



50 Oatland Road, Plenty

Shire of Nillumbik Planning Scheme Amendment C142nill

Statement of Evidence prepared by Mark Huntersmith

Acknowledgement of Country

We respect and acknowledge the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
2894	1	Report	4 July 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

Copyright

© GML Heritage Pty Ltd 2022

This report has been produced for the client as an internal document. Except as allowed under the *Copyright Act 1968* (Cth), no part may be copied, transmitted, published, or otherwise dealt with in any form without permission in writing from GML Heritage and the owners of copyright in images or other matter in that part of the document.

Pre-existing copyright in images and other matter is acknowledged where appropriate. Although a reasonable effort has been made to obtain permission to reproduce copyright material, GML Heritage does not warrant that permission has been obtained in all cases.

Source of images is GML unless otherwise stated.

Contents

1	Introduction	1
1.1	Purpose	1
1.2	Instructions	1
1.3	Sources of information	1
1.4	Qualifications, experience and area of expertise	2
1.5	Summary of opinion	3
1.6	Further changes recommended in response to submissions	4
1.7	Declaration	4
2	Methodology of the study	5
2.1	Background	5
2.2	Assessments and recommendations	5
2.2.1	Site visit	6
2.2.2	Historical research	6
2.2.3	Documentation	7
2.2.4	Comparative analysis	7
2.2.5	Assessment against criteria	8
2.2.6	Statement of significance	9
2.2.7	Mapping and curtilages	9
3	Response to submissions	10
3.1	Introduction	10
3.2	50 Oatland Road, Plenty	10
3.2.1	Recommendations and amendment to C142nill	10
3.2.2	Statement of Significance	11
3.2.3	Submission 1 (the Owner)	13
3.2.4	Submission 2 (Planning Appeals Pty Ltd)	21
3.2.5	Submission 3 (Melbourne House Plans)	32
3.2.6	Conclusion and recommendations	32
4	References	33

1 Introduction

1.1 Purpose

- [1] I, Mark Huntersmith, have prepared this statement of evidence for the Shire of Nillumbik in relation to Amendment C142nill to the Nillumbik Planning Scheme Amendment (the Amendment).
- [2] The Amendment proposes to implement the recommendations of the '50 Oatland Road, Plenty' citation (the Assessment), prepared by Context (now GML Heritage) in September 2021.
- [3] Specifically the amendment:
- amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay (HO271) to part of 50 Oatland Road, Plenty
 - amends Planning Scheme Map No 008 to apply the new Heritage Overlay
 - amends the Schedule to Clause 72.04 (Schedule to the Documents Incorporated in this Planning Scheme) to include a Statement of Significance for 50 Oatland Road, Plenty
 - amends the Schedule to Clause 72.08 (Background Documents) to include the citation for 50 Oatland Road, Plenty.

1.2 Instructions

- [4] This statement of evidence has been prepared in response to the instructions of the Shire of Nillumbik (Council) within the context of Amendment C142nill to the Nillumbik Planning Scheme.
- [5] It has been requested that I review submissions received by Council regarding 50 Oatland Road, Plenty, and provide an opinion on the heritage significance of this individual property recommended for inclusion in the Heritage Overlay.

1.3 Sources of information

- [6] This statement draws upon the following documentation:
- Planning Practice Note 1 'Applying Heritage Overlay' (PPN01), 2018
 - 50 Oatland Road, Plenty, Heritage Assessment, 2021
 - Nillumbik Planning Scheme

- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013)
 - Nillumbik Shire Thematic Environmental History—Revision 2016, prepared for Nillumbik Shire Council.
- [7] This statement also draws upon a public realm site inspection to 50 Oatland Road, Plenty, in September 2021.

1.4 Qualifications, experience and area of expertise

- [8] *Master of Cultural Heritage (Deakin University); Bachelor of Planning & Design (Architecture) (University of Melbourne); Bachelor of Science (Hons) (Psychology) (University of Melbourne).*
- [9] I am a heritage practitioner with over twenty years' experience working in an architectural practice located in the City of Boroondara.
- [10] I have worked at GML Heritage Pty Ltd (formerly Context) as a permanent staff member from October 2018. I am a Senior Consultant of that company. During that time I have worked on numerous conservation management plans, heritage assessments, municipal heritage studies and reviews, including the Boroondara Municipal-Wide Heritage Gap Study, Balwyn Heritage Study Stage 2, Balwyn Heritage Peer Review Stage 3 (current), Moreland Stage 1 Built Heritage Assessment, Moonee Valley Heritage Study Stage 2, Bayside Mid-century Modern Heritage Assessments Stage 2, Bayside Mid-century Council-owned properties, Hoddle Grid Heritage Review, Bass Coast Gap Study and prioritisation framework, Cardinia Heritage Study Precinct Review updates, Heritage Precinct Review HO8 City of Port Phillip, South Yarra Heritage Review City of Melbourne (current), Wattle Road, Hawthorn Heritage Assessment (current), Balwyn Heritage Peer Review Stage 3 (current) and the Parkville Heritage Review (current). I have undertaken heritage assessments for individual places and precincts for a number of municipal councils, including for the cities of Stonnington, Boroondara, Port Phillip, Moonee Valley, Yarra, and Nillumbik. My roles in these studies have been multifaceted and have ranged from historical research, fieldwork, comparative analysis, significance assessment and preparation of Statements of Significance. I have worked as part of multidisciplinary project teams and have project managed these teams in many instances.

Statement of expertise

- [11] With extensive experience working in an architectural practice, I have been responsible for the end-to-end delivery of both residential and commercial projects.
- [12] I have completed a Master of Cultural Heritage at Deakin University focusing on heritage place management. I have a particular interest in, and aptitude for, facilitating good design outcomes within sensitive heritage overlays.
- [13] I have experience working on large-scale municipal heritage studies and have been extensively engaged in the provision of strategic and statutory heritage advice, including heritage asset management strategies, conservation management plans and heritage impact statements.
- [14] I have undertaken many assessments and re-assessments of the cultural heritage significance of a range of building types (residential, commercial, industrial), historic gardens, parks and landscapes, and precincts in the Melbourne metropolitan area and in rural and regional Victoria.
- [15] As Heritage Advisor to the City of Manningham and the Shire of Nillumbik, I review and apply design guidelines for heritage places. I have an in-depth knowledge of the statutory requirements of the Victorian and local planning provisions as they relate to places on the Victorian Heritage Register and Heritage Overlay.
- [16] My area of expertise that is relevant to this Planning Panel hearing is the assessment of cultural heritage significance of places, buildings and structures within the wider Victorian context.
- [17] My curriculum vitae outlining my heritage qualifications and experience with respect to heritage issues is attached as Appendix A to this report.

1.5 Summary of opinion

- [18] The Amendment seeks to add an Individually Significant place to the Heritage Overlay and should be supported. The inclusion of 50 Oatland Road, Plenty, is justified by the citation prepared by Context for the Shire of Nillumbik in 2021.
- [19] The citation for this place determines that 50 Oatland Road, Plenty, meets the 'threshold' of local significance, based on an assessment of its heritage value using the recognised HERCON Criteria. Properties such as 50 Oatland Road evidence distinctive settlement patterns in the Shire of Nillumbik, which correspond to historical themes articulated in the Nillumbik Shire Thematic Environmental

History (2016). The comparative analysis supports the local heritage significance of 50 Oatland Road, Plenty.

1.6 Further changes recommended in response to submissions

[20] I recommend that the following change be made to the heritage citation:

- That the date of the garage be amended from 'by 1946' to 'by 1936'.

1.7 Declaration

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

Signed,

A handwritten signature in blue ink, appearing to read 'Mark Huntersmith'.

Mark Huntersmith

2 Methodology of the study

2.1 Background

- [22] A Potential Heritage List (the list) for the Shire of Nillumbik was prepared and categorised in August 2013 to assist with prioritising the assessment of potentially significant places at the local level.
- [23] Places on this list were either nominated by the community, nominated by Council's Heritage Advisor and Council officers, or identified in previous heritage studies but not further assessed at the time.
- [24] Samantha Westbrooke initially researched the property at 50 Oatland Road in 2016 as part of the North West Heritage Study and a draft citation for the property was prepared at that time.
- [25] The property was included on Council's Priority List for Stage B Heritage Review as adopted by Council at its June 2021 meeting, noting the Council Report identified that a future planning scheme amendment to apply the Heritage Overlay to implement Stage A and Stage B Heritage Reviews would be prepared subject to adoption of Stage B.
- [26] On 31 August 2021, I received an email from Julie Paget, Strategic Planner at the Shire of Nillumbik, requesting that Context (now GML) undertake a review and update of the existing citation for 50 Oatland Road, Plenty.

2.2 Assessments and recommendations

- [27] Context completed the review and updated the assessment of 50 Oatland Road, Plenty, in September 2021 in accordance with the request from the Shire of Nillumbik.
- [28] During the assessment stage, I carried out the site visit. My colleague, consultant Juliet Berry of Context, carried out the other steps in the assessment process set out below under my direction. I reviewed the citation and provided ongoing input into the assessment. Once finalised, the citation was put out for consultation and I provided a response to submissions received.

2.2.1 Site visit

- [29] As part of the Context assessment I carried out fieldwork in September 2021, viewing the property from the public domain.
- [30] While in the field, I inspected and took photographs of the place and its setting, as well as recording the building's architectural style, distinguishing features, visible alterations, and other elements on the site (plantings, trees, fences, outbuildings).
- [31] The place was only viewed and recorded (in notes and photographs) from the public domain. This was supplemented by current aerial imagery (from Nearmap).
- [32] This site visit informed the subsequent preparation of the place description.

2.2.2 Historical research

- [33] A history was prepared for both the wider locality and individual place, providing answers to questions such as when the building was built, for whom, by whom (builder and designer, if known), what changes had occurred over time (both physical changes, and changes in use), and how the place contributes to an understanding of the historical development of this part of Nillumbik. Biographical information on associated persons or organisations was also included where available.
- [34] The research mainly drew upon the following primary and secondary sources:
 - previous municipal heritage studies and the Nillumbik Shire Thematic Environmental History
 - local histories
 - Certificates of Title
 - rate books
 - parish plans
 - Probate and Administration Records (Public Records Office Victoria)
 - Trove and Newspapers.com newspaper searches
 - State Library Victoria online collections of historical maps, plans and photos
 - Museum Victoria online collections
 - Victorian Collections online collections
 - historical aerial photographs
 - Sands & McDougall post office directories.

2.2.3 Documentation

- [35] A place description was prepared detailing the setting and contributory elements (such as fences, outbuildings, trees), the principal façade(s) and other visible elevations of the building. Aspects of the place such as its form, details and materials were compared against what was typical of that building typology. External alterations were also noted, including alterations visible from the public domain, and additions visible in aerial photographs. The site visit, photographs taken at that visit, and current aerial photographs of the place informed the preparation of the description. Photographs provided by the owner of the property were also utilised.

2.2.4 Comparative analysis

- [36] Comparative analysis is a critical step in determining whether a place meets the local (or State) threshold for heritage significance. The PPN01 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.

- [37] Comparative analysis is important in assessing how well a place reflects a key theme (or themes) in the historical development of the municipality or locality. It is important for understanding whether a place is of architectural significance and/or of rarity value in a given area, and to determine its relative importance in the locality or wider area.
- [38] In the comparative analysis process, similar places (in terms of built-date, type, and/or architectural style) already included in the Shire of Nillumbik Heritage Overlay were used as benchmarks to provide a basis for comparison. The potential heritage place was compared with these similar places according to how well it represented the relevant historical theme, its architectural design quality, intactness and integrity, and rarity.
- [39] When the place under assessment was considered to be an example of equal or better merit than the comparable places in the Heritage Overlay, it was judged to meet the threshold of local significance and considered worthy of inclusion in the Shire of Nillumbik Heritage Overlay.

2.2.5 Assessment against criteria

[40] In accordance with Planning Practice Note 1: Applying the Heritage Overlay, 2018 (PPN01), heritage places are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of local significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire Shire of Nillumbik, but this is not essential to meet the local significance threshold.

[41] PPN01 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 are 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 understanding our cultural or natural history (research potential).

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

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

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

Criterion G: Strong or special association with a particular 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).

[42] In the context of these assessments, where the criteria say 'our cultural or natural history', it should be understood as 'Nillumbik's cultural or natural history'.

[43] A discussion was prepared for each of the criteria for which the place was considered to meet the threshold of local significance.

2.2.6 Statement of significance

- [44] With the introduction of Amendment VC148 to the Victorian Planning Provisions on 31 July 2018, all places (individual places and precincts) to be covered by the Heritage Overlay in a planning scheme amendment are now required to have a Statement of Significance included in an Incorporated Document of the Planning Scheme.
- [45] As the place was found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising important facts about, and the significance of, the place.
- [46] The statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013) (the Burra Charter), using the HERCON Criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format complying with the guidance in the PPN01, 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. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.
 - How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.
 - Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'.

2.2.7 Mapping and curtilages

- [47] In regard to mapping PPN01 states:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature

of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map.

On this basis of including surrounding land 'to ensure that any development' would 'not affect the setting, context or significance' of the place an appropriate curtilage was recommended.

3 Response to submissions

3.1 Introduction

[48] This section of the report responds to formal submissions to Council. A total of three submissions were received:

- Submission 1, prepared by the Owner
- Submission 2, prepared by Planning Appeals Pty Ltd
- Submission 3, prepared by Melbourne House Plans.

[49] The heritage-related objections are summarised, and my response is provided.

[50] In my evidence I respond only to issues related to the heritage significance of the place, and the assessment of heritage significance. I have not responded to issues that are associated with management of the identified heritage values. Such matters (including property value, maintenance costs, and future development plans) either do not form part of the heritage assessment process or would ordinarily be assessed as part of a planning permit application should the place be added to the Heritage Overlay.

3.2 50 Oatland Road, Plenty

3.2.1 Recommendations and amendment to C142nill

[51] This place was identified as a potential heritage place in August 2013 as part of a larger review for the Shire of Nillumbik. It is recommended for inclusion in the Nillumbik Heritage Overlay as an individually significant place. The reasons for its significance are set out below.

3.2.2 Statement of Significance

[52] The Statement of Significance for 50 Oatland Road, Plenty, prepared in September 2021, reads as follows:

What is significant?

50 Oatland Road, Plenty, built c1928, is significant.

Elements that contribute to the significance of the place include:

- setback from Oatland Road;
- asymmetrical built form with a projecting front room and return verandah;
- weatherboard-clad walls;
- corrugated iron Dutch gable roof that extends down at a lower pitch over the return verandah;
- exposed rafter ends;
- red brick chimney;
- projecting front gable;
- decorative gable end detail, including timber lattice work and small timber brackets;
- corrugated iron clad timber window hood with scalloped trim supported by brackets;
- original pattern of fenestrations on the west, south and north elevations;
- timber double-hung sash windows;
- glazed door under the verandah on the west elevation;
- half-glazed front door set in a moulded timber door frame with sidelights;
- original or early timber flywire screen doors;
- timber garage with pitched roof situated to the south of the house;
- extant corrugated iron clad agricultural shed to the rear.

The mature tree in front of the house is not significant in its own right but contributes to the setting of the place.

Other more recent outbuildings are not significant.

Non-original alterations and additions are not significant.

How is it significant?

50 Oatland Road, Plenty, is of local historical and representative significance to the Shire of Nillumbik.

Why is it significant?

50 Oatland Road, Plenty, is historically significant for its association with the development of Plenty in the interwar years. As an intact timber bungalow built for William Charles and Priscilla Mary Lierse in c1928, originally on a 30 acre lot, it provides tangible evidence of the interwar subdivision pattern in which large rural landholdings in the Plenty area where [sic.] divided for sale in allotments of 10 of 30 acres. These allotments were advertised as being equally suited to farming and fruit-growing as they were to residential purposes. In response to an increasing population in the area, this development coincided with and supported a growing Plenty town centre. Established in the 1920s, the town centre included a Primary School (HO213), Methodist Church (HO250), Store and Hall (HO248). The Lierse family were early residents in the Diamond Creek and Plenty area involved in a variety of agricultural and other pursuits. They were heavily involved in the development of community life in Plenty from the mid-1920s (Criterion A).

Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. Smaller orchardists, however, often struggled to make a living from their trees and often turned to other activities such as raising chickens, selling firewood or even working for other landowners or in goldmines, as well as tending their fruit trees. This was the case for William Charles Lierse, who was an orchardist and sanitary contractor prior to establishing a poultry farm on the property by 1943. 50 Oatland Road provides important tangible evidence of these early agricultural activities in the area. The significance of the place is enhanced by its rural setting, which maintains its street frontage and setback to Oatland Road (Criterion A).

The house at 50 Oatland Road, Plenty, is a largely intact representative example of a timber interwar bungalow. It has had very few changes made to the original or early built fabric across its principal elevations. Key characteristics include its asymmetric built form with projecting front room below a dominant Dutch gable roof, and an extensive wrap-around verandah under the sweep of the main roof line. The extant c1920s garage, poultry shed, and open setting evidence the use of the site as a poultry farm complex (Criterion D).

3.2.3 Submission 1 (the Owner)

Heritage matters for discussion

- [53] The submitter objects to the proposed inclusion of 50 Oatland Road, Plenty, as an individually significant place in Schedule 43.01 to the Heritage Overlay of the Nillumbik Planning Scheme as an individually significant place.
- [54] This section of the report responds to objections raised in Submission 1, focusing on matters pertaining to heritage significance only. The key points raised by the submitter are provided in *italics*. My response follows each excerpt.

Point 1

- [55] *It needs to be understood that what Council is trying to call 'heritage' just doesn't exist anymore. The heritage value identified originally in 2016 was referred to as a 'farm complex'. Many of the farm buildings, particularly the chook sheds, the front fence and farm machinery that were there in 2016 have all been removed and it is now only the derelict house, shed and garage remaining. The house when taken by itself without the usual farm buildings, has nowhere near the same heritage significance. We would ask Council to recognise that what is there now doesn't justify being kept.*
- [56] I acknowledge that between 2016 and 2021 a number of the rear poultry sheds were demolished. In the revised statement of significance, the place is no longer referred to as a farm complex.
- [57] The purpose of Context's assessment in 2021 was to confirm whether or not that significance identified in 2016 still existed given changes that had occurred at the property since the initial assessment.
- [58] Places that are considered to meet the threshold for individual local heritage significance satisfy one or more of the model heritage criteria set out in PPN01 and are associated with historical themes set out in the Nillumbik Shire Thematic Environmental History (2016).
- [59] The Nillumbik Shire Thematic Environmental History—Revision 2016 (Peter Mills and Samantha Westbrooke) establishes key historical themes by which the historical significance of places in the municipality can be assessed (Criterion A). This place has been found to be associated with the historical themes 4.4 *Agriculture, orchards and viticulture* and 6.3 *Interwar subdivisions and estates*.

- [60] Historical significance is attributed to the house and its setting for the tangible evidence it provides of the interwar subdivision pattern in which large rural landholdings in the Plenty area were divided for sale.
- [61] Historically the property was used for poultry farming and the house was the residence of William Charles Lierse, who ran his poultry business from the property.
- [62] The house (1928), its early garage (evident by 1936) and remaining poultry shed (evident by 1946) and their rural setting are historically significant for the tangible evidence they provide of these early agricultural activities in the Plenty area.
- [63] Whilst the loss of other early fabric is unfortunate, key elements have been retained that demonstrate important patterns of development in Nillumbik's history.
- [64] The house at 50 Oatland Road was also found to meet the threshold for Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- [65] In assessing whether a place satisfies Criterion D it is important that the subject place exhibits the principal characteristic of a particular class of cultural place. These characteristics are the major features, qualities or attributes that define that class of place. A class of cultural place generally refers to a sub-category of a broader place type.
- [66] In the instance of the subject building at 50 Oatland Road, Plenty, the broader place type is the residential building typology, with the class being interwar bungalow built between 1919 and 1939.
- [67] Key characteristics of interwar bungalows which are evident at 50 Oatland Road include: walls of timber weatherboard; low-pitched gabled and hip roof of corrugated iron with overhanging eaves and expressed rafters; projecting street-facing gable; shingles to gable ends; a deep verandah; double-hung sash windows; and flat-topped chimneys.
- [68] In addition, the house has extremely high intactness and integrity, as evidenced by a 1936 photograph (Figure 1). The house was found to meet the threshold for Criterion D.



[69]

Figure 1 Photograph of 50 Oatland Road, Plenty, taken 1936. (Source: Victorian Collections, from the collection of Greensborough Historical Society, accessed 3 July 2022 <https://victoriancollections.net.au/items/54a1198e2162f10dfc8ad8f1>)

Point 2

- [70] *We noted that the proposed area on the Overlay Plan still goes from boundary to boundary even though a number of the buildings near our house are no longer there. If an overlay was to be imposed, can we please ask Council to limit its size to the area of the remaining buildings rather than covering large areas to which no heritage value attaches.*
- [71] Careful consideration was given to the extent of the curtilage for the proposed Heritage Overlay so that an appropriate setting of the place would be retained. To this end, establishing an appropriate curtilage for 50 Oatland Road took into consideration the Burra Charter (2013), which is required by the Nillumbik Planning Scheme under Clause 15.03_1S, and the guidelines in PPN01 with regard to Curtilages and Heritage Overlay polygons.
- [72] The objective of clause 15.03-1S of the Nillumbik Planning Scheme is 'To ensure the conservation of places of heritage significance'. One of its strategies to achieve

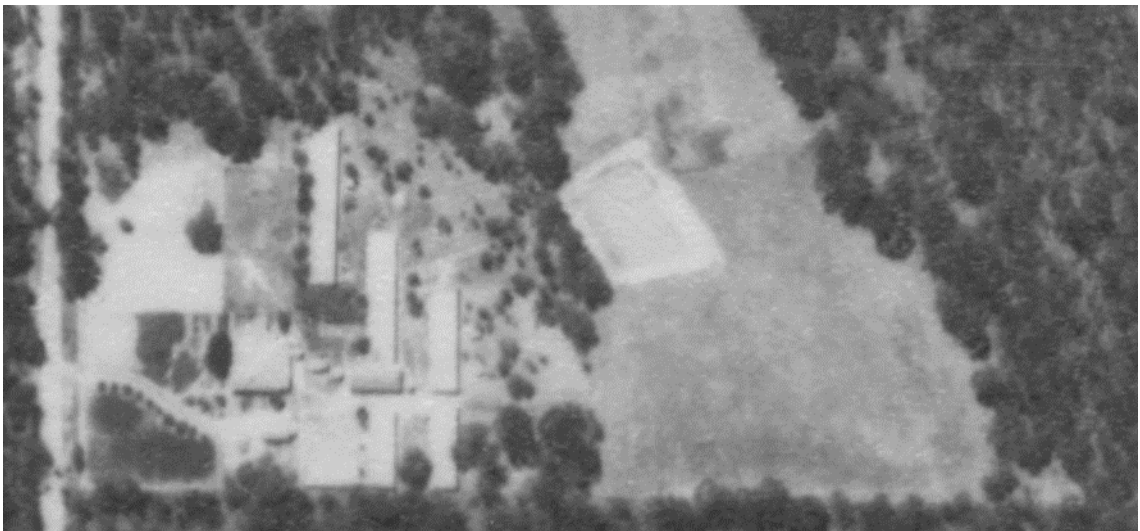
this objective is to 'Ensure an appropriate setting and context for heritage places is maintained or enhanced'.

- [73] As defined by the Burra Charter (2013): 'Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character' (Article 1.12).
- [74] With regard to setting, Article 8 of the Burra Charter states the following: '*Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.' (Article 8)
- [75] This aligns with guidance provided in PPN01 Applying the Heritage Overlay (2018). In line with guidance on Curtilages and Heritage Overlay polygons in PPN01, the following factors were considered in establishing the curtilage for 50 Oatland Road, Plenty:
- the retention of the setting or context of the significant building, structure or feature
 - the ability to regulate development (including subdivision) in proximity to the significant building
 - use of uncomplicated and easily recognised boundaries (such as a fence line), where possible
 - use of aerial photos to assist in a reduced curtilage.
- [76] As seen in historical aerial imagery, the house remains and was historically (by 1946) surrounded by rural land consisting of a relatively open paddock/s, a deep front garden and side yard. A broad area dedicated to poultry farm activity occupied the property to the east of the house. Further east is the dam, and open ground until the treed creekline.



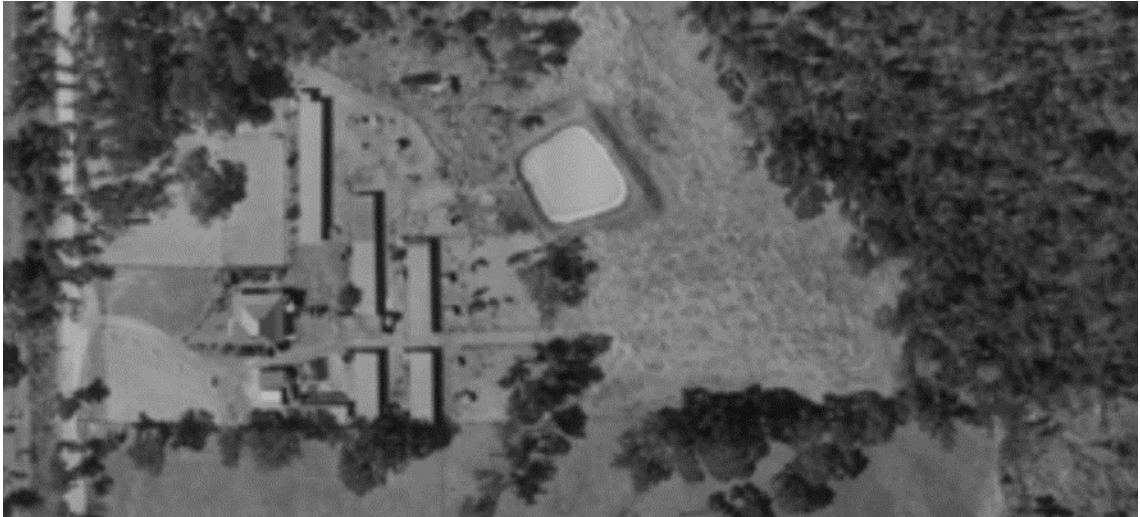
[77]

Figure 2 Detail of the subject site from aerial imagery taken in 1946–47 by Adastra Airways, showing the house, garage, and numerous large sheds to the rear (east) of the house. (Source: Department of Environment, Land, Water and Planning)



[78]

Figure 3 Detail from aerial imagery dated 1951. (Source: Central Plan Office, photographer unknown)



[79]

Figure 4 Detail from aerial imagery of the subject site dated 1968. (Source: Central Plan Office, photographer unknown)



[80]

Figure 5 Aerial photograph of the site in 2015 showing the original sheds prior to demolition. (Source: Nillumbik Shire Council, photographer unknown)



[81] Figure 6 The subject site in 2021 showing the main house (c1928), timber garage (by 1946) and remaining corrugated iron shed to the rear (by 1936). The property boundary is outlined in blue. (Source: Nearmap)

- [82] 50 Oatland Road, Plenty, is identified as historically significant for the important tangible evidence it provides of early agricultural activities in the area. Reducing the extent of the curtilage to exclude land to the north of the house would reduce the place's setting and context which contribute to understanding the former use and associations of the place with poultry farming activity.
- [83] As evidenced by the aerial photographs, since at least 1946–47 the setting and context for the house has been a larger landholding that was utilised for poultry farming. It is my opinion that the historic aerial photographs identify a clear setting of the agricultural activity for which the place is of historical significance. This area has provided the basis for establishing an appropriate curtilage for the place.
- [84] A reduction in the width of the curtilage would limit the ability to regulate development to the north side of the house, which is a recommended consideration for establishing a curtilage in PPN01. A reduced width to the curtilage would be inconsistent with the guidance provided in PPN01 which notes the importance of retaining the setting and context of significant features of a place. It also notes that 'It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item'.
- [85] The use of an existing fence line (and title boundary) allows for an uncomplicated and easily recognisable curtilage boundary, which is consistent with guidance in PPN01. Establishing the rear boundary line of the curtilage similarly reflects the

intent of retaining an appropriate setting and context for the house within the poultry farm activity area, by encompassing the only remaining shed (with land surrounding the building). Likewise, the northern curtilage boundary includes the dam, and otherwise corresponds to the current title boundary.

Point 3

- [86] *This building is on our private property and is not available to be enjoyed by the general public. Even the view from the road is very limited, with the building set back from the road and obscured by the front fence. It doesn't make sense to say the building needs to be kept for the benefit of the community when in fact, the community cannot, and never will, benefit from it.*
- [87] The house is clearly visible from the public realm, as evidenced by Figure 7. The house's materiality, scale and setting are all visible from the street and the house is easily understood from the public domain as an interwar timber residence in a rural setting. Notwithstanding this, it should be noted that significance of a place is not dependent on it being visible from the public domain. It is relevant for the heritage assessment to consider the layout and features of the entire site, and not only elements that are visible from the vantage point of the public realm.



Figure 7 Photograph of 50 Oatland Road, Plenty, taken from the street, showing the extent of the setting of the place and that the house and garage are clearly visible. (Source: GML 2021)

Point 4

- [89] *The citation includes a lot of history about the property and the people connected with it. While this may be important to some in the local area, it doesn't depend on the house being there to retain that history on record and available for all to enjoy.*
- [90] As discussed in PPN01 Applying the Heritage Overlay (2018), planning is about managing the environment and its changes.
- [91] While the citation includes historical details about the place and its occupants/people associated with it, it is also firmly linked to key themes in the historical development of the locality and the municipality.
- [92] An appropriate test for a potential heritage place to meet the threshold for inclusion in the Heritage Overlay is that it has something to be managed.
- [93] This evidence comprises the house, garage, shed and setting, which all support the historical significance of the site.

Point 5

- [94] *The fact that the house is not listed on the Historical Register shows that it is not sufficiently special to justify keeping given its derelict state and the unfair burden it places on us as the owners.*
- [95] With respect to the place not being on a heritage register, 50 Oatland Road, Plenty, was previously identified as having possible heritage significance in 2013, at which time it was included on a potential heritage list for Nillumbik Shire. The property was then assessed and identified as having significance in 2016. This assessment was not advertised but owners were notified.
- [96] The financial burden of managing a heritage place is not a factor for consideration in the assessment of heritage significance.

3.2.4 Submission 2 (Planning Appeals Pty Ltd)

Heritage matters for discussion

- [97] The submitter objects to the proposed inclusion of 50 Oatland Road, Plenty, as an individually significant place in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an individually significant place.

- [98] This section of the report responds to objections raised in Submission 2, focusing on matters pertaining to heritage significance only. The key points raised by the submitter are provided in *italics*. My response follows each excerpt.

Point 1

- [99] *Much of the heritage assessment focusses on early settlement patterns and 10-30 acre farming subdivisions for orchards in the 1920-1930s and later poultry farms. That information is documented local history that exists without the need for C142.*
- [100] As explained in the Burra Charter (2013), places of cultural significance provide a 'deep and enduring connection to community and landscape, to the past and to lived experiences. They are historical records that are important as tangible expressions of Australia's identity and experience. They reflect the diversity of our communities, telling us who we are and the past that has formed us. They are irreplaceable and precious and must be conserved for present and future generations'.
- [101] Through their Planning Schemes all municipalities in Victoria are required to identify heritage places, including buildings, objects and precincts, and protect them with a Heritage Overlay.
- [102] The objective of Clause 15.03-1S of the Nillumbik Planning Scheme is to 'ensure the conservation of places of heritage significance'. This is achieved by identifying, assessing and documenting places of natural and cultural heritage significance as a basis for inclusion in the planning scheme. Therefore under the requirements of the Planning Scheme (and the *Planning and Environment Act 1987*) C142 is necessary and strategically justified.

Point 2

- [103] *Much of the site-specific information is a compilation of general historical references to the former owners. This now provides a snap shot of the family history for the previous owners that now exists without the need for C142. However, the process of compiling that family history information associated with the previous owners, does not mean that history is inherently significant in a broader sense and does not elevate the property to a status warranting heritage protection.*
- [104] It is agreed that the place history provides an interesting snapshot of a family's history. More importantly, however, the place stands as an important example of

agricultural development in Plenty in the early to mid-twentieth century, which is a key theme in the development history of Nillumbik and the settlement and development patterns in the Plenty area. Specifically, it reflects and represents the following historical themes identified in the Nillumbik Shire Thematic Environmental History (2016).

4 *TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES*

4.4 *Agriculture, orchards and viticulture*

6 *BUILDING TOWNS AND SHAPING SUBURBS*

6.3 *Interwar subdivisions and estates*

- [105] The place has been assessed as meeting Criterion A (historical significance) because it provides important tangible evidence of the historical development of the local area, not for its family history.
- [106] 50 Oatland Road has a clear association with an important phase and period in Nillumbik's cultural history, being the pattern of interwar subdivision in which large rural landholdings in the Plenty area were divided up for sale in allotments of 10 to 30 acres. These allotments were advertised as being equally suited to farming and fruit-growing as they were to residential purposes. In response to an increasing population in the area, this development coincided with and supported a growing Plenty town centre established in the 1920s, which included a Primary School (HO213), Methodist Church (HO250), Store and Hall (HO248).
- [107] Plenty's new landscape was celebrated in 1925 in an article in local newspaper, the *Advertiser*, declaring it 'the Toorak of the northern suburbs, where you get a panoramic view of the surrounding landscape for miles; a grand health resort, and only fifteen miles from the GPO' (Hurstbridge *Advertiser*, 31 July 1925:4). It is also notable that the area was described as having been 'thrown open for selection' in 1913, which is likely referring to the surge in subdivisions at that time, that a school had been built, that 'fine dwellings (were) built here and there' and the Plenty Social Club and Plenty Progress Association had formed (Hurstbridge *Advertiser*, 31 July 1925:4).
- [108] 50 Oatland Road also provides tangible evidence of orchardists in the area who struggled to make a living from their fruit trees and turned to other activities, in this instance poultry farming (Mills and Westbrooke 2017:62). The Lierse family were early residents in the Diamond Creek and Plenty area who were involved in a variety of agricultural and other pursuits.

Point 3

- [109] *The current lot is the result of the 1996 subdivision which left the old house on an irregular shaped 1.6ha lot [4 acres] with 2 new dwellings now built on the remainder of the original lot at 56 and 62 Oatlands Road.*
- [110] While the original landholding has been reduced, the current allotment size is sufficient for the property to be understood as an early agricultural landholding. As discussed above at paragraph 76, historical imagery (Figure 2, Figure 3, Figure 4, Figure 5, Figure 6) from 1946–47 onwards shows a working poultry farm area immediately east of the house with a dam and uncleared land and paddocks elsewhere on the larger landholding. The poultry farm area coincides approximately with the front (western) portion of the current allotment which was subdivided in 1996.
- [111] The retention of this setting and context is to ensure appropriate protection of the significance of the place.

Point 4

- [112] *The current site at 50 Oatlands Road has no remnant orchards and the demolition of the poultry sheds in 2018 by the former owner removed more of the previous site context and history.*
- [113] In 1928, when the house was built, William Lierse worked as an orchardist in Diamond Creek, presumably on his father's orchard. The citation history does not claim that there were orchards at the 50 Oatland Road property, as conclusive evidence of this was not found. By 1936 William was described as a market gardener and by 1943 a poultry farmer (ER 1928, CT:V4862 F425, ER1943). As noted in the Nillumbik Shire Thematic Environmental History, 'Smaller orchardists however often struggled to make a living from their trees and often turned to other activities such as raising chickens'. It would appear that this was the case with William, who established his own poultry business separate from his work at his father's orchard.
- [114] I acknowledge that between 2016 and 2021 a number of the rear poultry sheds were demolished. In the revised statement of significance, the place is no longer referred to as a farm complex.
- [115] The purpose of Context's assessment in 2021 was to confirm whether or not that significance identified in 2016 still existed given changes that had occurred at the property since the initial assessment.

- [116] Places that are considered to meet the threshold for individual local heritage significance satisfy one or more of the model heritage criteria set out in PPN01 and are associated with historical themes set out in the Nillumbik Shire Thematic Environmental History.
- [117] The Nillumbik Shire Thematic Environmental History—Revision 2016 (Peter Mills and Samantha Westbrooke) establishes a range of historical themes by which the historical significance of places in the municipality can be assessed (Criterion A). This place has been found to be associated with the historical themes 4.4 *Agriculture, orchards and viticulture* and 6.3 *Interwar subdivisions and estates*.
- [118] Historical significance is attributed to the house and its setting for the tangible evidence it provides of the interwar subdivision pattern in which large rural landholdings in the Plenty area were divided for sale.
- [119] Historically the property was used for poultry farming and the house was the residence of William Charles Lierse, who ran his poultry business from the property.
- [120] The house, its early garage and remaining poultry shed (which are evident by 1928, 1936 and 1946 respectively) and their rural setting are historically significant for the tangible evidence they provide of these early agricultural activities in the Plenty area.
- [121] Whilst the loss of other early fabric is unfortunate, key elements have been retained that demonstrate important patterns of development in Nillumbik's history.

Point 5

- [122] *The replacement of the original front fence in 2019 also by the former owner now creates a street presentation quite different to its previous appearance. It now means there is very little of the early farming settlement story visible on this site, other than the existence of the old house.*
- [123] It is my opinion that the new front fence does not detract from the significance of the place, with the house and setting remaining clearly visible from the public domain.
- [124] The house's materiality, scale and setting are all visible from the street. The house and garage are easily understood from the public domain as interwar structures.

- [125] The open setting of the place, with its substantial front and side setbacks, evidences the place's earlier agricultural use.
- [126] The fence is easily recognised as new fabric and does not distort an understanding of the heritage values identified on the site.

Point 6

- [127] *The statement of significance for C142 notes the house designer and house builder are not known. The house should not be considered as a notable example of its type.*
- [128] The house at 50 Oatland Road is assessed as meeting the threshold for Criterion D.
- [129] To satisfy Criterion D the place must have importance in demonstrating the principal characteristics of a class of cultural or natural place or environments (representativeness).
- [130] These characteristics are the key features, qualities or attributes that define that class of place.
- [131] A class of cultural place generally refers to a sub-category of a broader place type. In the instance of the subject building at 50 Oatland Road, the broader place type is the residential building typology and the class is interwar bungalow. The local expression of the bungalow typology is part of its significance. Key characteristics of an interwar bungalow as seen at the subject place include an asymmetric built form with projecting front room below a dominant dutch gable roof, and an extensive wrap-around verandah under the sweep of the main roof line.
- [132] In order to satisfy Criterion D at the local level, a place does not have to be a notable example; it has to be representative. Modest homes of this type were generally built by local builders and the identity of the builder is not critical to the significance of the place.
- [133] If a place was of a notable design quality it would be more likely to satisfy Criterion E (aesthetic significance).
- [134] Criterion E has not been applied to 50 Oatland Road.

Point 7

- [135] *My clients have sought an independent assessment of the condition of the old house, which is submitted with this objection.*

[136] *The report confirms the current uninhabitable state of the building as an empty shell. It also highlights major structural deficiencies requiring significant maintenance or replacement work, if the building were to be brought back to habitable condition.*

- *The floor is poorly supported by stacked bricks and props and requires restumping.*
- *Both the brick elements and timber wall frame elements having inadequate structural support*
- *Water damage to framing*
- *Even the replaced [2015] colorbond roof has inadequate internal structural support.*

[137] It is important not to confuse the intactness of a place with the condition of a place. As defined by the Heritage Council of Victoria in the Victorian Heritage Register Criteria and Threshold Guidelines (2019), intactness refers to the degree to which a place or object retains its significant fabric. A place may be highly intact but the fabric might be in a very fragile condition. When discussing places of local significance several Panel reports distinguish between condition and intactness (Whitehorse C74 Part 2 (2008) p.21, pp.29–30; Melton C71 (2009) pp.41–44, 101–105, 115–118). A place may be rundown but still be substantially intact and retain its heritage values. Being in poor condition does not of itself disqualify a place from being included in the Heritage Overlay, whereas lack of intactness may do so (depending on the heritage criterion that applies).

[138] Integrity refers to the degree to which the heritage values of the place are still evident and can be understood and appreciated. In this instance external fabric only has been assessed. Internal controls on the place and therefore the integrity and intactness of the interior of the place is not relevant to the assessment of significance.

[139] 50 Oatland Road, Plenty, appears largely intact externally with most of the significant heritage fabric remaining. This intactness is evidenced by the 1936 photograph (Figure 1).

[140] Significant fabric of the house includes the asymmetric built form with a projecting front room and return verandah; weatherboard-clad walls; corrugated iron dutch gable roof that extends down at a lower pitch over the return verandah; exposed rafter ends; red brick chimney; projecting front gable; decorative gable end detail, including timber lattice work and small timber brackets; corrugated iron clad timber window hood with scalloped trim supported by brackets; original pattern

of fenestrations on the west, south and north elevations; timber double-hung sash windows; glazed door under the verandah on the west elevation; half-glazed front door set in a moulded timber door frame with sidelights; original or early timber flywire screen doors.

[141] Some of these features are visible in the following photographs:



Figure 8 Projecting front room with decorative gable end above a pair of timber double-hung sash windows with a timber window hood supported by brackets and with scalloped trim. (Source: Nillumbik Shire Council, photograph of Owner)



Figure 9 The original decorative half-glazed front door is visible behind the fly-screen door behind. Note the unpainted panel on the wall where the name plate would have been located. (Source: Nillumbik Shire Council, photograph of Owner)



Figure 10 North elevation showing the original return verandah with turned timber posts and dutch gable end. (Source: Nillumbik Shire Council, photograph of Owner)



Figure 11 South elevation showing the house's original dutch gable end, red brick chimney and pair of double-hung sash windows. (Source: Nillumbik Shire Council, photograph of Owner)



Figure 12 Rear (east) elevation showing the full length of an early window hood. (Source: Nillumbik Shire Council, photograph of Owner)



Figure 13 Northeast corner of the house showing the enclosed verandah which is evident in the 1936 photograph (Figure 1). Note the extant early window hood that runs the length of the east elevation. (Source: Nillumbik Shire Council, photograph of Owner)

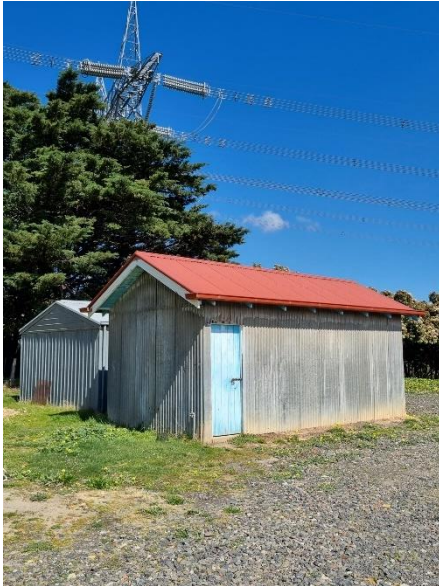


Figure 14 Early timber garage which is evident in the 1936 photograph (Figure 1) with pitched roof and corrugated iron walls. (Source: Nillumbik Shire Council, photograph of Owner)



Figure 15 Early timber garage which is evident in the 1936 photograph with lattice gable end detail that matches the house. The timber doors appear to retain their original hinges. (Source: Nillumbik Shire Council, photograph of Owner)

[142] It is my opinion that there is sufficient surviving physical evidence to support significance.

Point 8

[143] *The work required would amount to an almost total rebuild. It is exceedingly unlikely that my clients will undertake that exercise, even if a heritage overlay were to be applied. It is simply a prohibitive cost proposition that will not deliver the type of functional wheelchair accessible dwelling they require for their son.*

[144] Planning Panels Victoria is consistent in its approach that impediments to development, costs or impact on property prices do not constitute a reason to exclude the place from a Heritage Overlay, provided its heritage significance has been shown to meet the appropriate threshold for one or more criteria.

[145] Furthermore, the introduction of a Heritage Overlay on a property does not exclude alterations and additions to a place. The Heritage Overlay sets out permit requirements and guidelines that Council uses to make decisions about change to buildings and structures in heritage places. It does not prohibit change.

Point 9

[146] *The primary position opposes HO271 in its entirety. However-if HO271 were to proceed it would be far more appropriate for the HO271 Area to be further refined and limited to cover a smaller area with a more direct focus on the old house and the actual remaining farm buildings: The area does not need to cover the full site frontage [63.65m]. It could properly be limited to extend from the south boundary for approximately 40m to provide approximately 3m curtilage to the north of the old house and to extend approximately 95m into the site to include the remnant farm shed.*

[147] Reduction in the curtilage is not supported. Careful consideration has been given to establishing the curtilage for the proposed Heritage Overlay to ensure that the original setting of the place remains legible. This is covered in the response to Submission 1, point 2 (paragraph 71).

3.2.5 Submission 3 (Melbourne House Plans)

Heritage matters for discussion

[148] Submission 3 provides a structural assessment of 50 Oatland Road, Plenty. As noted at paragraphs 137–142, when assessing significance it is important not to confuse the intactness of a place with the condition of a place. A place may be rundown 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, nor does the cost of repairs. Matters concerning the condition of a place are not relevant when assessing cultural heritage significance.

[149] In my opinion the intactness and integrity of the place is sufficient to support significance.

3.2.6 Conclusion and recommendations

[150] It is my opinion that:

- 50 Oatland Road, Plenty, is of local significance (individual place) to the Shire of Nillumbik. It satisfies Criterion A and Criterion D.
- The date of the garage within the citation for 50 Oatland Road, Plenty should be changed from 'by 1946' to 'by 1936'.
- No other changes are recommended to the place citation.

4 References

Advertiser (Hurstbridge), as cited.

Ancestry.com. Australia, Electoral Rolls, 1903–1980 (ER). Provo, UT, USA: Ancestry.com Operations, Inc., 2010, accessed online July 2021.

Central Plan Office (CPO), Historic Aerial Photography: 1930s to 1990s, as cited, via Landata, accessed online July 2021 <https://www.landata.vic.gov.au/>.

Context 2021, 50 Oatland Road, Plenty Heritage Assessment, prepared for Shire of Nillumbik.

Department of Environment, Land, Water and Planning (DELWP) 2018, *Planning Practice Note 1 'Applying Heritage Overlay'*.

HLCD Pty Ltd 2009, Shire of Nillumbik Heritage Gap Study Framework, prepared for Shire of Nillumbik.

Land Victoria. Certificates of Title (CT), as cited.

Mills, Peter and Westbrooke, Samantha 2017, 'Nillumbik Shire Thematic Environmental History—Revision 2016', prepared for Nillumbik Shire Council.

Nillumbik Planning Scheme, accessed online July 2022

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (rev. 2013).

Victorian Collections, as cited.

Appendix A

Mark Huntersmith Curriculum Vitae



Cultural heritage is as much to do with our future as it is our past. My primary interest is in the safeguarding of heritage places whilst maintaining their relevance.

Mark Huntersmith Senior Heritage Consultant

Mark is a heritage professional with a passion for architecture and the conservation and preservation of heritage places. With extensive experience working in an architectural practice, Mark has completed a Master of Cultural Heritage at Deakin University focusing on heritage place management. He has a particular interest in and aptitude for facilitating good design outcomes within sensitive heritage overlays and is passionate about advocating for the protection of mid-century modern places.

At GML, Mark works on large-scale municipal heritage studies and has been extensively engaged in the provision of strategic and statutory heritage advice, including heritage asset management strategies, conservation management plans and heritage impact statements. Highly organised, Mark is skilled in problem resolution and has experience in managing large-scale projects and coordinating multidisciplinary project teams.

As Heritage Advisor to the City of Manningham and the Shire of Nillumbik, Mark is adept in reviewing and applying design guidelines for heritage places. Mark has an in-depth knowledge of the statutory requirements of the Victorian and local planning provisions as they relate to places on the Victorian Heritage Register and Heritage Overlay. Mark is effective in negotiating positive solutions and dealing sensitively with heritage issues as they arise. He has experience in dealing with the range of stakeholders involved with local government heritage issues including community members, historical societies, local council staff, and property owners and users.

Qualifications

Master of Cultural Heritage, Deakin University
Bachelor of Planning & Design (Architecture), University of Melbourne
Bachelor of Science (Hons) (Psychology), University of Melbourne

Professional affiliations

Australia ICOMOS

Experience

Heritage assessments and studies

- Boroondara Municipal Wide Study Built Heritage Assessments—Client: City of Boroondara, current
- Baimbridge College, Hamilton: Heritage and Adaptive Reuse Assessment—Client: Victorian School Building Authority, current
- All Saints Estate Winery, 315 All Saints Road, Wahgunyah: Heritage Assessment, Advice and Heritage Impact Statement—Client: All Saints Pty Ltd, current
- Alan Marshall Bungalow, 13 Park West Road, Eltham: Heritage Assessment—Client: Shire of Nillumbik, current
- Eltham War Memorial Building Complex: Heritage Assessment—Client: Shire of Nillumbik, current
- Balwyn Heritage Peer Review Stage 3: Postwar Built Heritage Assessments—Client: City of Boroondara, current
- Heritage Precinct Review HO8: Elwood: Built Heritage Assessments—Client: City of Port Phillip, current
- South Yarra Heritage Review: Built Heritage Assessments—Client: City of Melbourne, current
- Maldon Central Historic Area Review: Significance and Heritage Impact Assessment—Client: Mount Alexander Shire Council, current
- Elwood Foreshore Facilities Strategic Heritage Review: Heritage Assessment—Client: City of Port Phillip, 2020
- John Kenny House, 17 Raven Street, Kew: Preliminary Heritage Assessment—Client: City of Boroondara, 2020
- Kew Hebrew Congregation, 53 Walpole Street, Kew: Heritage Assessment—Client: City of Boroondara, 2020
- Santamaria House, 1207 Burke Road, Kew: Heritage Assessment—Client: City of Boroondara, 2020
- Hoddle Grid Heritage Review, Stage 3, Built Heritage Assessments—Client: City of Melbourne, 2020
- Cardinia Heritage Study Precinct Review Updates—Client: Cardinia Shire Council, 2020

- Bass Coast Gap Study & Prioritisation Framework Stage 1 Assessment—Client: Bass Coast Shire Council, 2020
- Stonnington Precinct Review—Review of HO150 & HO128—Client: City of Stonnington, 2020
- Mildura Stage 1 Heritage Assessments—Built Heritage Assessments—Client: Mildura Rural City Council, 2020
- 488 Victoria Street, West Brunswick, Heritage Impact Assessment—Client: Property Collective, 2019
- Footscray/West Footscray Heritage Assessments—Client: Maribyrnong City Council, 2019
- Richmond Town Hall Public Realm Heritage Impact Assessment—Client: City of Yarra, 2019
- Thornbury Park Estate Precinct Preliminary Heritage Assessment—Client: Darebin City Council, 2019
- Building 44, 231–249 Wirraway Road, Essendon Fields, Heritage Impact Statement—Client: Essendon Fields Pty Ltd, 2019
- Bendigo City Centre Heritage Study Review—Built Heritage Assessments—Client: City of Greater Bendigo, 2019
- Bayside Mid-century Modern Heritage Assessments, Stage 2—Built Heritage Assessments—Client: City of Bayside, 2019
- Bayside Mid-century Modern Assessment of Council-owned Properties—Built Heritage Assessment—Client: City of Bayside, 2019
- Moreland Stage 1 Built Heritage Assessment—Client: Moreland City Council, 2018
- Moonee Valley Heritage Study, Stage 2, Built Heritage Assessments—Client: City of Moonee Valley, 2018
- Balwyn Heritage Study, Stage 2, Peer Review and Built Heritage Assessments—Client: City of Boroondara, 2018

Heritage advice

- Manningham Heritage Advisory Services (Heritage Advisor)—Client: City of Manningham, current
- Nillumbik Heritage Advisory Services (Heritage Advisor)—Client: Shire of Nillumbik, current
- Brimbank Heritage Advisory Service—Client: City of Brimbank, 2019
- 38 Palmerston Street, Maryborough, Heritage Advice—Client: Central Goldfields Shire Council, 2019

Conservation management plans

- Royal Park, Parkville Conservation Management Plan—Client: City of Melbourne, current
- St Kilda Cemetery Conservation Management Plan—Client: Southern Metropolitan Cemeteries Trust, 2019
- Brighton Cemetery Conservation Management Plan—Client: Southern Metropolitan Cemeteries Trust, 2019

Professional background

Senior Heritage Consultant, GML Heritage (formerly Context), 2020–present

Heritage Consultant, Context, 2018–2020

Project Manager, Ian James Smith Architects, 1992–2017