903, shortly before the erection of 'Arden Chase', to designs by prominent architects Oakden and Ballantyne, 206-230 Rosanna Road (formerly 232 Rosanna Road), Rosanna, is of local architectural significance for its distinctive and detailed Queen Anne style. The house appears to remain largely intact externally, and although it has recently been relocated to a site 300m from its original location, this has not diminished its architectural or historical value. Like 'Arden Chase', it survives as residence erected in Rosanna in the Edwardian era, very few (possibly only two) of which remain today.



Figure 22. 206-230 Rosanna Road, Rosanna, built c.1903 (Source: Victorian Heritage Database)

Discussion

In comparison with other early twentieth-century houses in the City of Banyule, 'Arden Chase' in Rosanna is of comparable historical significance as a Federation-era dwelling that provides evidence of the former rural land use and landscape character of the municipality.

'Moorakyne' and 'Eothern', both in Eaglemont, are significant Federation houses in Banyule. Both are brick dwellings and they are more elaborate expressions of the Federation-era architectural style. Unlike 'Arden Chase, however, they were built as suburban rather than rural dwellings. They are not therefore directly comparable, because they provide evidence of a different part of the history of Banyule. Although built in the same period, 'Arden Chase' differs as a rare surviving, more modest farmhouse or country villa erected in a rural setting and built at a time when new development ~~within~~ in other parts of Banyule, such as Ivanhoe and Eaglemont, tended to be suburban.

Historically, 'Arden Chase' is comparable to the house at 7 Walker Court, Viewbank, and the 'Woodlands' homestead at 11 Doon Court, Greensborough (though 'Arden Chase' is a later example of a farmhouse) as a rare surviving early farmhouse in the municipality, although these are earlier examples. It is distinguished from 7 Walker Court and 'Woodlands' for its aesthetic qualities derived from its siting in response to the broader landscape, its setting within a generous curtilage, and the local landmark qualities of the prominent tower.

The most comparable house is 206-230 Rosanna Road, Rosanna, built c1903, and together with Arden Chase, these two residences appear to be the only two surviving Edwardian-era houses in Rosanna that are associated with land use prior to later suburban subdivision.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

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

'Arden Chase' in Rosanna, set within a remnant of its original larger rural holding, is significant as a rare surviving farmhouse in Rosanna and the wider City of Banyule. It provides important evidence of the early development of Rosanna as a closely settled rural area, incorporating ~~for~~ small-scale farming and pre-dating the beginning of ~~before extensive~~ suburban subdivision, which took place, initially in the 1920s and on a larger scale in the postwar era.

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

N/A

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

N/A

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

N/A

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

'Arden Chase' is significant for its aesthetic qualities derived from its siting on a prominent rise in response to the broader landscape, its setting within a generous curtilage, and the local landmark qualities of the prominent tower.

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

N/A

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

N/A

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

N/A

Statement of Significance

What is Significant?

'Arden Chase' at 22 Arden Crescent, Rosanna, built in 1905, is significant. Significant elements include the form and materiality of the [Edwardian-era](#) house and its tower, remaining original fabric, the visual prominence of the tower, the [large block and](#) generous garden setting, and the relationship of the house to Arden Crescent which corresponds to the alignment of the original entry to the property.

Non-original alterations and additions to the house are not significant. The individual plants in the garden are not significant.

How is it significant?

'Arden Chase' at 22 Arden Crescent, Rosanna, is of local historical and aesthetic significance to the City of Banyule.

Why is it significant?

Historically, 'Arden Chase' in Rosanna, [set within a remnant of its original larger rural holding](#), is significant as a rare surviving farmhouse in [Rosanna and](#) the [wider](#) City of Banyule. It provides important evidence of the early development of Rosanna [as a closely settled rural area incorporating small-scale farming, and pre-dating the beginning of](#) ~~for small-scale farming before extensive~~ suburban subdivision, [which](#) took place, initially in the 1920s and on a larger scale in the postwar era. (Criterion A)

'Arden Chase' is locally significant for its aesthetic qualities derived from its siting on a prominent rise in response to the broader landscape, its setting within a generous curtilage, and the local landmark qualities of the prominent tower. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Banyule Planning Scheme as an individually Significant place.

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

| | |
|---|----|
| External Paint Colours <i>Is a permit required to paint an already painted surface?</i> | No |
| Internal Alteration Controls <i>Is a permit required for internal alterations?</i> | No |
| Tree Controls | No |

| | |
|--|----|
| <i>Is a permit required to remove a tree?</i> | |
| Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i> | No |
| Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i> | No |
| Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i> | No |
| Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i> | No |
| Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i> | No |

Identified By

Context

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