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# Draft Nillumbik Heritage Review: Stage B

Shire of Nillumbik Heritage Review: Stage B  
Findings and Recommendations

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## 1 Executive Summary

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Of the 19 places of potential cultural significance identified in Stage 1B, this Study proposes 13 for inclusion on the Nillumbik Shire Heritage Overlay on the basis that they meet the local threshold of significance for one or more of the HERCON Criteria (refer page 4 for detail). Of the 35 places with draft citation from Stage 1, a total of 32 places were reviewed and proposed for inclusion on the Heritage Overlay. Revised Statements of Significance were provided for each (refer page 15 for detail). A total of 9 potential places overall were not recommended for the Heritage Overlay (refer page 17).

The Report recommends that the Heritage Overlay be amended to:

- Add the 45 individual places assessed as being of local significance identified within the citations for each to the Heritage Overlay
- Redraw the extent of HO112 as recommended by a qualified arborist
- Remove the Former Plenty School at 17 Howell Road from the HO213
- Remove the former White's Cottage from the HO144 if it is determined from internal inspection that the cottage is no longer extant.

## 2 Introduction

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Trethowan Architecture have been commissioned to undertake the Nillumbik Heritage Review: Stage B, which encompasses the following three main elements:

1. Scope 1: Review of previously identified heritage places under Stage 1:
  - To review draft citations and prepare final citations for 35 potential heritage places previously identified
  - To prepare citations for an additional 19 identified places
  - To review the proposed removal of heritage status from 3 places currently on the Heritage Overlay
2. Scope 2: A Gap analysis of post-war and late twentieth century periods in the Shire of Nillumbik that can be used for the following purposes:
  - To improve the understanding of whether or how a particular type or style represents a particular historical development pattern of Nillumbik, focusing in particular on the Eltham Style and post-war housing development in the municipality
  - To justify the threshold within the groups that are relatively under-represented on the HO
  - To identify any additional places or areas with potential heritage significance
3. Scope 3: An update of the Thematic Environmental History to support the inclusion of postwar heritage in the Heritage Overlay, in particular to improve the representation in the history of the following:
  - aspects of post-war and late twentieth century suburban development
  - and associated architectural styles and types could be further explored.

This Report provides the background and accompanying material for Scope 1: Review of previously identified heritage places under Stage 1 only. It reviews the draft citations and new citations for places proposed for addition to the Heritage Overlay, as well as reviewing the proposed removal of the three places from the Heritage Overlay. Scope 2 and 3 are to be provided under separate processes / cover.

### Study Area

The Study Area is the Shire of Nillumbik (the Shire).

## 3 Methodology

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### 3.1 Overview

The Nillumbik Heritage Review: Stage B (the Study) was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (the 'Burra Charter') and the Victorian *Planning Practice Note No. 1 'Applying the Heritage Overlay DELWP'* (2018) (the 'Practice Note'). This has been consistent with the methodology outlined by the Shire in the *Study Stage 2: Brief 2021*. As a result, the following steps were undertaken and are detailed in this section:

- Desktop review of all background information and previous studies
- Street level survey of all places identified in the Stage 2 Brief
- Additional historical research
- Assessment against HERCON Criteria
- Assessment against Threshold of Significance based on Comparative Analysis
- Recommendations for each property and citation.

### 3.2 Desktop Review and Research

A desktop review was undertaken of all background and known information as provided by Council in regard to the 35 draft citations, the 19 potential heritage sites and the proposed removal of 3 existing sites from the Heritage Overlay.

Data in relation to each place was placed into an excel spreadsheet to form the master list (see Appendix A), which was added to as the project evolved. The desktop review also assisted in the development / testing of the proposed assessment criteria. The assessment criteria assisted in establishing the threshold of significance.

### 3.3 Survey

Site visits were undertaken by car to all 57 sites with the aim of inspecting each place on foot and photographing it from the public realm. The site visits included the 35 'draft' and the 3 'to be removed' places to check the details in the previously prepared citations and reason for removal, noting any change or points of difference. For the 19 new places the visit was used to inform:

- the description of the place
- any trees, outbuildings or fences of note
- intactness and integrity; potential boundary matters
- an updated photograph
- any other consideration arising from the developed assessment / threshold criteria.

Fourteen places proved inaccessible or unable to be surveyed due to a lack of visibility to the public realm. These have been noted in the findings. Council notified all property owners, and access was sought where on-site access was considered necessary.

Council notified the owners of all 19 new properties, and where a response was received a site inspection was organised. As a result, nine of properties were more closely inspected on site.

### 3.4 Additional Historical Research

Research was undertaken for the 35 draft citations and new high-level research was undertaken for the 19 potential heritage sites. Research included assistance from Council to inform us what information (Census, Building Permits, Parish Plans etc) they held or were aware of. Where this information was not obtained from Council, Trethowan undertook its own

historical research. Additional historical research was limited to where additional clarity was necessary to establish historical significance.

Once obtained, this information was analysed to inform the recommendations. The analysis reviewed the findings of the research and the site inspections.

### 3.5 Review of Existing Draft Citation Histories

Review of the existing site histories included reformatting of the references into the Harvard style (to use the author name and year of publication within the text), condensing of relevant local and site history, and in some cases further research and analysis to clarify historical facts or details that were uncertain or missing. Locality histories for existing citations were amended from the original and partially rewritten where necessary for clarity, brevity and context, and reformatting.

### 3.6 Assessment Against Criteria

*The Burra Charter* was rewritten by the heritage professional organisation, Australia ICOMOS, and has been revised most recently in 2013. This document established a 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values.

Since that time, standard heritage criteria have been based on these values. This report adopts the most commonly used standard criteria for assessing these values, the *Heritage Council Criteria for the Assessment of Cultural Heritage Significance* (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments.

In accordance with the Practice Note heritage places are identified as meeting either the threshold of 'Local Significance' or 'State Significance'. Places of Local Significance can include places that are important to a particular community or locality.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which is as follows:

**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).

### 3.6.1 Findings

The review of the existing citations entailed reassessment of relevant criteria, particularly in relation to Criterion B (rarity) and Criterion H (associative significance).

It was determined that attributions of Criterion B were not appropriate unless rarity was on a municipal level in the Shire of Nillumbik, rather than within a particular locality. Rarity was also removed as a criterion where it was established through comparative analysis that there were several or a 'collection' of similar places already in the Heritage Overlay or Shire, unless it could be established that this was somehow an 'endangered' type.

It was determined that many of the attributions of Criterion H in the draft citations could be better expressed through historical significance (Criterion A). This was particularly the case where the history did not support the identification of the associated person as being one of importance to the Shire of Nillumbik overall. Rather, the significance of many persons such as local orchardists or farmers could often be better understood within the context of the broader historical themes, as one of many people associated with those themes, rather than of individual significance in themselves. This was done because Planning Panels Victoria has often taken a high threshold of individual significance for persons in order to apply Criterion H, in that their individual and outstanding or special significance to the municipality as a whole should be more clearly established.

None of the places were nominated solely on account of their rarity, and it is understood that a place only needs to meet a threshold of significance in at least one criterion to be classed as significant. In many cases the significance of the place was well established under Criterion A, D or E, so the removal of Criterion B or H did not result in the downgrading of the significance of the place overall.

## 3.7 Applying a Threshold of Significance

Establishing a clear threshold of significance is crucial in determining the 'minimum' level at which a site or potential heritage place qualifies for inclusion within the Heritage Overlay.

### 3.7.1 What is a Threshold of Significance?

The Heritage Victoria *Standard Brief for Heritage Studies* (2010) notes that local significance can include places of significance to a town or locality. Whether this 'threshold' of local significance is achieved depends upon how relevant heritage criteria are applied and interpreted. In 2006, the Minister for Planning appointed an Advisory Committee to review heritage provisions in planning schemes. Part of the scope of the review was to consider the criteria and thresholds applied in the identification of local heritage places. The subsequent report provides some guidance in considering how thresholds should be applied, understanding that this forms an integral part of narrowing down what is to be managed from the wide range of potential heritage places.

On the basis that the concept of thresholds is an integral component of assessing heritage significance, the Advisory Committee concluded that the threshold for inclusion of a place in the Heritage Overlay in Planning Schemes should be a positive answer to the question 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' (Advisory Committee Report 2007:xviii).

This requires the consideration of two key elements. Firstly, there should be something to be managed, evident in the fabric of the place. Secondly, there should be criteria for assessment, and for this the HERCON Criteria have been accepted. It is also accepted that the threshold



will vary according to the comparative analysis in the locality. The municipality's Thematic History should also be considered when assessing whether a place contributes towards the significance of the municipality.

In its conclusion, the Advisory Committee (2007:2-40) noted that 'the issue for planning purposes is simply whether a place is of sufficient heritage note in the local context to warrant planning controls being put in place to ensure that its heritage value is taken into account when development proposals are being considered.' It concluded:

*Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values. Factors determining thresholds comprise another list again. They will include such things as intactness, age, rarity, and design or aesthetic quality. An important factor in the selection of places for listing will always be whether there is heritage fabric remaining in situ or other qualities pertaining to the place that are required to be managed. (2007:2-42)*

Thresholds are to be used to 'sieve' places identified as of some significance by the HERCON criteria and determine those that should be listed under the Heritage Overlay (2007:2-44). Comparative analysis is thus crucial. This assessment is to be undertaken within a 'locality' delineated by geography and history of development and may be a smaller/different area to the municipal area (2007:2-44).

### 3.7.2 Comparative Analysis

Comparative analysis is thus an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The Practice Note advises that:

*... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.*

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Study the heritage places already identified and protected in the Heritage Overlay provide a useful starting point in developing the threshold of local significance. While the Study includes different styles and periods of places when compared to the generally earlier periods of places currently protected, the quality, integrity and condition of local places can be compared. A place was deemed worthy of inclusion if it was as good as comparable places already on the Heritage Overlay. In some cases there were no strong local comparators, but the place was deemed worthy because of its distinctive quality, outstanding value or rarity.

#### *Review of Citations*

Many of the places with existing citations required a new or amended comparative analysis. It was found in the process of review, that many of the draft citations where comparative analysis was undertaken, that the comparators included other buildings on the Heritage Overlay within a specific locality or township, even where these buildings compared were of very different types and periods. New comparative analyses were thus undertaken, using comparators drawn from across the Shire of Nillumbik, with an emphasis on finding places of similar types

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or periods in the municipality so that significance could be established via comparison to the existing Heritage Overlay on a municipal level.

### 3.7.3 Comparators on the existing Heritage Overlay

Comparators for each property were drawn from a wide range of properties currently on the Heritage Overlay as appropriate for each case. The aim was to establish whether the potential properties were as good as those currently on the Heritage Overlay. Whether a place is as good as another is naturally subjective to some extent, but relies on consideration of a number of factors such as the comparable design, style, period, scale and form, historical associations, or aesthetic quality. The condition of a place does not necessarily impact on the potential heritage value of place, unless the condition is such that integrity is fatally compromised as a result of the ruinous condition (eg. there is nothing original or of value extant to protect). A place does not need to be identical or similar to meet such a benchmark, but rather possess a comparable quality. A place may also be highly distinctive in some way when compared to others of its class. This is particularly the case concerning architect designed houses or local landmarks. The aim in this regard is to fill 'gaps' that may exist in the Heritage Overlay to ensure a range of places are protected that reflects the full range of built heritage in the Shire.

For the purposes of this Study, particular attention was given to comparators that illustrated the following, given the relatively larger number of places of these types:

- The Eltham Style
- Alistair Knox designs
- Post-war Houses
- Farmhouses or complexes

A sample of comparators drawn upon are provided below.

#### *The Eltham Style*

The 'Eltham-style' of architecture primarily uses mud brick or adobe wall construction coupled with the use of exposed timber structural elements such as posts and beams and timber and/or recycled doors and windows.

The property incorporating Birrarung and Boomerang residences at 195 and 200 Laughing Waters Road, Eltham (HO111) has two distinctive pioneers of the 'Eltham Style'. It is of historical significance for its purchase and settlement in the 1950s marking the beginning of the distinctive style of living and design. At this time *Montsalvat*, an artist's colony in Eltham that thrived after WW2, was in its early days and the group of artists, writers and builders all helped each other with establishing their homes. Such pioneering designers and artists who worked in the Shire included Alistair Knox, Graeme Rose, Sue Ford and Matcham Skipper. These artists and builders played a pivotal role in establishing the 1950s and 1960s culture of the area and the development of the 'Eltham-style' of architecture, design and living. The Birrarung Residence typifies the owner builder mud brick houses around Eltham as inspired by the buildings at *Montsalvat* with their English cottage style using exposed beams and steeply pitched, dominant roof forms. The Boomerang Residence on the other hand demonstrates a less nostalgic and more Modernist style, displaying elements of an Alistair Knox design including the curved floor plan, mud brick walls with exposed timber beams, northern aspect for living spaces and near flat roof. The landscape elements and infrastructure set amongst a protected bushland setting also characterizes the 'Eltham-style' architecture including the use of mud brick and recycled materials, construction in stages, close involvement of the owner in the process, rock and water feature landscaping, fountain and rock wall.



Birrarung Residence, typifies the nostalgic cottage approach to the 'Eltham style'. (HO111) Source: Heritage Victoria.



Boomerang Residence represents the more Modernist approach to the Eltham Style developed by Alistair Knox (HO111) Source: Heritage Victoria.

'Eltham Style' houses on the Heritage Overlay were not solely designed by architects. The stylistic phenomenon carried through to notable local owner-builders. It should be noted that Knox, the style's most prolific and notable proponent, was not a qualified architect, and the amateur and do-it-yourself aspect of the movement was part of its appeal, especially among artists and artisans. The house and studio at 57 Dodd Street (HO38) are historically significant for their associations with owner Eddie Bateman, a well-known local builder who had a significant influence on the development of the 'Eltham-style' of architecture. Characteristics include the use of mud brick and recycled materials, adobe walls and timber frames, gabled corrugated metal roofs with broad eaves. Similarly, the house at 7 Peter Street, Eltham (HO151) was constructed by another owner-builder, Bruce Robert Moore in 1951, but in the more experimental mode combining irregular forms and pise (rammed earth) materiality designed to integrate into its bush setting.



57 Dodd Street (HO38). Source: Heritage Victoria.



Pise House, 7 Peter Street, Eltham (HO151) Source: Heritage Victoria.

The 'Eltham Style' is associated with the development of the Shire as an artistic community, expressing well the combination of elements such as natural materials, integration with nature, bespoke design and their use and appreciation by local artisans and artists. This was an important aspect of the historical development of the Shire in the post-war period and well into the late twentieth century. It continues to contribute towards the Shire's particular character.

#### *Alistair Knox designs*

As mentioned above, an important subset of the 'Eltham Style' belongs to the design work of local personality Alistair Knox. Alistair Knox is one of a small number of architects and building designers in Victoria who are recognised by the general public and whose architecture gave rise to a regional style. (Peterson & Kuzyk RMIT Design Archives 2014). Alistair Samuel Knox (1912-1986) was largely self-taught. He advocated for using available resources for building

construction, allowing the building to be in harmony with its environment. These ideals were influenced by shortages of building materials in the aftermath of WWII, by his artistic friends, and by his own view of the world. His particular embodiment of the 'Eltham Style' typically comprises a residence with mud brick and recycled materials in a bushland setting, characterising the postwar built environment of Eltham and the surrounding areas (Alistair Knox Foundation c2018). While other manifestations of the 'Eltham Style' were often nostalgic through their harking back to traditional vernacular forms, Knox brought a more Modernist influence to the style.

Knox had connections with many of Victoria's eminent modernist architects such as Kevin Borland, and he employed and collaborated with many important landscape designers such as Ellis Stones. In this way his work sits within the context of post-war Melbourne Modernism. He was instrumental in the development of the next generation of regional builders and designers including architects John Pizzey, Morrice Shaw and Robert Marshall, building designer Bohdan Kuzyk, builder Peter Jarvis and 'countless' owner builders (Peterson & Kuzyk 2014).

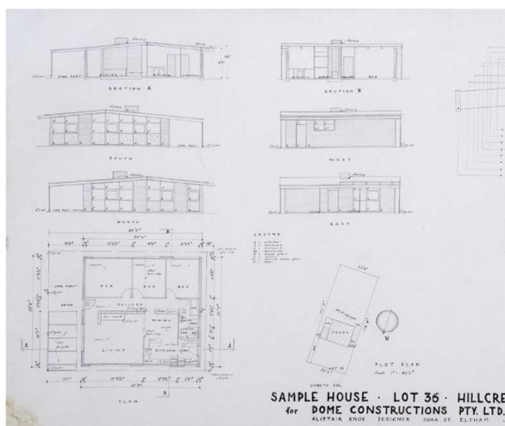
Knox's stylistic periods have been divided into the following (Alistair Knox Foundation 2018):

- *The first Mud Brick (or earth building) Period (1947-53)*
- *Modular Houses (1955-c1961)*
- *The Second Mud brick stage (1964-72)*

Apart from his architectural career, Knox served as an Eltham Shire councillor from 1972-1975 and its President in 1975. He was a founding member of the Australian Institute of Landscape Architects, becoming a fellow in 1983. In 1982, four years before he died, the University of Melbourne awarded him an honorary Doctorate. Knox continued to design houses until his death in 1986 (Alistair Knox Foundation c2018).

Peterson and Kuzyk (RMIT Design Archives 2014) sum up Knox's style thus:

*In general, Knox's approach was modernist in its embrace of light, space, proportion, unadorned minimalism, modularity and orientation. His buildings sit empathetically within the natural landscape and his materials were nearly always those he perceived as 'rustic, and reclaimed'; he sought to build homes for people, not monuments to their architect.*



Sample house for Dome constructions, Donvale, c1958 Source: *RMIT Design Archives*



Alistair Knox. Source: *RMIT Design Archives*.

Several Knox houses are on the Heritage Overlay, but these are understood to be a small sample of the prolific designer. Examples include:

- Former Lim Joon House, 618 Main Road, Eltham (HO119)
- The Collier House 185 Mount Pleasant Road, Eltham (HO136)



- Pittard Residence 430 Mount Pleasant Road, Research (HO139)
- Alistair Knox's House and Office 2 King Street, Eltham (HO109)



Former Lim Joon House, 618 Main Road Eltham. Source: Heritage Victoria.



The elevation of Coller House. Source: Bick, 1992.



Pittard Residence in 1992. Source: Bick, 1992.



Image dated c 2010s shows the windowed wall of the Knox Residence. Source: realestate.com.au.

### *Post-war houses*

Given that significant residential settlement took place in the Shire in the post-war period of the twentieth century, it is understood that this period remains under-represented on the Shire of Nillumbik's Heritage Overlay. Nonetheless there are a few post-war houses on the Heritage Overlay apart from 'Eltham Style' or Knox designs. Examples include:

- Nichol House, 49 Kangaroo Ground-Warrandyte Road North Warrandyte (HO103)
- Handfield Residence, 16 Homestead Road, Eltham (HO83)

Post-war houses on the Heritage Overlay have tended to be architect designed and/or associated with significant local figures, particularly artists. In this there is much crossover with elements of the 'Eltham Style'. The emphasis on Robin Boyd designs in the current post-war residential heritage is evident. Nichol House (HO103), designed by Boyd in 1949, features a flat roof, window walls and timber cladding, and is expressive of the 'Melbourne Regional Style', which itself was initiated by Boyd. The Handfield Residence (HO83) was similarly designed by Boyd, combining international Japanese influence with the more common 'Melbourne Regional Style'. A smattering of other Modernist architects are represented on the Heritage Overlay locally, and some notable examples are also included on the Victorian Heritage Register as being significant on a State level. The history of the Shire in the post-war period suggests that architect designed residences are an important theme in this period of the Shire of Nillumbik's development.



Nichol House at 49 Kangaroo Ground, Warrandyte demonstrates the typical 'Melbourne Regional Style'. Source: Realestate.com



Handfield Residence is another Robin Boyd design with Japanese international influence. Source: Nillumbik Heritage Study 1992.

### *Farmhouses and complexes*

An important part of the Shire of Nillumbik's current Heritage Overlay is devoted to places associated with the farming history of the area, particularly early homesteads or farm complexes. The current Study reviews significant additions to this collection. Some existing examples of farmhouses and complexes on the Heritage Overlay include:

- 860 Cottles Bridge-Strathewan Road, Arthurs Creek (HO28)
- Orchard House at 25 Cottles Bridge-Strathewan Road, Cottles Bridge (HO190)
- Worlingworth, at 10-26 Banoon Road, Eltham (HO7)
- Weatherboard farmhouse & outbuildings, 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89)



The interwar weatherboard house at the Apted property 850 Cottles Bridge-Strathewen Road. Source: Shire of Eltham Heritage Study, 1992.



Orchard House at 25 Cottles Bridge-Strathewan Road. Source: Shire of Eltham Heritage Study, 1992.



Worlingworth, at 10-26 Banoon Road, Eltham. Source: Shire of Eltham Heritage Study, 1992.



MacMillan Farm at 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek. Source: Shire of Eltham Heritage Study, 1992.

### 3.7.4 Integrity



Integrity is the degree to which the significant attributes or characteristics of the place are legible in the extant fabric or appearance of the place. If the place is historically significant, there should be something that continues to be demonstrated by the place in terms of some combination of fabric, form or setting. For example, if a place is significant as a former farmhouse or a Victorian cottage or Interwar bungalow, there should be something to protect that demonstrates this. There may be some later alterations such as replacement of fabric, repairs, minor extensions or alterations, but the overall historical identity should be clearly visible. A key benchmark for considering the appropriate integrity of historical places was the integrity of places already on the Heritage Overlay.

It was noted during the Study that integrity of many places across the Shire of Nillumbik was relatively low when compared to individually significant places in more urban or inner-city municipalities. When assessing the effect of integrity on the threshold of significance, the existing Heritage Overlay provided guidance or benchmarks about what an appropriate level of integrity is on the local level for the Shire, given its individual history and character. Many rural properties have long histories of change and renovation, particularly as many places were built or added to in phases concurrent with economic development and changes in fortune or ownership.

For example, the Thornholme Farm Complex (HO192) has some alterations such as a projecting addition and glazed windows, but the original form of the historic homestead remains clearly legible. Similarly, the Kangaroo Ground General Store & Post Office (HO48) has been altered over time as an ongoing commercial property, but the history and identity of the place continues to be demonstrated in the overall historic form.



Thornholme Farm Complex, 180 Doctors Gully Road, Doreen (HO192).



Kangaroo Ground General Store & Post Office, 280 Eltham-Yarra Glen Road, Kangaroo Ground (HO48)

In the same way, where aesthetic or architectural significance is considered for the distinctive design or appearance of the place, it is important that the defining elements of the original design from which significance is derived should continue to be legible in the extant fabric of the place. Consideration is given to the overall form, the intactness of the detail and appearance of the original volume. Where an addition or alteration has been made, the impact of this addition on the original design and extant fabric is considered. Additions that are broadly sympathetic and/or distinct from the original may be acceptable. Additions that overwhelm, subsume, and/or alter the original volume of the building tend to have a more deleterious impact on integrity.

### 3.7.5 Condition

The condition of each property was noted in the survey, with a range of conditions noted. Some places were in excellent condition. Average condition included some elements requiring repair. Poor condition included places requiring immediate attention or in some rare cases in states of dereliction. As a general rule, condition was not considered to rule out heritage significance of a place providing original fabric and overall form was still evident. For example, in Melton C100 (2015) p.19, Panel 'concluded that condition in itself is not a determinant of heritage

significance. If a place could be shown to be of at least local significance against an established heritage criterion, it was appropriate for listing under the Heritage Overlay, even if it was not in original or good condition.' Several Panel reports (Whitehorse C74 Part 2 2008; Melton C71 2009) also distinguish between condition and intactness: 'a place may be quite run-down but still be substantially intact and retain its heritage values. Being in poor condition does not of itself disqualify a place from being listed on the Heritage Overlay, whereas lack of intactness may do so (depending on the heritage criterion that applies).' Likewise, Moreland C149 concluded that condition of a property is not generally relevant at the listing stage unless there were a high certainty that the building would need to be demolished, or the extent of repair would destroy the integrity of the building (Heritage Issues Summaries from Panel Reports – Issue 2 – March 2018:34).

### 3.8 Statements of Significance

For each place found to meet the threshold of local significance for at least one criterion, a Statement of Significance was reworked or prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with The Burra Charter; using the HERCON criteria; and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the Practice Note, namely:

#### ***What is significant?***

*This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.*

#### ***How is it significant?***

*A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.*

#### ***Why is it significant?***

*This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.*

#### 3.8.1 Updating and Revising existing Statements of Significance

Statements of Significance from the Stage 1 Study in many cases needed updating to account for current conditions, and to address the individual HERCON Criteria using a threshold of local significance.

#### 3.8.2 Statutory Recommendations

The typical statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the Practice Note.

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- **External Paint Controls** – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning



permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).

- **Internal Alteration Controls** – to be used sparingly and on a selective basis for special interiors of high significance.
- **Tree Controls** – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- **Fences and Outbuildings which are not exempt from advertising planning permit applications** – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- **Included on the Victorian Heritage Register** – can only be entered by Heritage Victoria.
- **Prohibited uses may be permitted** – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- **Incorporated Plan has been adopted for the place/precinct** – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- **Aboriginal heritage place** – note that Aboriginal heritage significance was not assessed as part of this Study.

When making statutory recommendations, application of these additional controls was recommended where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have generally been indicated for inclusion in the *Schedule to the Heritage Overlay* to provide clear guidance for planners and owners. For example: Tree Controls: Yes –Oak.

### 3.8.3 HERMES Entry

The Practice Note specifies that:

*All statements of significance should be securely stored in the HERMES heritage database.*

*Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.*

This will be done by Council once a planning scheme amendment has been gazetted. Once the places have been added to HERMES, the records of those places added to the Nillumbik Shire Heritage Overlay will be visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.

## 4 Key Findings

### 4.1 Places of Local Significance

#### 4.1.1 New Proposed Significant Places

The following 13 places identified in Stage 1B were proposed for inclusion on the Nillumbik Shire Heritage Overlay on the basis that they meet the local threshold of significance for one or more of the HERCON Criteria:

Name	Date	Address	Applicable HERCON Criteria
Catholic Church	1872	49-55 Main Street, Diamond Creek	A, E
Yarrambat General Store	1877, 1920	466 Ironbark Road, Yarrambat	A
Weatherboard Cottage	c.1890	631 Heidelberg-Kinglake Road Wattle Glen	A, D
Mitchell House	1985	19 Fordams Road, Eltham	A, E
Wigley House	1943	35-37 Warrandyte-Kangaroo Ground Road, North Warrandyte	A, D, E, H
Queen of the Shire	2015	Cnr Research-Warrandyte & Kangaroo Ground-Warrandyte Roads, North Warrandyte	E, H
Carson House	1972	33 Koornong Crescent, North Warrandyte	A, E
Tarrangower	1963	30 Koornong Crescent, North Warrandyte	A, E
Tilwinda	1968	130 Laughing Waters Road, Eltham	A, E
Laughing Water	1969	220 Laughing Waters Road, Eltham	A, E
Souter House	1953	17 Koornong Crescent, North Warrandyte	A, E
Zadnic House	1975	7 Banoon Road, Eltham	E
Nichols House	1973	17 Haldane Road, Eltham	A, E

#### 4.1.2 Review of Existing Places

The following 32 places with draft citations were reviewed and proposed for inclusion on the Heritage Overlay and revised Statements of Significance were provided for each.

Name	Date	Address	HERCON Criteria
Methodist Church	1873	893 Arthurs Creek Road, Arthurs Creek	A, D, E
Shelter Shed	1910	900 Arthurs Creek Road, Arthurs Creek	A, B
Mechanics Institute	1890	906 Arthurs Creek Road, Arthurs Creek	A, E
Park View	c.1890	25 Brennans Road, Arthurs Creek	A, D
Arthurs Creek Cemetery	c.1846	1165 Arthurs Creek Road, Arthurs Creek	A, E, G, H
Sherwood	c.1865	110 Deep Creek Road, Arthurs Creek	A, D
McPherson's Yarra Glen Station	c.1870	75 Wendy Way, Christmas Hills	A, B

Former Felton House	1870	12 Broad Gully Road, Diamond Creek	A, E
House & Palm	1907-10	34 Clyde Street, Diamond Creek	A, D, E
House	1892	38 Collins Street, Diamond Creek	A, D
Former Diamond Creek Manchester Unity Independent Order of Odd Fellows (MUIOOF) Lodge	1906	42 Collins Street, Diamond Creek	A, B, E
Ghirrawheen	1925-28	349 Diamond Creek Road, Diamond Creek	A, B, E
Larch Hill	1920-22	2 Hillmartin Road, Diamond Creek	A, E
War Memorial	1921, 1970	Main Hurstbridge Road, Diamond Creek	A, D, E, G
Greet	1890-1926	162 Murray Road, Diamond Creek	A, D
Windmill house	1973	25 Nicole Crescent, Diamond Creek	B, E
Villa Bereguardo	1924	32 Perversi Avenue, Diamond Creek	A, B, E
Former farmhouse	1929	75-99 Phipps Crescent, Diamond Creek	A, D
Harton Hill	1930s	405 Ryans Road, Diamond Creek	A, E
Hazelglen Uniting Church	1872	1070 Yan Yean Road, Doreen	A, D, G
Post Office & General Store	1932	920 Yan Yean Road, Doreen	A, D
Panton Hill General Store Precinct	c.1880-1939	586 & 588 Kangaroo Ground Street, Panton Hill	A, D, G
Former farmhouse	1920s	145 River Avenue, Plenty	A, D
Nilgiris	c.1926	183 Yan Yean Road, Plenty	A, D
Former farmhouse	1916-20	52 Kurraak Road, Yarrambat	A, D
Stuchbery Farm	c.1920	Latrobe Road, Yarrambat	A, C
Farm complex and former State School	1856, 1920, 1930	651 Yan Yean Road, Yarrambat	A, D
Landfall	1938	15 Castle Road, Warrandyte North	A, E, H
Plenty Heritage Park	1930, 1970, 1924	2-6 Memorial Drive, Plenty	A, D, G
Memorial Park	1919, 1926	385 Eltham – Yarra Glen Road, Kangaroo Ground	A, B, E, G
Charnwood	c.1863	870 Arthurs Creek Road, Arthurs Creek	A, D, H

Oak tree	c.1898	477 Broad Gully Road, Diamond Creek	A, E
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## 4.2 Properties that were not recommended

A total of nine properties were not recommended for inclusion on the Heritage Overlay either because they had been demolished/destroyed or were not deemed to meet a threshold of local significance. One property could not be accessed and there was no documentary evidence upon which an assessment could otherwise be based.

### 4.2.1 Properties from Stage 1 that were not recommended

Three properties with draft citations from Stage 1 were no longer recommended for the Heritage Overlay. These were the following:

Address	Descriptor	Rationale
30 Clyde Street, Diamond Creek	Meat Store	Insufficient historical and material evidence to support significance of former outbuilding to a demolished house.
55 Chapel Lane, Doreen	Linton Grange	Extensive alterations have compromised integrity.
283 Pioneer Road, Yarrambat	House, Farm	Demolished

In the case of the outbuilding at 30 Clyde Street, Diamond Creek, this had been previously identified as of potential heritage significance as a rare example of a purpose-built meat store in the municipality. The building was associated with the former residence of Augustus Flower Edmonds who was a resident of Diamond Creek, born there in 1878. The house has since been demolished. On review, the evidence for this being a meat store was deemed circumstantial and no documentary or physical evidence that could be relied upon established this as a purpose-built meat store rather than another generic interwar outbuilding, more likely a shed. The appearance of the building, with original / early window, makes it unlikely to be a cool room.

In the case of 55 Chapel Lane, Doreen, the property was not able to be inspected on site. Instead, assessment was undertaken using existing information and aerial images. Early images indicate that the house has been substantially altered, with most of the distinctive features (including notable front gables) having been removed. These features would have elevated the site above other examples in the Shire had they been extant. Although partially legible as a Victorian homestead, and of local historical interest for its associations, the house is unlikely to meet the threshold for any criteria. Other examples in the Shire that retain a higher level of integrity better illustrate similar historical and aesthetic values.



Early image of Linton Grange at 55 Chapel Lane, Doreen.  
Source: University of Melbourne Library.



View of the current house at 55 Chapel Lane, Doreen.  
Source: Realestate.com.au



The outbuilding at 30 Clyde Street, Diamond Creek.  
Source: Trethowan 2022.

#### 4.2.2 Stage 1B Properties that were not recommended

Six properties suggested from Stage 1B were not recommended for the Heritage Overlay. Those places demolished or destroyed were automatically set aside. Others were deemed not to meet the threshold of significance due to a lack of integrity (substantive additions or changes that have resulted in a loss of original fabric), or to be lower in representative or aesthetic quality when compared to other comparable examples.

These were the following:

Address	Descriptor	Rationale
39 Kangaroo Ground-Warrandyte Road, North Warrandyte	A post-war house designed by Fritz Janeba	Demolished
140 Henley Road, Kangaroo Ground	A mud brick house by Alistair Knox	Unable to be assessed due to lack of both visual and documentary evidence
Hipwell House, Research Road (193 Research-Warrandyte Road), North Warrandyte	Modernist house	Original house destroyed by fire.
88 Bradleys Lane, North Warrandyte	House designed by David Gordon	Extensive alterations have compromised integrity.
25 York Street, Eltham	Koorringoorama Guest House	Original house mostly destroyed by fire.



21-25 Antoinette Blvd, Eltham	House designed by Charles Duncan	Extensive alterations have compromised integrity.
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In the cases of the two houses whose integrity was compromised by alterations, there was considerable impact on the original primary volume of the house.

The house at 21-25 Antoinette Boulevard was designed by Charles Duncan in c.1970 and was noted at the time for the ways its design fitted into the bush setting. It was originally called Naylor House and described by the *Age* (5 November 1973:14):

*Charles Duncan designed the Naylor house (1968–70) on a one-acre site in Eltham overlooking [the] Diamond Creek. The elongated split-level brick house stretched along the contours, with the low-pitch shingle roof repeating the angle of the slope. The interior featured natural materials with exposed brick, a floor of old roof slates, stained timber ceilings and exposed laminated timber beams.*

Analysis was made with the original plans and an early photograph. It was found that the materiality of the house that had so blended with the environment had been altered by the replacement of the slate roof with metal, and the rendering of the original brickwork, so that the house now contrasts with rather than blends with nature. The landscape setting has also been transformed from a bush garden to predominant hard landscaping. Other alterations to the house comprised an additional two wings – one bedroom and one living room – and the alteration of original window and door openings. The alterations to the fabric of the original volume had been made to match the appearance of the new additions, so that the old and new fabric were indistinguishable. For these reasons, the integrity was considered too low to meet a threshold of local significance.

The house at 88 Bradley's Lane had been identified as potential heritage as a 1960s house designed by architect David S. Gordon. In this case, a site inspection was carried out and comparison also made with the original plans. The original house was interesting as it comprised a carport located at the centre, but the house has been altered and added to in the subsequent years. Alteration works include the conversion of the carport into a living space and substantial addition to the house on its south elevations. Subsequent owners constructed an additional garage and outbuilding (used as an office by the present owner) to the site. Because of the significant changes to the primary volume of the original house, the integrity was again considered too low to meet a threshold of local significance.



The house at 21-25 Antoinette Boulevard, Eltham.  
Source: Realestate.com.au accessed 2022.



The house at 88 Bradley's Lane, North Warrandyte.  
Source: Trethrowan 2022.

#### 4.2.3 Properties Investigated for Removal from the HO

Of the three properties investigated for potential removal from the Heritage Overlay, the following outcomes were noted.

Address	Descriptor	Outcome/Recommendation
35 Laughing Waters Road, Eltham	Tree	Adjust HO112 extent to appropriate TPZ as defined by arborist.
17 Howell Road, Plenty	Oak trees at Former Plenty School	Demolished/removed from site so the HO213 on this property may be removed.
30-32 Osborne Court, North Warrandyte	House	Extensive alterations have compromised integrity to the house and it appears to no longer meet a threshold of local significance. Remove from HO144.

The tree at 35 Laughing Waters Road covered by HO112 is noted as a *Eucalyptus melliodora* (Yellow Box) and is on the *Nillumbik Register of Significant Trees* (1992), with an age estimated now to be 150 years. There is no reason therefore to remove the tree from the Heritage Overlay. It is considered unusual however that the land covered by HO112 is triangular in shape and may cover land that is not part of the area occupied by the actual tree. It is recommended therefore that a suitably qualified arborist should be consulted to map an appropriate Tree Protection Zone for the tree and the map for HO112 should be redrawn accordingly.



The tree at 35 Laughing Waters Road. Source: Trethowan 2022.

The house at 30-32 Osborne Road, North Warrandyte is covered by HO144 (White Cottage). The c.1890s stone cottage was noted as aesthetically and historically significant to the Shire of Nillumbik. As per the original citation:

*The cottage is historically significant for its association with one of Warrandyte's first settler families, the Lowes - Frank and Joseph Lowe (professor and teacher of dance) built it by hand, and later owners William Alexander Osborne and Ethel Osborne (medical researchers and conservationists) (Criterion H). Also as a rare surviving example of an early farmhouse in North Warrandyte, demonstrating the simple life characteristic of the area in the 19th century (Criteria B & A). It is of aesthetic significance as a highly picturesque yet representative stone and timber rural cottage of the mid to late 19th century, enhanced by its spectacular and mature landscaped setting (Criteria E & D).*

The assessment concluded that the subject site has undergone significant alterations and additions. New work included the addition of a front verandah (with glazed enclosure) and a single-storey brick and weatherboard side addition to the west of the existing cottage. Our site inspection, which was conducted from the street on the 11th of March 2022, could not verify whether the existing front elevation of the cottage had been altered. However, the west addition is sited further northward than the existing front wall line, hence detracting from the prominent visual presence of the original cottage. The addition, which is designed to replicate the existing cottage, also confuses the difference between the old and the new. As such, the later additions have significantly impacted on the significance of the cottage, and its presence as a c1890s farmhouse has been overwhelmed and is no longer legible from the street or intelligible from the additions that now envelop it. This assessment is limited by the lack of internal access to the site where some evidence of the original structure may remain.



The house around the cottage at 30-32 Osborne Road, Warrandyte.



White's Cottage as pictured in the Butler Study (2001).

#### 4.2.4 Demolished Dwellings

A total of four places assessed as potential additions to the Heritage Overlay had been demolished or destroyed by fire.

- 39 Kangaroo Ground-Warrandyte Road, North Warrandyte
- Hipwell House, Research Road (193 Research-Warrandyte Road), North Warrandyte
- 25 York Street, Eltham
- 283 Pioneer Road, Yarrambat

#### 4.2.5 Unable to be Surveyed

A total of 14 places were unable to be physically surveyed from the street level or view, often due to distance from the road or dense vegetation or severely restricted access. In all but one of these cases an assessment was instead made based on a combination of aerial photography and other publicly available data such as real estate photos, historical records or plans, and/or Council building permit records and plans. Those places that have not been able to be physically surveyed are:



- 35-37 Kangaroo Ground-Warrandyte Road, North Warrandyte
- 33 Koornong Crescent, North Warrandyte
- 7 Banoon Road, Eltham
- 870 Arthurs Creek Road, Arthurs Creek
- 25 Brennans Road, Arthurs Creek
- 110 Deep Creek Road, Arthurs Creek
- 405 Ryans Road, Diamond Creek
- 55 Chapel Lane, Doreen
- 145 River Avenue, Plenty
- 183 Yan Yen Road, Plenty
- Former Stuchbery Farm, La Trobe Road, Yarrambat
- 651 Yan Yean Road, Yarrambat
- 15 Castle Road, North Warrandyte
- 140 Henley Road, Kangaroo Ground

#### 4.2.6 Unable to be Assessed

One dwelling identified by the Stage 1 Survey was not able to be surveyed or assessed in any meaningful way due to a combination of lack of access and lack of other documentary information.

- 140 Henley Road, Kangaroo Ground

### 4.3 Statutory Controls

#### 4.3.1 External Paint Controls / Internal Alterations / Victorian Heritage Register / Prohibited Uses / Aboriginal Heritage Place / Outbuildings and Fences

No additional controls are recommended for the Heritage Overlays in relation to the following:

- External Paint Controls
- Internal Alterations
- Victorian Heritage Register
- Aboriginal Heritage Place

#### 4.3.2 Tree Controls

Tree controls are recommended for selected mature trees that particularly enhance the setting of the place and relate directly to its historical or aesthetic significance. An arborist report is recommended to identify the species and age of the trees. The trees of interest are identified in the Schedule to the Heritage Overlay. Tree controls are proposed for the following:

- 110 Deep Creek Road, Arthurs Creek – Mature Cedars
- 870 Arthurs Creek Road, Arthurs Creek – Remaining orchard trees and garden
- 384 Eltham-Yarra Glen Road (Eltham Memorial Park) – various trees
- 651 Yan Yean Road, Yarrambat – mature pines and palm tree around house
- 1070 Yan Yean Road, Doreen (Hazel Glen Uniting Church) – Pine trees
- 406 Ryans Road, Diamond Creek – Monterey Cypress
- 32 Perversi Avenue, Diamond Creek – Palm trees
- 349 – 361 Diamond Creek Road, Diamond Creek (Ghirrawheen) – remnant orchard
- 34 Clyde Street, Diamond Creek – Palm tree
- 405 Ryans Road, Diamond Creek – Monterey Cypress

### 4.3.3 Fences and Outbuildings

It was found during the review of the draft citations that significance had often been proposed for a range of outbuildings, particularly in former farming properties, on the basis that the outbuildings supported the historical significance of the place as a former working farm. The review established that most of these appear to be vernacular and utilitarian farm structures of uncertain age, and unless an outbuilding was established as significant, outbuilding controls were not proposed. Demolition of outbuildings within the Heritage Overlay are still subject to a permit, but public notice of the permit application is generally not required. No original fences were noted during the survey. This is not unusual given the way in which functional structures such as outbuildings and fences are often replaced or updated on a regular basis in a functioning rural setting.

Fencing and Outbuilding controls are proposed for the following:

- Eltham Memorial Park Caretaker's Cottage
- 1070 Yan Yean Road, Doreen (Hazel Glen Uniting Church) – Gates facing Yan Yean Road
- 15 Castle Road, North Warrandyte – Pottery Studio
- Stuchbery Farm, La Trobe Road, Yarrambat
- 32 Perversi Avenue, Diamond Creek – Front outbuilding
- 349 – 361 Diamond Creek Road, Diamond Creek (Ghirrawheen) – garage, stables, packing sheds
- 870 Arthurs Creek Road, Arthurs Creek
- 25 Brennans Road, Arthurs Creek
- 110 Deep Creek Road, Arthurs Creek

### 4.3.4 Prohibited Uses May Be Permitted

Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas. However where properties are located in the Nillumbik Shire Green Wedge additional significant planning controls relating to use and development are applicable and will the range of potential prohibited uses will be reduced.

Prohibited Uses May be Permitted controls are proposed for the following:

- 384 Eltham-Yarra Glen Road (Eltham Memorial Park)
- 651 Yan Yean Road, Yarrambat (Farm Complex and Former State School)
- 920 Yan Yean Road, Doreen (The Doreen Post Office and General Store)
- 25 Nicole Crescent, Diamond Creek (Windmill house)
- 183 Yan Yean Road, Plenty (Farm complex)
- Stuchbery Farm, La Trobe Road, Yarrambat
- 52 Kurrak Road, Yarrambat (Farm complex)
- 2-6 Memorial Drive, Plenty (Plenty Heritage Park)
- 406 Ryans Road, Diamond Creek (Farm complex)
- 42 Collins Street Diamond Creek (Former Lodge)
- 920 Yan Yean Road, Doreen (General Store)
- 2 Hillmartin Lane, Diamond Creek (former orchard).

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