



Banyule Heritage Study 2020

Stage 2 Report

Banyule City Council

June 2021

RBA ARCHITECTS +
CONSERVATION CONSULTANTS PTY LTD
FITZROY STREET 4C/171
ST KILDA VIC AUSTRALIA 3182

+613 9525 5666 TEL
+613 9525 4906 FAX

rba@rbaarchitects.com.au EMAIL
www.rbaarchitects.com.au WEB



Acknowledgement of Country

We acknowledge the First Nation people whose ancestral lands we live and work upon and respect their continued connection to the land, sea, and culture.

Authors:

Anthony Hemingway	Senior Associate and Architectural Historian
Patrick Wilson	Heritage Consultant and Historian

Cover images:

St George Peace Memorial Church, Ivanhoe East (left) and *Graceburn*, Heidelberg (right)

Copyright

RBA Architects + Conservation Consultants asserts its Moral Rights to this report in accordance with the (Commonwealth) *Copyright (Moral Rights) Amendment Act 2000*. Moral Rights include the attribution of authorship, the right not to have the work falsely attributed, and the right to integrity of authorship.

Unless otherwise noted, the contemporary photographs used in this report were taken by RBA. Other sources are acknowledged and referenced in captions or footnotes.

Report Register

Project No.	Version	Issued to	Date Issued
2020.06	Draft 1	Nicola Rooks	21.05.21
2020.06	Issued	Nicola Rooks	28.06.21

TABLE OF CONTENTS

1	Introduction	
1.1	Brief and Overview	1
1.2	Study Area	2
1.3	Overview of Existing Heritage Overlays	2
1.4	Acknowledgements	3
2	Methodology	
2.1	Introduction	4
2.2	Guiding Documents	4
2.3	Site Inspections	5
2.4	Research	5
2.5	Analysing the Extant Fabric	6
2.6	Assessment of Significance	7
2.7	Citation Format	7
3	Stage One	
3.1	Public Nominations	9
3.2	Establishing Thresholds	9
3.3	Assessing Priority	10
3.4	Assessed Places	11
3.5	Main Recommendations	12
4	Stage Two	
4.1	Findings	13
4.2	Individual Places	13
4.3	Heritage Overlay Schedule Controls	14
4.4	Maps	16
4.5	Further Recommendations	27
Appendix		
Citations		28

1 INTRODUCTION

1.1 Brief and Overview

This report forms part of the *Banyule Heritage Study 2020*, undertaken by RBA Architects + Conservation Consultants for the City of Banyule. The purpose of the document is to set out the background to Stage 2 of the Study, including the approach and methodology adopted and recommendations.

The *Banyule Heritage Study 2020* has been undertaken in two stages.

Stage 1

A preliminary heritage assessment of a wide array of properties dating from the 19th century to the late 20th century across the municipality was undertaken to determine whether or not they were likely to meet the threshold for local significance. The reviewed sites were either nominated by members of the public, provided by the council, or identified by RBA during the course of Stage 1.

Stage 1 commenced during February 2020, with the majority of work undertaken by early July.

A priority scale was employed (high, medium, low) and recommendations made accordingly as to whether further study/review during Stage 2 was warranted as a basis for seeking the application of a heritage overlay. The assessments for individual sites were provided in a schedule format and for potential precincts in a datasheet.

Subsequently, a Master List of 22 places was developed in conjunction with the council's strategic planning team, all being individual places.

Stage 2

Detailed assessments of these 22 places were undertaken during Stage 2, namely the preparation of a citation, including a Statement of Significance. The group of sites chosen have hitherto been underrepresented in the Schedule to the Heritage Overlay, either in terms of typology and location, and/or may have been under explicit threat of adverse change.

Further research for one place – *Petty House* in Ivanhoe East – resulted in it not proceeding to a full citation.

1.2 Study Area

The City of Banyule constitutes the study area (Figure 1). Situated north-east of the Melbourne CBD, the municipality (approximately 63 km² in area) has an estimated population of 131,940 residents (2020). The Yarra River (*Birrarung*) runs along Banyule's south border while the west is defined by Darebin Creek. The topography is relatively level along the river flats extending westwards, with the remainder of the municipality characterised by an undulating terrain.

The built fabric of Banyule's twenty suburbs is predominantly residential (61 per cent), though the municipality is also characterised by an extensive network of reserves or parklands (27 per cent). Other built forms and uses, namely commercial (with large-scale retail hubs at Ivanhoe Shopping Centre, Heidelberg Central, and Greensborough Shopping Centre), industrial (concentrated in Heidelberg West, Greensborough/Briar Hill, and Bundoora), health (Austin Hospital and Simpson Barracks), and a wide range of educational and leisure facilities, are also evident.



Figure 1. Map of Banyule suburbs and precincts.
(Source: Banyule City Council)

1.3 Overview of Existing Heritage Overlays

1.3.1 Existing Listings

Presently, there are 190 places included in the Schedule to the Heritage Overlay in the *Banyule Planning Scheme*. Twenty-one of which are also included on the Victorian Heritage Register (VHR). The breakdown according to the three main types of places is as follows:

- 160 individual buildings,
- 12 landscape items (parks, street plantings, reserves),
- 18 precincts (residential, commercial, or mixed-use).

The places range in date from the mid-Victorian period through to the postwar period – although those constructed during the late 19th and early 20th centuries are most prevalent. The majority are residential with other typologies represented, including commercial/retail and civic/public buildings (churches, schools, recreational facilities, train stations, halls, and cemeteries).

A high percentage of these places are located in the southern part of the municipality, namely, the suburbs of Ivanhoe, East Ivanhoe, Eaglemont, and Heidelberg. Such a concentration reflects the earlier built consolidation of these locales and the tendency for their associated historical layers to be more readily recognised as embodying heritage values. To date, the middle and northern reaches of Banyule have not been subject to comprehensive heritage assessment.

1.3.2 Previous Heritage Studies

Several heritage studies have been undertaken in the area, although as noted above, chiefly with a focus on the southern parts of the municipality. As part of Stage 2, the following documents were reviewed:

- Graeme Butler, *Heidelberg Conservation Study: Part 1 – Heidelberg Historic Buildings & Areas Assessment*, Heidelberg City Council, 1985
- Allom Lovell & Associates (ALA) in association with John Patrick Pty Ltd, *Banyule Heritage Places Study*, vol. 1: An Urban History, vol. 2: Building Citations, vol. 4: Heritage Areas; and vol. 5: Summary of Recommendations and Heritage Overlay Schedule, Banyule City Council, July 1999. NB volume 3 (Landscape Citations) was not reviewed (see comment regarding landscape below)
- Context, *Banyule Heritage Review*, March 2012:
 - Draft Citation: 6 Eaglemont Crescent, Eaglemont, 2009
 - Draft Citation: 38 Quinn Street, Heidelberg, 2009
 - Draft Citation: 61-63 Mount Street, Eaglemont, 2009
- Context, *Ivanhoe Activity Centre Heritage Items and Precincts*, 2012
- Context, *Heritage Assessment: 321 Lower Heidelberg Road, East Ivanhoe*, March 2017
- Context, *Banyule Thematic Environmental History (BTEH)*, October 2018

The *Shire of Eltham Heritage Study* (David Bick and Carlotta Kellaway, 1992) was reviewed during Stage 2; however, it did not yield additional information to places in Banyule that were previously located in the former Shire of Eltham.

Assessments pertaining to Banyule within the *Survey of Post-war Built Heritage in Victoria: Stage One* (Heritage Alliance, vols 1 and 2, October 2008) were also reviewed.

1.4 Acknowledgements

RBA gratefully acknowledges the assistance rendered to the project by Council officers and members of the public. In addition, the specific contribution made by the following is also recognised:

- Robin Boyd Foundation
- Heidelberg Historical Society
- Greensborough Historical Society
- Eltham District Society
- Alicia Holgar
- Richard Peterson
- Steven Barlow
- Rohan Storey
- Dr Stuart King
- Dr Miles Lewis
- Michael Rynia and Susan Edwards

2 METHODOLOGY

2.1 Introduction

The methodology adopted in undertaking Stage 2 of *Banyule Heritage Study 2020* was in accordance with the following two guiding documents:

- 'Applying the Heritage Overlay' – Planning Practice Note 1 (August 2018), and
- *Burra Charter or Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Australia ICOMOS, rev. 2013).

The key tasks included:

- Site inspections.
- Historical research and analysis of the extant fabric in relation to documentary evidence.
- Analysing the intactness of the extant fabric as part of preparing a physical description.
- Assessment of the significance of each site based on the research and the extant fabric, as well as a comparative analysis.
- Preparation of citations (statement of significance, history and description) for those places warranting heritage protection, with reference to the relevant HERCON criteria.
- Recommendations for any specific controls and extent of the proposed heritage overlay.

2.2 Guiding Documents

Burra Charter

For heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* (Australia ICOMOS, rev 2013) underpins the approach to heritage assessment and conservation adopted by the authors of this study.

Burra Charter definitions commonly employed in this study are:

- Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Applying the Heritage Overlay

Applying the Heritage Overlay: Planning Practice Note 1 (August 2018) – a Victorian Environment, Land, Water and Planning Department publication – provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?
- Writing statements of significance.

The practice note indicates that the recognised criteria, being the HERCON criteria, are to be employed when assessing heritage significance.

2.3 Site Inspections

For the most part, site inspections were limited to an assessment from the street/boundary. Some places were inspected during Stage 1 (June 2020), with nearly all Stage 2 places again investigated in January 2021.

On-site inspections were made possible for two places – *Green Mount Court* and *St George Peace Memorial Church*.

Another four places, including the other three public or religious sites – *Mother of God Church*, *Lobbs' Tearooms (former)/DVLC*, and the *2nd Ivanhoe Scout Hall* – were able to be easily inspected externally (in the round). Similarly, the commercial premises in Greensborough shopping centre were widely visible from the public realm.

The remaining 15 sites were private houses with varying degrees of visibility from the public realm. For most of this group, a good to fair degree of visibility was possible; however, in a few instances, the discernibility of the fabric was limited because of fences, dense planting, steep topography and/or deep setbacks. Fortunately, real estate photographs (dating to the last decade) were available online for some of these places, allowing for the description and analysis to be supplemented.

2.4 Research

A wide array of primary and secondary sources were consulted as follows.

Primary sources have included:

- Aerial photographs, held by Landata and The University of Melbourne,
- Other photographs – mainly held by SLV (such as the collections of Peter Wille and Wolfgang Sievers),
- Melbourne Metropolitan Board of Works (MMBW) Plans held by the SLV,
- Various newspapers from Trove, especially the major metropolitan newspapers such as the *Argus*, the *Age* and the *Herald*,
- *The Australian Home Beautiful*,
- *Cross-Sections*,
- *Architecture in Australia*,
- Sands & McDougall's street directories,
- Parish plans,
- Certificates of Title,
- Subdivision plans,
- Auction Notices,
- Property files, held by the Banyule Council,
- Building files – Public Record Office Victoria (PROV),
- Alistair Knox Foundation, *Alistair Knox: Designer, Environmentalist, Builder, Landscape Architect*, <https://alistairknox.org/>
- Grounds, Romberg and Boyd archive, held at the SLV, and
- Australian Architectural Index (Miles Lewis, available online).

In regard to secondary sources, several district histories and general architectural resources were also employed, in particular:

- Edwards, Dianne H, *The Diamond Valley Story*, Shire of Diamond Valley, 1979
- Heidelberg Historical Society, *A pictorial history of Heidelberg since 1836*, Heidelberg Historical Society, 2nd edition, 1982
- Heritage Council Victoria, *Victorian Heritage Database*, available online

- Garden, Donald S., *Heidelberg: The Land and Its People 1838-1900*, Melbourne University Press, 1972
- Goad, Philip J, *The modern house in Melbourne, 1945-75*, PhD, The University of Melbourne, 1992
- Jones, Maureen *Montmorency: the farm on the Plenty*, 2015
- Plant, Simon, *Heidelberg Rambles: 12 Walks in the City of Heidelberg*, City of Heidelberg, 1985.
- Various articles/authors, *eMelbourne: the city past & present*, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, available online

The *Banyule Thematic Environmental History* (Context Pty Ltd, October 2018) was employed to understand the thematic context. Relevant citations from the various aforementioned heritage studies were employed to understand the range and type of similar places included in the Schedule to the Heritage Overlay and the degree of rarity of the place.

2.5 Analysing the Extant Fabric

A prerequisite for understanding a place's potential significance is the analysis of extant fabric. Such an investigation requires an understanding of a place's development, the intactness and/or integrity of the remaining fabric, and a comparison with other similar sites (if they exist).

Intactness and Integrity

A key aspect of the assessment is to determine the level of intactness of the remaining building fabric. Typically, places of individual significance are largely intact, including their form, original material palette, and detailing (such as windows and doors, chimneys, verandah or porch, decorative elements, etc). In some instances, a greater degree of alteration may be acceptable if the item is rare or considered to embody a high level of historical or another type of significance.

In regard to the issue of intactness and integrity, the definitions provided by *The Victorian Heritage Register Criteria and Threshold Guidelines* were followed:

- Intactness: refers to the degree to which a place or object retains its significant fabric. Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a fragile condition.
- Integrity: refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the fabric, physical deterioration of the fabric etc.) the values may not be readily identifiable and the place or object may have low-level integrity.

Typically, the issue of intactness and integrity – the ability to 'read' a place as to how it appeared or functioned originally or has evolved over time (if such developments contribute to its heritage value) – is considered critical in determining heritage significance.

The key consideration is whether later intervention/s or cumulative change has critically compromised the presentation and/or the significance of a place. This question is assessed on a case-by-case basis.

Generally, non-visible alterations and/or additions to original fabric (predominantly at the rear of a building), including partial demolition, have been considered to not unduly impact the heritage significance of a place in a local context.

Comparative Analysis

A key aspect of any heritage assessment is comparing a place with others of its typology, usually within the municipality, though maybe further afield - especially if under consideration for State-level significance or if there are no local comparisons. This action is necessary to determine how the site in question differs from other similar examples. An understanding of the thresholds for local significance was based on reviewing the statements of significance for existing heritage overlays within the City of Banyule and the authors' experience of similar examples more broadly across Victoria.

2.6 Assessment of Significance

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier, and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is included in brackets within the statements of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
C	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential)
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
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)
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Another publication, *The Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, April 2019), was considered; however, it is mainly concerned with the assessment of State-level significance.

2.7 Citation Format

A citation was prepared for each place recommended for inclusion in the Schedule to the Heritage Overlay in the Banyule Planning Scheme. Each citation includes:

- Name and address,
- Level of significance (local/state),
- Construction date/s,
- Period/s,
- Date inspected,
- Images,
- Statement of Significance,

- Description,
- History,
- Thematic context and comparative analysis,
- Assessment of intactness,
- References to any previous assessment,
- Proposed heritage overlay schedule controls,
- Recommended extent of the heritage overlay.

3 STAGE ONE

The 'Banyule Heritage Study 2020 Stage 1 Report' was issued in August 2020. An overview of Stage 1 is provided below.

3.1 Places Reviewed by RBA

A preliminary assessment for over 200 individual places and nine precincts was undertaken during Stage 1, much of it by desktop review. This group of places was a combination of public nominations, those identified by the Council, and several others identified by RBA during the undertaking of the Study.

Public Nominations

During Stage 1, there were opportunities for the public to nominate potential heritage sites through an online portal (February and March 2020).

One public information session was held at the Livingstone Community Centre in Ivanhoe in March 2020. A second session planned at Greensborough was cancelled due to COVID-19 restrictions. At this Council-led session, RBA staff provided an overview of what types of places might qualify for heritage assessment and examples of places with varying levels of intactness as a means of understanding thresholds.

Initially, 190 places, including four suggested precincts, resulted from this process. Council officers conducted an initial review of the nominated places (to remove duplicates, those already affected by a heritage overlay, etc) and instructed to assess 133 places.

Council Identified Places

67 places, including nine potential precincts, were provided by the Council. These places derived either from in-house observation or from the recommendations/findings of previous heritage studies mainly:

- *Banyule Heritage Review* (March 2012), and
- *Banyule Thematic Environmental History*.

Other Sources

18 further places were added to the schedules by the authors after also reviewing earlier heritage studies, mainly the *Heidelberg Conservation Study* and *Banyule Heritage Places Study*.

A few more potential places were added from a broad examination of other architectural and history publications. For instance, some distinctive houses designed by Melbourne-based architect Charles Duncan, especially in the Lower Plenty area and dating to the second half of the 20th century.

Fieldwork

Targeted fieldwork during Stage 1 was undertaken during July 2020. This survey was restricted mainly to those nominated/identified sites that could not be readily observed via a desktop work. The prioritisation of several sites was reassessed because of the inspections. The fieldwork also yielded a small number of previously unnominated sites, which were also added to the Stage 1 Schedules.

3.2 Establishing Thresholds

Establishing significance thresholds is critical in assessing potential heritage places, that is, determining whether a site has sufficient significance for the application of a heritage overlay. The *Victorian Heritage Register Criteria and Threshold Guidelines* define a 'significance threshold' as:

the minimum level of cultural heritage significance that a place or object must possess to justify its inclusion on the relevant local, state, national or world heritage list.

In the context of a municipal heritage study, a nominated/identified place is required to satisfy one or more criteria at the local level. As might be expected, not every site reviewed had sufficient value to justify a recommendation for further heritage assessment.

In conducting Stage 1, the 'basic' test was applied as articulated in *The Victorian Heritage Register Criteria and Threshold Guidelines*, albeit in a form modified for application at the local level. Consideration was also given to the thematic framework and findings of the recently completed *Banyule Thematic Environmental History*. For instance, in ascertaining the likelihood of whether a site would satisfy the threshold for Criteria A, D or E (the criteria most commonly applicable to the nominated/identified places) at the municipal level, the ability of the extant/visible fabric to demonstrate:

- clear physical evidence of the place's associations with an event, phase, period, process, function, movement, custom or way of life recognised (or recognisable) as historical importance to Banyule's cultural history (Criterion A),
- the principal characteristics of a class of cultural places (related to an event, phase, period, process, function, movement or way of life) and its representative importance to Banyule's cultural history (Criterion D), and/or
- that the attributes/qualities of a place were manifestly distinctive or exceptional, of landmark status, or widely recognised/appreciated (N.B. from a heritage assessment perspective, aesthetic is not synonymous with beauty) (Criterion E).

Other considerations that factored into the assessments were the comparative analysis, intactness/integrity, rarity/representativeness, and the capacity of a place to illustrate hitherto overlooked or under-represented themes, typologies, or historical layers.

The recommendation of Heritage Victoria – that following the 'creation' of a place, a generation (approximately 25-30 years) should be allowed to pass before a heritage listing is considered – has been followed. The underlying logic is that the passage of such a period will generally enable the cultural significance of a place to be more objectively and rigorously assessed.

3.3 Assessing Priority

A priority classification was utilised in the Schedules, which represented a preliminary assessment.

The meaning of these categories – high, medium, low, and no – is outlined below. In some cases, an 'intermediate' classification is provided in the Schedules, such as a medium-to-high or low-to-medium prioritisation.

- **High** – the place has a high likelihood for satisfying the heritage threshold at the local level and is recommended for detailed assessment during Stage 2. It may also have been considered to be at high risk of redevelopment or loss.
- **Medium** – the place may be found to satisfy the heritage threshold at the local level and may conceivably be under the threat of redevelopment or loss. A further assessment would be necessary before a more definitive recommendation could be made in regard to their potential heritage value. In most cases, this assessment would rely upon closer evaluation of intactness/integrity and broader comparative analysis.
- **Low** – the place is unlikely to satisfy the local heritage threshold (at this point in time); due likely to a low level of intactness/integrity, limited historical value, minimal aesthetic distinction or representative value, or probable lack of social value. These places are typically ordinary and/or much-altered examples of their type. Other reasons could include the site illustrates a layer/typology well-represented in the Schedule, or have been constructed too recently. It is recommended that these sites are not prioritised for assessment during Stage 2.
- **No** – the place would not satisfy any heritage thresholds and should not be subject to further assessment in Stage 2.

3.4 Assessed Places

The assessment of individual sites was provided in Schedules, whereas that for the precincts was provided in datasheets.

3.4.1 Schedules

Following the nomination/identification phase, a Schedule was prepared, ultimately consisting of 200 entries – mostly individual sites with a few pairs (two similar sites) or small groups. The record for each entry included:

- Address,
- (Likely) Period of origin,
- Preliminary assessment of intactness (High, Medium, Low, Unknown),
- Overview details (summary of known/readily available history, key elements, previous heritage reference),
- Photograph, including historical if available, and
- Priority for further review (High, Medium, Low, No) and general comment.

Given the number of sites assessed, the Schedules were organised according to building typology as follows:

- Section A – Residences and Commercial. Arranged according to period of construction (Victorian, Federation, Interwar, Post-WWII, late 20th century onwards).
- Section B – Churches,
- Section C – Civic,
- Section D – Health,
- Section E – Education,
- Section F – Halls,
- Section G – Recreation,
- Section H – Infrastructure,
- Section I – Bridges & Roads,
- Section J – Landscape, Parks, Trees,
- Section K – Subdivisions & Lanes,
- Section L – Rejected Precincts.

3.4.2 Precincts

Thirteen potential precincts were assessed in Stage 1. Of these, nine derived from previous heritage studies, three from public nominations, and one was identified by the authors.

Findings for the potential precincts were summarised in the form of a data sheet which included:

- a succinct history of the land development, physical description,
- a concise comparative survey,
- preliminary application of the HERCON criteria,
- a proposed overlay extent,
- recommendations for further assessment.

Datasheets were prepared for ten precincts, nine of which were assessed as having strong potential to meet local significance thresholds.

It was apparent that nearly all the previously identified precincts were undergoing redevelopment, including demolition and the recent construction of often substantial contemporary infill buildings, often at odds with the character of the historic buildings.

3.5 Main Recommendations

During mid-2020, RBA and council officers processed the findings outlined in the Schedules and datasheets and engaged in multiple discussions for the purpose of establishing the Master List, which ultimately was comprised of 22 individual properties.

In regard to the other sites reviewed during Stage 1 but which have not proceeded as yet to detailed assessment (stage 2), the following was noted:

- All properties in the Schedules that are not included in the Master List and classified as either a Medium, Medium/High, or High priority should be further reviewed for their heritage potential. In many cases, these sites would require further research and inspection (typically to determine their level of intactness/integrity better) and/or a closer comparative study. A Medium and High designation is a strong indication that they would likely meet the threshold for local heritage significance.
- Likewise, the nine precincts that would also likely meet the threshold for local heritage significance in Stage 1 should be further investigated. It is noted that these heritage places are currently vulnerable to incremental negative change and redevelopment. In particular, the heritage potential of 'The Mall' Precinct' is considered to be very high. This proposed conservation area is a remarkably intact postwar concentration of commercial modernist design and planning that is rare at the state level. A wider acknowledgment of its likely heritage significance may support its revitalisation.

Recommendations were also made regarding other heritage review work.

4 STAGE TWO

4.1 Findings

Further research and analysis undertaken during Stage 2 have confirmed that 21 of the 22 proposed heritage overlays warranted recommendation for inclusion in the Schedule to the Heritage Overlay in the Banyule Planning Scheme. The proposed citations for these places are included in the Appendix.

Upon further review during Stage 2, a full citation was not prepared for one place included in the Master List from Stage 1. This place was the house at 318 The Boulevard, Ivanhoe East constructed during 1940-42 to a design by the architect Arthur E Petty. While reference to changes at the site had come to light during Stage 1, the full extent of these changes to this cream-brick Functionalist-style house had not been initially realised. More detailed inspection and analysis during Stage 2 revealed that additions to the front had been undertaken in two phases (1952 and 2009) and had compromised the original design to a considerable degree such that its intactness was reduced.

Of the 21 places, St George's Anglican Church is the one most likely to be worthy of State level recognition.

4.2 Individual Places

The following table summarises the recommended 21 individual heritage overlays with some summary details of each.

No.	Name	Address	Date	Details
1	<i>Green Mount Court</i>	110 Maltravers Road, Eaglemont	1960-61	Modernist block of flats Designed by Holgar & Holgar
2	<i>Royd</i>	61-63 Mount Street, Eaglemont	1901	Substantial Queen Anne-style timber house, Federation period Designed by Henry Vines and Alfred Champion
3	<i>Lobbs' Tearooms (former) and Diamond Valley Learning Centre</i>	1 Diamond Creek Road, Greensborough	1925	Timber tea rooms Rare example Likely designed by the City of Heidelberg engineer
4	<i>Stubley's Hay and Grain Store (former)</i>	96-104 Main Street, Greensborough	1935	Substantial Moderne-style commercial premise Designed by Albert K Lines
5	<i>Collins House</i>	45 Bronte Street, Heidelberg	1954	Modernist, timber house Designed (likely) by Robin Boyd
6	<i>Welsh House</i>	4 Eton Court, Heidelberg	1965-72	Modernist brick house Designed by Charles Duncan
7	<i>Graceburn</i>	38 Quinn Street, Heidelberg	1905-06	Commodious timber house Federation Bungalow style
8	<i>Beddison/Swift House</i>	5 Crown Road, Ivanhoe	1963	Modernist house, brick Designed by Bell & Clerehan, chiefly Neil Clerehan
9	<i>2nd Ivanhoe Scout Hall</i>	8A Wallace Street, Ivanhoe	1939-40	Large, purpose-built 'modern' scout hall, designed by Kingston Sedgfield

No.	Name	Address	Date	Details
10	<i>Willis House</i>	10 Gruyere Crescent, Ivanhoe East	1950	Early Modernist house, brick, designed by Robin Boyd
11	<i>Purcell House</i>	17 Hartlands Road, Ivanhoe East	1963	Small modernist house, masonry Designed and later added to by Guilford Bell
12	<i>Yann House</i>	21 Keam Street, Ivanhoe East	1960-63	Modernist brick house Designed by Geoffrey Woodfall + Garside and Genser Architects
13	<i>Crittenden House</i>	30 Longstaff Street, Ivanhoe East	1961	Modernist house, brick Designed by Chancellor & Patrick
14	<i>Hilliard House</i>	6 Quandolan Close, Ivanhoe East	1968-69	Modernist brick house with Japanese influence Designed by Smith & Tracey
15	<i>St George Peace Memorial Church</i>	47 Warncliffe Road, Ivanhoe East	1936/1953 and 1963-64	Modernist Anglican church Designed by Frederick Romberg, including much of earlier church hall
16	<i>Mother of God Church</i>	56 Wilfred Road, Ivanhoe East	1957	Modernist Catholic church Designed by Mockridge, Stahle & Mitchell
17	<i>Okalyi House</i>	66 Old Eltham Road, Lower Plenty	1968-70	Modernist house, brick Designed by Charles Duncan
18	<i>Lindsay Edward House</i>	149 Old Eltham Road, Lower Plenty	1950-52	Mud-brick house Designed by Alistair Knox
19	<i>Vera Knox House</i>	46 Panorama Street, Lower Plenty	1958-60	Limestone house Designed by Alistair Knox
20	<i>English House</i>	50-52 Philip Street, Lower Plenty	1947	Mud-brick house, Alistair Knox's first mud-brick design
21	<i>Uglow House</i>	79 Buena Vista Drive, Montmorency	1955-56	Modernist house Designed by Robin Boyd

4.3 Heritage Overlay Schedule Controls

Specific controls have been recommended for the following places.

External paint controls have been recommended for all places, except No 3 *Lobbs' Tearooms and Diamond Valley Learning Centre*.

Tree controls have been recommended for eight places as outlined in the following table.

No.	Name	Address	Details
2	<i>Royd</i>	61-63 Mount Street, Eaglemont	Front garden – Lebanon cedar, Algerian oak, Pencil Pines

No.	Name	Address	Details
3	<i>Lobbs' Tearooms and Diamond Valley Learning Centre</i>	1 Diamond Creek Road, Greensborough	Pair of English elms – frontage
6	<i>Welsh House</i>	4 Eton Court, Heidelberg	Mature native/indigenous species – front garden
8	<i>Beddison/Swift House</i>	5 Crown Road, Ivanhoe	Lemon-scented gum in courtyard and front garden + likely Prickly-leaved Paperbark – front garden
11	<i>Purcell House</i>	17 Hartlands Road, Ivanhoe East	Lemon-scented and spotted gums – front garden
13	<i>Crittenden House</i>	30 Longstaff House, Ivanhoe East	Lemon-scented gums on Street Crescent
15	<i>St George Peace Memorial Church</i>	47 Warncliffe Road, Ivanhoe East	Four eucalypts to northwest corner, two exotics to courtyard
16	<i>Mother of God Catholic Church</i>	56 Wilfred Road, Ivanhoe East	Atlas Cedar – front garden
17	<i>Okalyi House</i>	66 Old Eltham Road, Lower Plenty	Mature native/indigenous species – front garden

Fence or outbuilding controls have been recommended for two places as follows:

- No. 12 – *Yann House*, 21 Keam Street, Ivanhoe East (front retaining wall)
- No. 14 – *Hilliard House*, 6 Quandolan Close, Ivanhoe East (front fence)

Limited internal alteration controls have been recommended for nine places as outlined in the following table.

No.	Name	Address	Details
6	<i>Welsh House</i>	4 Eton Court, Heidelberg	East wing passageway, walls of exposed brick/timber boarding, slate paved floors, plaster ceilings, redwood-lined pyramidal ceiling, brick fireplace, and timber kitchen island
8	<i>Beddison/Swift House</i>	5 Crown Road, Ivanhoe	Timber floorboards, internal walls with timber battens or plastered, and open timber stair
11	<i>Purcell House</i>	17 Hartlands Road, Ivanhoe East	General floorplan, mountain ash ceilings, walls of exposed concrete blocks or vertically laid boarding, and the coverable fireplace (living room)
14	<i>Hilliard House</i>	6 Quandolan Close, Ivanhoe East	Timber ceiling to living room
15	<i>St George Peace Memorial Church</i>	47 Warncliffe Road, Ivanhoe East	Church interior
16	<i>Mother of God Catholic Church</i>	56 Wilfred Road, Ivanhoe East	Exposed matt-black steel roof beams and timber-lined ceiling

No.	Name	Address	Details
17	<i>Okalyi House</i>	66 Old Eltham Road, Lower Plenty	Pine ceilings, brick fireplace, exposed brick walls, and slate floors
18	<i>Lindsay Edward House</i>	149 Old Eltham Road, Lower Plenty	‘Hanging’ timber stair and exposed timber ceiling beams
20	<i>English House</i>	50-52 Philip Street, Lower Plenty	Mud-brick/corbelled fireplace and inglenook
21	<i>Uglow House</i>	79 Buena Vista Drive, Montmorency	Timber linings and joinery in living area

While it is relatively uncommon to recommend internal controls to places of local significance, the relatively large percentage of such recommendations in this instance reflects the high number of architect-designed houses in the study group with bespoke detailing to the interior, including natural floor and wall finishes, as well as many specifically stained timber elements. These elements are integral to the overall design ethos employed in these houses.

In most instances, with those sites not inspected internally (the majority), there has been a reliance upon recent real estate images and/or original documentation. It has, however, not been possible to confirm whether these elements or areas have remained intact subsequently.

4.4 Maps

The following maps locate the proposed heritage overlays according to suburb.

Eaglemont



No 1 – *Green Mount Court*, 110 Maltravers Road, Eaglemont
(Source: Nearmap, May 2021)



No 2 – *Royd*, 61-63 Mount Street, Eaglemont
(Source: Nearmap, May 2021)

Greensborough



No 3 – *Lobbs' Tearooms (former) and Diamond Valley Learning Centre*, 1 Diamond Creek Road, Greensborough
(Source: Nearmap, May 2021)

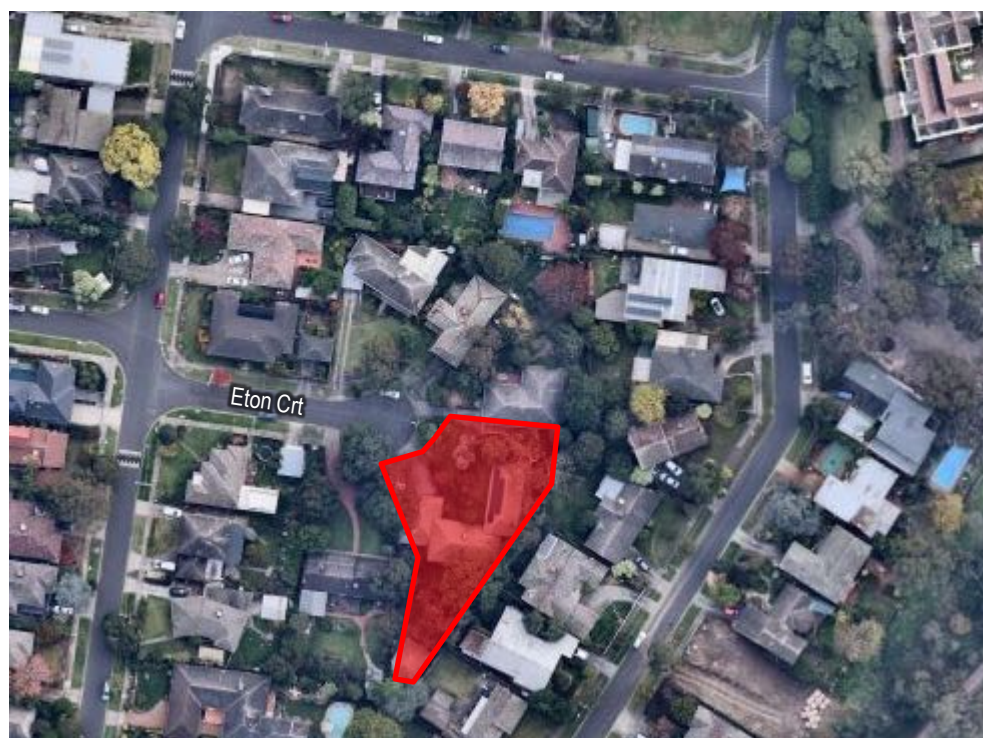


No 4 – *Stubley's Hay and Grain Store (former)*, 96-104 Main Street, Greensborough
(Source: Nearmap, May 2021)

Heidelberg



No 5 – *Collins House*, 45 Bronte Street, Heidelberg
(Source: Nearmap, May 2021)



No 6 – *Welsh House*, 4 Eton Court, Heidelberg
(Source: Nearmap, May 2021)



No 7 – *Graceburn*, 38 Quinn Street, Heidelberg
(Source: Nearmap, May 2021)

Ivanhoe



No 8 – *Beddison/Swift House*, 5 Crown Road, Ivanhoe
(Source: Nearmap, May 2021)



No 9 – 2nd Ivanhoe Scout Hall, 8A Wallace Street, Ivanhoe
(Source: Nearthmap, May 2021)

Ivanhoe East



No 10 – Willis House, 10 Gruyere Crescent, Ivanhoe East
(Source: Nearthmap, May 2021)



No 11 – *Purcell House*, 17 Hartlands Road, Ivanhoe East
(Source: Nearmap, May 2021)



No 12 – *Yann House*, 21 Kearn Street, Ivanhoe East
(Source: Nearmap, May 2021)



No 13 – *Crittenden House*, 30 Longstaff Street, Ivanhoe East
(Source: Nearmap, May 2021)



No 14 – *Hilliard House*, 6 Quandolan Close, Ivanhoe East
(Source: Nearmap, May 2021)



No 15 – *St George Peace Memorial Church*, 47 Warncliffe Road, Ivanhoe East
(Source: Nearmap, May 2021)



No 16 – *Mother of God Catholic Church*, 56 Wilfred Road, Ivanhoe East
(Source: Nearmap, May 2021)

Lower Plenty



No 17 – *Okalyi House*, 66 Old Eltham Road, Lower Plenty
(Source: Nearmap, May 2021)



No 18 – *Lindsay Edward House*, 149 Old Eltham Road, Lower Plenty
(Source: Nearmap, May 2021)



No 19 - *Vera Knox House*, 46 Panorama Street, Lower Plenty
(Source: Nearthmap, May 2021)



No 20 – *English House*, 50-52 Philip Street, Lower Plenty
(Source: Nearthmap, May 2021)

Montmorency



No 21 – *Uglove House*, 79 Buena Vista Drive, Montmorency
(Source: Nearmap, May 2021)

4.5 Further Recommendations

Stage 2 of the *Banyule Heritage Study 2020* has undertaken detailed assessments, including preparing a citation and Statement of Significance, for 21 places across the municipality.

These places derive from sites identified as a High priority during Stage 1 of the Study. There remain 19 sites from Stage 1 that were designated as a High or Medium-High priority. Many of these places are likely to meet the threshold for local significance. Detailed assessment of these sites should occur when resources become available.

There were also 62 individual sites that were assessed as being of Medium priority during Stage 1. These should be further reviewed in the short-to-medium term to determine whether they might meet the threshold for local significance. It is likely that not all of these places would be recommended for heritage protection subsequent to further research and analysis.

Nine precincts – eight residential, one commercial – were assessed during Stage 1 as likely to meet the threshold for local significance. None of these was advanced to detailed assessment during this current stage. It was evident during the inspections of these precincts that they are generally at risk from incremental change (demolition, unsympathetic alterations and additions, etc). The heritage potential of 'The Mall' Precinct (Data Sheet 9) is considered particularly high as a remarkably intact concentration of postwar commercial modernist design and planning. It is recommended that Council prioritise the further review of these precincts when resources become available.

It was also noted that the middle belt and northern section of Banyule have not been subject to a comprehensive heritage survey, as compared to the more established suburbs in the southern part of the municipality. These localities – chiefly the product of postwar and late 20th-century development – illustrate important strands of the area's history and identity that is often less readily appreciated or apparent. As such, there may be places worthy of heritage recognition which did not come to light during the processes employed during Stage 1 of this review (nominations, etc.).

APPENDIX – Citations

No.	Name	Address
1	<i>Green Mount Court</i>	110 Maltravers Road, Eaglemont
2	<i>Royd</i>	61-63 Mount Street, Eaglemont
3	<i>Lobbs' Tearooms (former) and Diamond Valley Learning Centre</i>	1 Diamond Creek Road, Greensborough
4	<i>Stubley's Hay and Grain Store (former)</i>	96-104 Main Street, Greensborough
5	<i>Collins House</i>	45 Bronte Street, Heidelberg
6	<i>Welsh House</i>	4 Eton Court, Heidelberg
7	<i>Graceburn</i>	38 Quinn Street, Heidelberg
8	<i>Beddison/Swift House</i>	5 Crown Road, Ivanhoe
9	<i>2nd Ivanhoe Scout Hall</i>	8A Wallace Street, Ivanhoe
10	<i>Willis House</i>	10 Gruyere Crescent, Ivanhoe East
11	<i>Purcell House</i>	17 Hartlands Road, Ivanhoe East
12	<i>Yann House</i>	21 Kearn Street, Ivanhoe East
13	<i>Crittenden House</i>	30 Longstaff Street, Ivanhoe East
14	<i>Hilliard House</i>	6 Quandolan Close, Ivanhoe East
15	<i>St George Peace Memorial Church</i>	47 Warcliffe Road, Ivanhoe East
16	<i>Mother of God Catholic Church</i>	56 Wilfred Road, Ivanhoe East
17	<i>Okalyi House</i>	66 Old Eltham Road, Lower Plenty
18	<i>Lindsay Edward House</i>	149 Old Eltham Road, Lower Plenty
19	<i>Vera Knox House</i>	46 Panorama Street, Lower Plenty
20	<i>English House</i>	50-52 Philip Street, Lower Plenty
21	<i>Uglow House</i>	79 Buena Vista Drive, Montmorency