

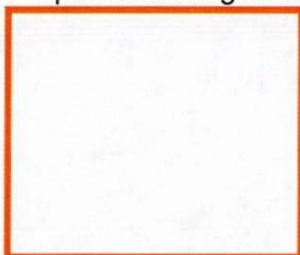
Appendix 3 Precinct plans

The following are plans of the proposed precincts (as revised), in name order.

- Figure 1 Box Hill North War Service Homes Residential Precinct
- Figure 2 Churchill Street Mont Albert Residential Precinct extension
- Figure 3 Everton Grove Estate Surrey Hills Residential Precinct
- Figure 4 Florence Road Surrey Hills Residential Precinct
- Figure 5 Gem of Box Hill & Court House Estates Box Hill Residential Precinct
- Figure 6 Harding and Pembroke Streets Surrey Hills Residential Precinct
- Figure 7 Jeffery Street Blackburn Residential Precinct
- Figure 8 Mitcham Residential Precinct
- Figure 9 Mont Albert Residential Precinct extension (part no above threshold for the heritage overlay)
- Figure 10 Mount View Court Burwood Residential Precinct
- Figure 11 Queens Park Estate Box Hill Residential Precinct
- Figure 12 Whitehorse Road Box Hill Civic & Residential precinct
- Figure 13 Whitehorse Road Box Hill Civic precinct
- Figure 14 Whitehorse Road Box Hill Commercial precinct
- Figure 15 William Street Box Hill Residential Precinct
- Figure 16 Windsor Park Estate Surrey Hills Residential Precinct

Key

Proposed heritage overlay boundary



Non contributory places (other place colours used derive from Ward 2001)



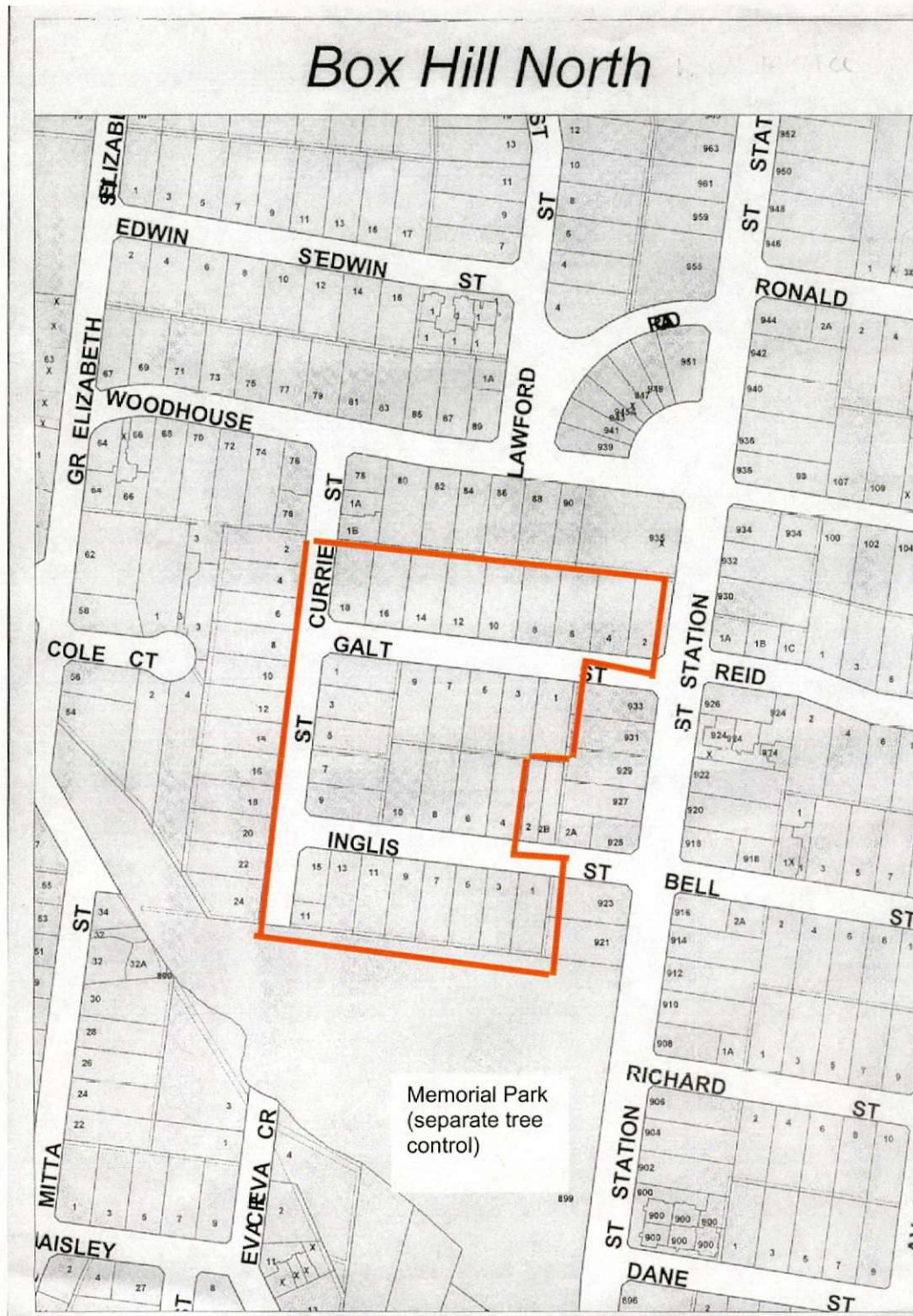


Figure 1 Box Hill North War Service Homes Residential Precinct

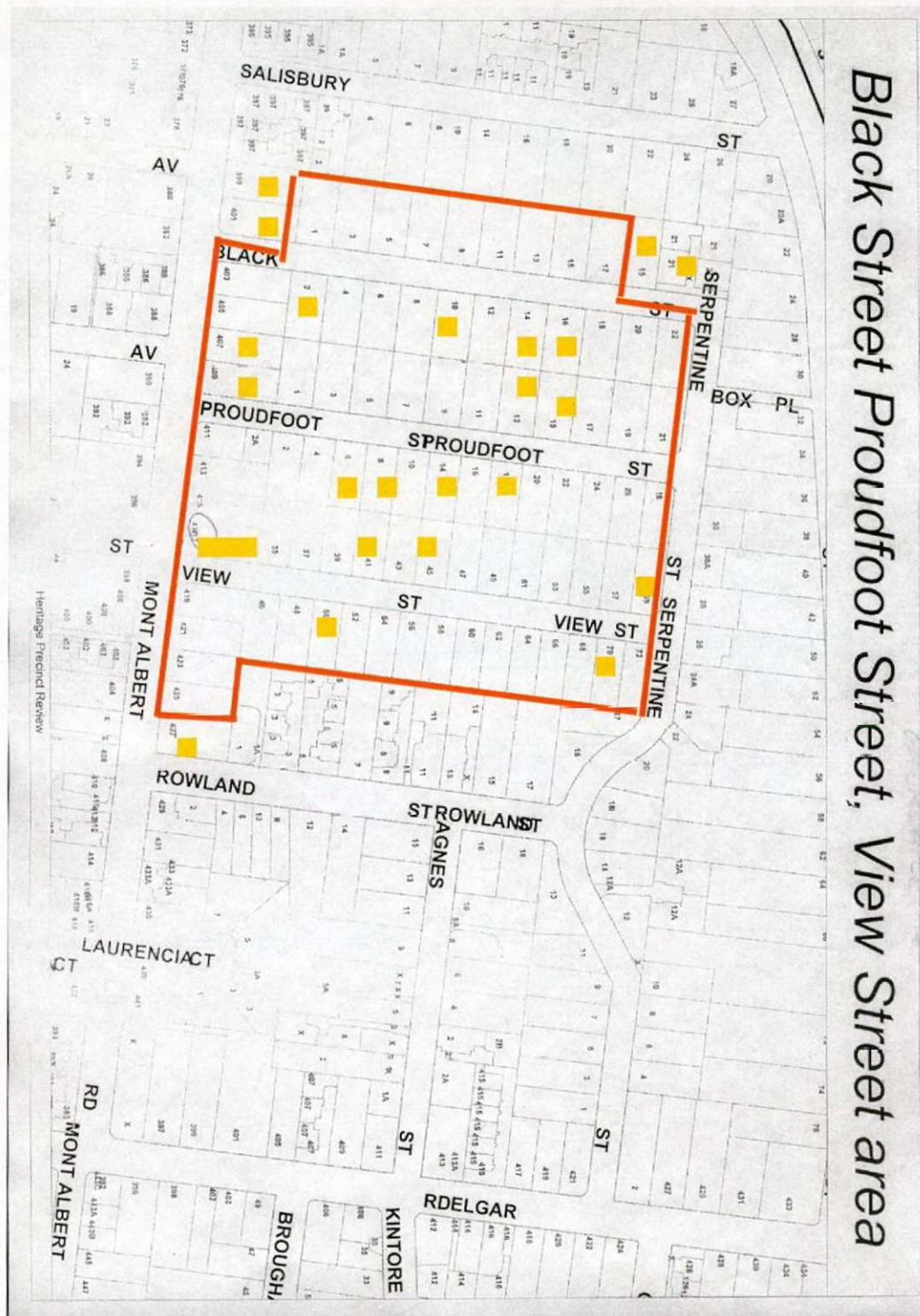


Figure 2 Churchill Street Mont Albert Residential Precinct extension

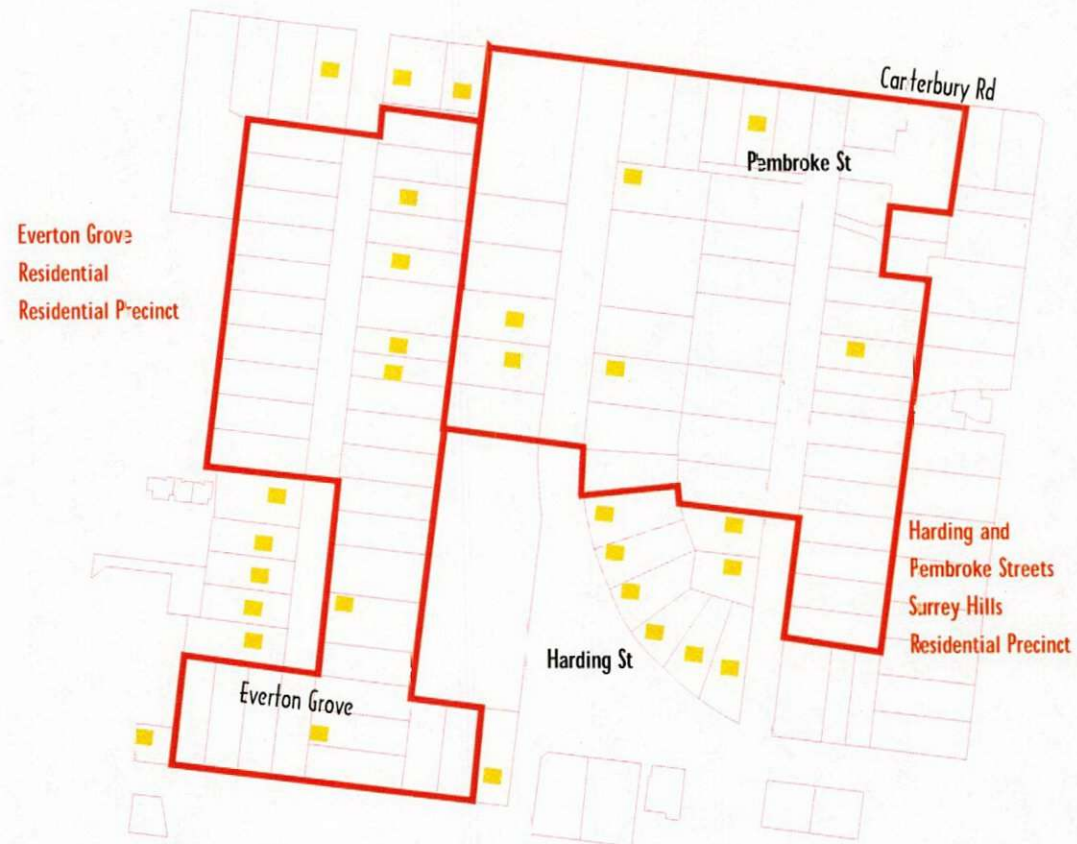


Figure 3 Everton Grove Estate Surrey Hills Residential Precinct



Figure 4 Florence Road Surrey Hills Residential Precinct

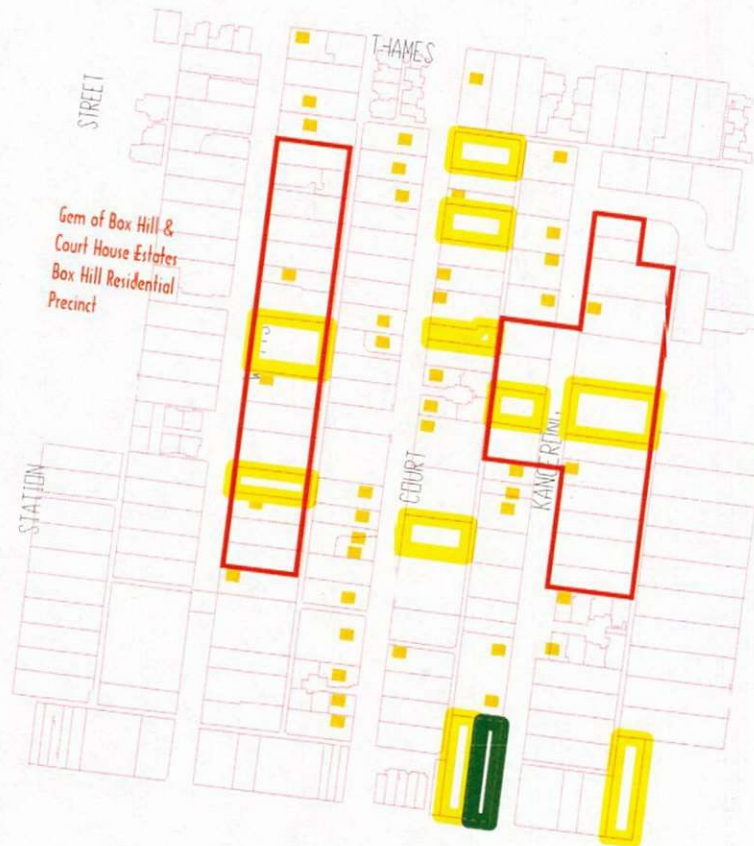


Figure 5 Gem of Box Hill & Court House Estates Box Hill Residential Precinct

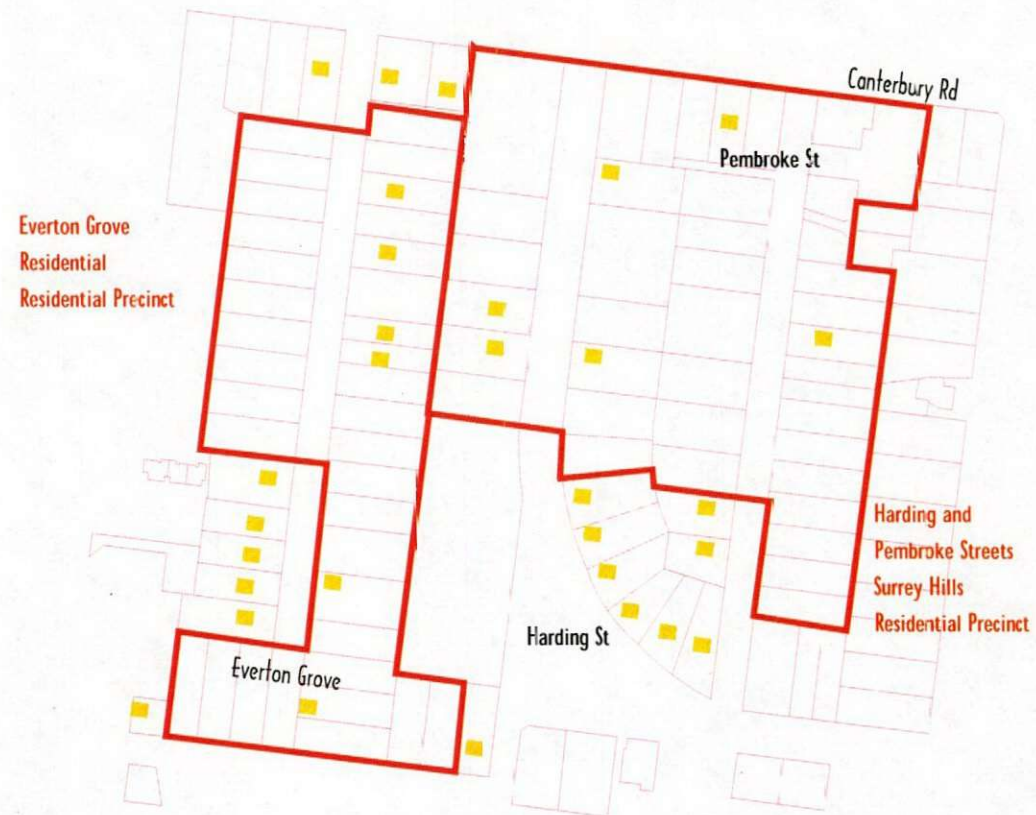


Figure 6 Harding and Pembroke Streets Surrey Hills Residential Precinct

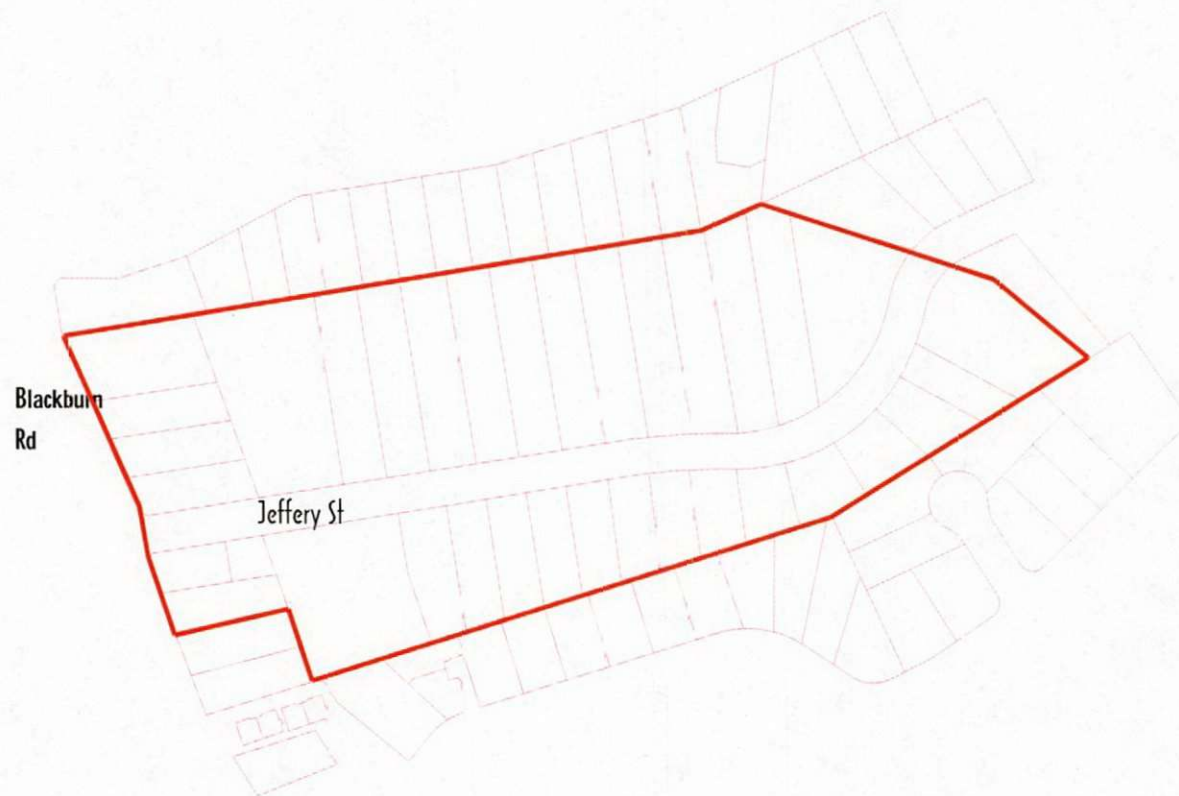


Figure 7 Jeffery Street Blackburn Residential Precinct

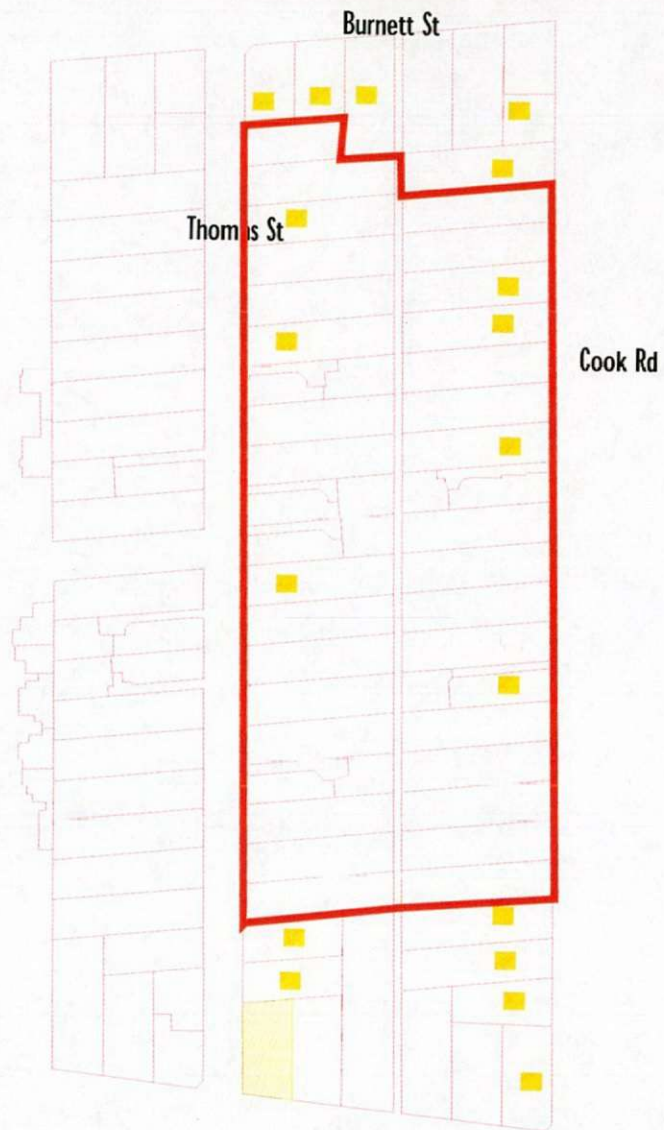


Figure 8 Mitcham Residential Precinct

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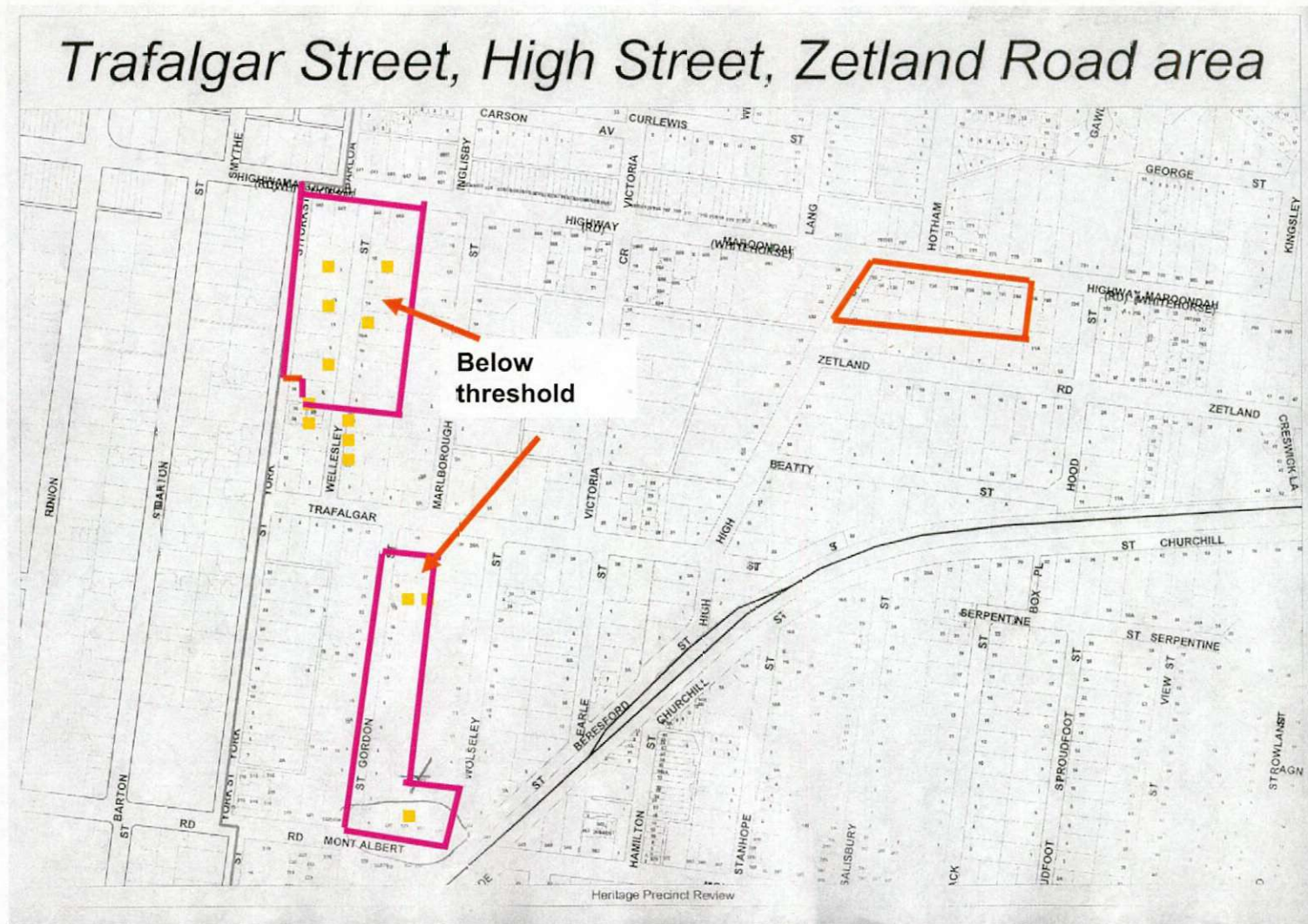


Figure 9 Mont Albert Residential Precinct extension

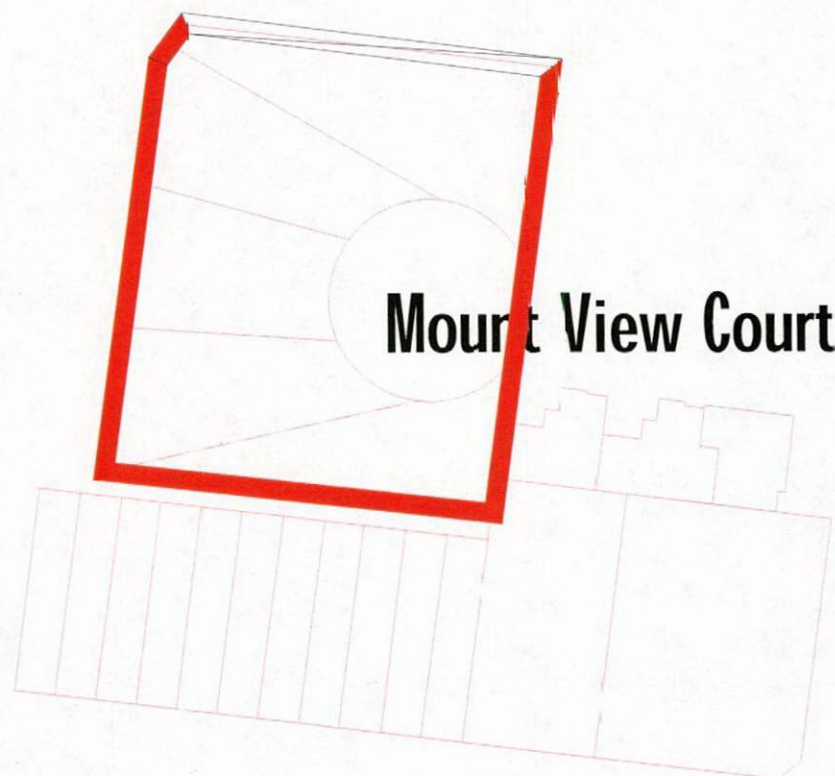


Figure 10 Mount View Court Burwood Residential Precinct



Figure 11 Queens Park Estate Box Hill Residential Precinct



Figure 12 Whitehorse Road Box Hill Civic & Residential precinct

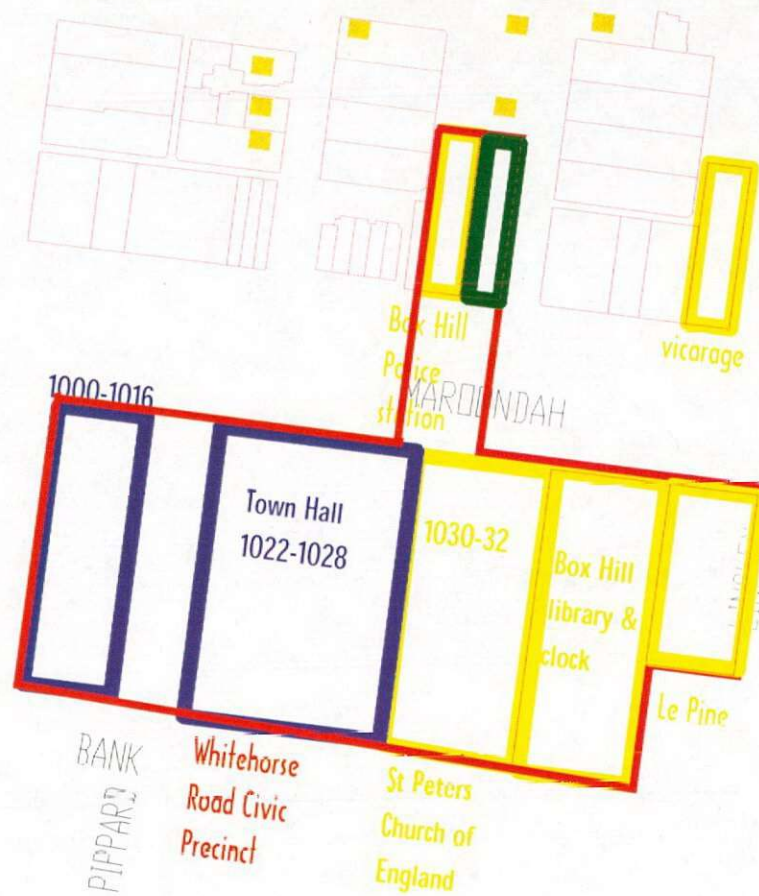


Figure 13 Whitehorse Road Box Hill Civic precinct

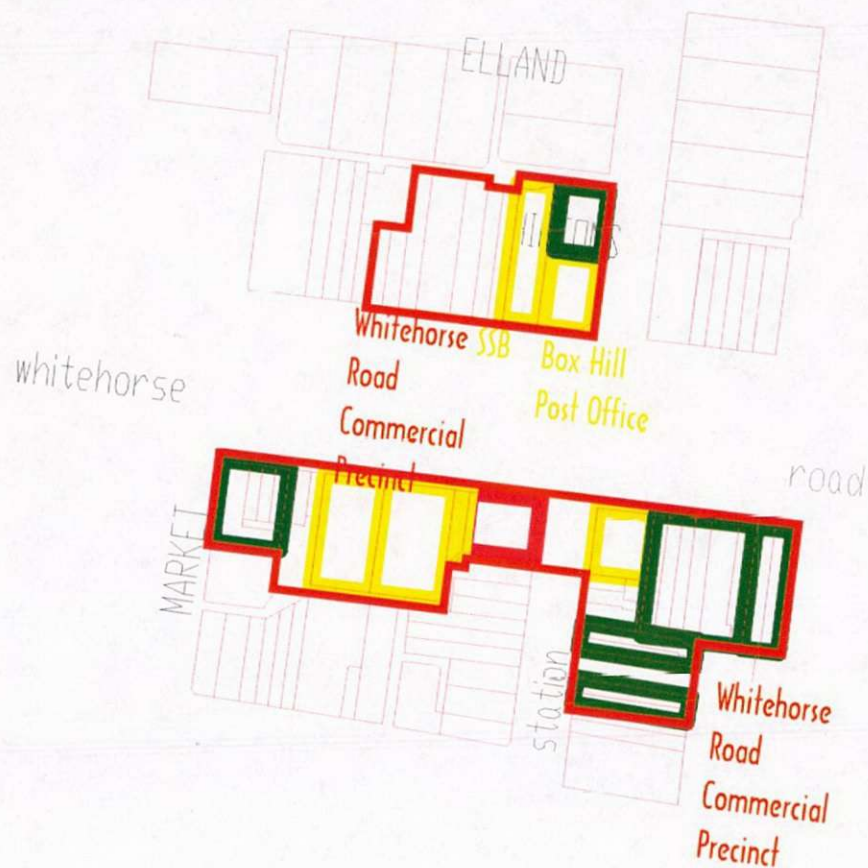


Figure 14 Whitehorse Road Box Hill Commercial precinct



Figure 15 William Street Box Hill Residential Precinct

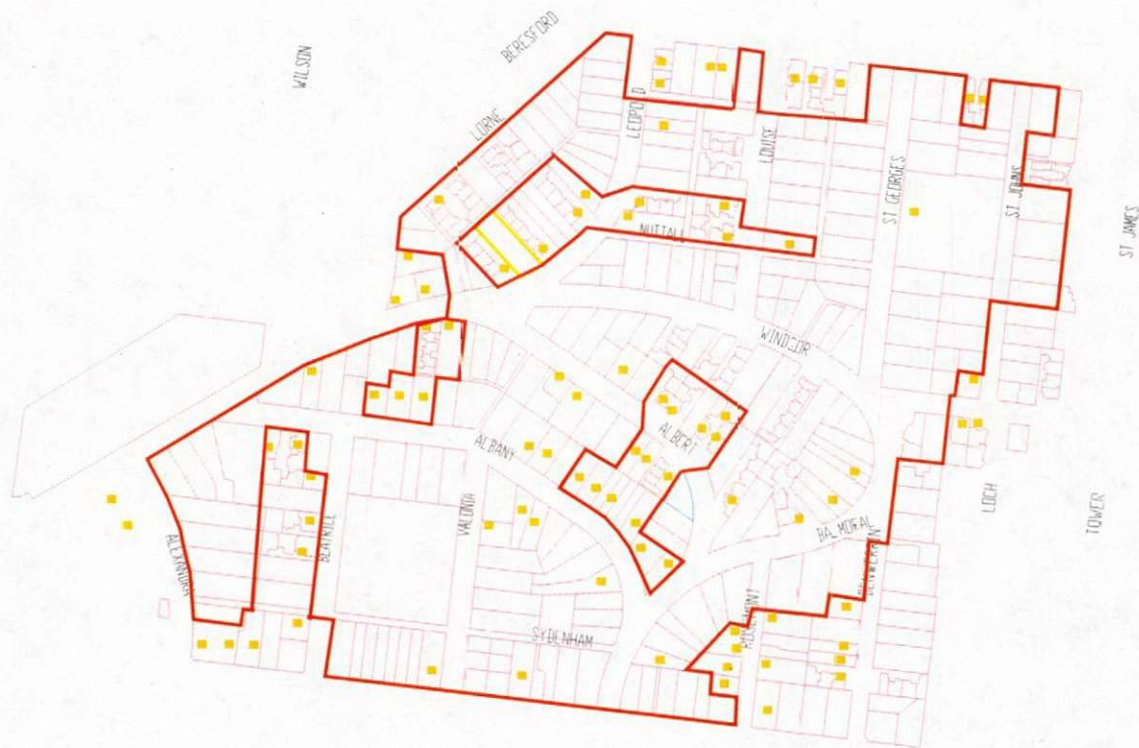


Figure 16 Windsor Park Estate Surrey Hills Residential Precinct

Appendix 4- Individual place reports

- General review reports
- archaeology assessment
- tree assessment

Places for archaeology assessment

Four sites were assessed in the City of Whitehorse for potential archaeological values. These were:

- The Burwood Uniting Church 347 Blackburn Road Forest Hills,
- The Wattles 129 Mount Pleasant Road, Forest Hills,
- Strathdon 449 Springvale Road Forest Hills,
- Montana 5 Longland Road, Mitcham,

These sites were identified as part of the Whitehorse Heritage Study, as having some archaeological potential. The assessments involved an inspection of the sites, (concentrating on any visible evidence of potential archaeological remains such as building footings, rubbish dumps, depressions etc.) and review of available literature, plans and aerial photographs.

Burwood Uniting Church

The construction and landscaping of the modern church and hall has greatly altered the site and probably destroyed or greatly disturbed any pre 1960s remains. The historical research on this site indicates that the first church building was a timber church on the corner north of the present church in 1862. A larger brick church was erected in 1887 on the site of the existing hall. This was still standing when the current church was erected in 1960.

No evidence of either of the earlier buildings could be identified. Beneath the floor of the 1960 modern church are sections of brick pillars, thought to be part of an early 20th century perimeter fence. These may have been used as temporary props during the construction of the new church. Other detritus beneath the building includes small lengths of timber, bricks and pieces of structural steel. It is unlikely that any of these relate to earlier structures.

The sites of the earlier buildings have either been landscaped or built over. The modern hall was erected over the site of the 1890s church and as it has a timber floor, remnants of this structure such as stumps foundation trenches or demolition material may survive beneath the floor space. Even if this were so, these remains would have very low cultural heritage value.

The Wattles

The Wattles retains a small section of its original grounds with some outbuildings. External inspection of these suggests they date to the mid 20th century. They do not accord with outbuildings shown in early aerial photographs, although it is possible that the shed immediately to the north east of the house incorporates part of an earlier (probably 1920s) structure. A c1950s garage is located south east of the house, probably post dating the subdivision of the site.

As a former farm building erected before urban sewer and water supply had reached the area, it is likely that it originally contained a well and cesspit toilet. These are both likely to remain as archaeological features, and could contain

artefacts relating to the period when the subdivision and provision of services made them redundant. That is, they are likely to contain fill dating to the post 1950s period.

It is therefore considered that any archaeological remains on the site will be of a low level of significance due to their relatively recent age.

Strathdon

Strathdon is a late nineteenth century farmhouse, which was altered in the early 20th century. Some outbuildings survive which are roughly contemporary with the house. The association of the site with orcharding is a major component of its significance. Because of its original rural location, the property would have relied on tank and well water and an earth closet or cesspit toilet. The brick lined and domed well survives at the rear of the house. This appears to be still functional, and would probably have been cleaned occasionally in its 100-year history. It is therefore unlikely that archaeological relics will be located in the well. The earth closet was not found, but it is likely to have been within about 20 metres of the back of the house. The sewerage of this area did not commence until the mid 20th century, but it is likely that the property used a septic system prior to this. Former cesspits are therefore likely to survive with post-use fill dating from the first half of the 20th century. Due to this relatively recent date such material will be of low significance.

The property displays several unusual archaeological features which are believed to relate to the development of alternative energy and irrigation methods by the Matheson Brothers in the mid 20th century. Visible evidence include the inspection pits of a concrete water pipe system along the driveway and at the rear of the house, evidence of former cabling for the wind generator, batteries and other electrical fittings, water pumping equipment near the well and in sheds, and various portable artefacts in both the sheds and yards.

Because of the unusual history of the property in the mid-twentieth century, these features are likely to be of moderate historical and technical significance.

The archaeological resources are likely to be confined to the area of the surviving orchard (irrigation systems) and around the house and outbuildings. It is therefore recommended that the place be included on the Victorian Heritage Inventory as an historical archaeological site. Any disturbance in these areas such as excavation, provision of underground service trenches, site clearance, landscaping, etc. should be assessed and monitored by a qualified historical archaeologist.

The area of archaeological sensitivity comprises the orchard and the buildings precinct, as far east as the wind generator.

Montana

This garden of this early 20th century home has been subdivided for units, but there is some evidence of the former arrangement of the larger residential site in the form of mature trees along the boundaries and possibly the layout of paths.

The present entrance driveway is lined with bluestone cobbles, and may be a remnant of the former drive, which probably ran along Longland Road to Whitehorse Road.

The Allom Lovell citation suggests that this house was built in 1920, but the history also refers to a house there in 1915, with the high likelihood of the house being built between 1906 the subdivision date and the rate book entry of 1915.

The site is located between the O'Shannassy pipeline, which was constructed by the MMBW in 1913, and the Ringwood Railway, which had been completed through this area by 1890. However, the nearby Heatherdale railway station was not opened until the 1950s. Large pine trees along the pipeline reservation clearly relate to the MMBW construction period, although some are within the private allotment to the south. Sugar Gums along the Railway Reserve are typical of the early 20th century plantings by the railways.

The bluestone kerbs around the driveways within the unit development were probably laid as part of the construction of these units. However, the entrance road, which crosses the pipe track, appears to be earlier. The worn bluestone cobbles and remnants of brick rubble may be related to the original driveway to Montana, which would have curved around to the east. Some large dressed bluestone building stones area also incorporated into the drive edges and landscaping elsewhere on the property, but these are more likely to be later (1950s) introductions.

The Pipe Track had a dispersed scatter of early 20th century glass and ceramic fragments, which may be refuse from a construction camp on the site, but do not indicate any concentration of archaeological remains. The house probably had a well and cesspit, which would have been filled once the area was subdivided and serviced by the MMBW. Therefore any archaeological evidence related to the house occupation is likely to be only of low significance.

A cellar and bluestone footings have been identified by the Nunawading Historical Society. These are of significance as part of the fabric of the house and therefore could not be designated an archaeological site.

The rows of mature exotic trees provide the most significant physical evidence of the early development of the site associated as they are with the original house, the Railway and the MMBW pipe track.

Conclusion

The archaeological values of the four places are generally low due to the relatively late date of most occupation on these sites, and the absence of evidence suggesting the survival of significant archaeological deposits. Only Strathdon has potential to retain material of interest due to the lower level of disturbance to the immediate grounds of the house and farm buildings, and the unusual history of farming innovation in the mid twentieth century. This property would be appropriate for inclusion in the Heritage Inventory as and archaeological sites, but the remaining three would not meet the criteria for listing unless further evidence of significant archaeological remains is identified in the future.

The mature exotic trees associated with Montana are of historical significance for their association with the early subdivision of the Purches property, the construction of the O'Shannassy pipe track and the Ringwood Railway.

REFERENCES

"The O'Shannassy Water Scheme (Victoria)" *Light Railways* No. 135 January 1997.

Andrew Waugh, August 2000. Victorian Railway Maps 1860 –2000, <http://pigfish.vic.cmis.csiro.au/~ajw/>

Melbourne Water Corporation A brief history of Melbourne's water supply,
http://www.education.melbournewater.com.au/content/primary/students/water_supply/history.asp

Places for tree assessment

- 5 Longland Road, MITCHAM
- 449 Springvale Road, FOREST HILL
- 129 Mount Pleasant Road, FOREST HILL
- 347 Blackburn Road, BURWOOD EAST

Background

The purpose of the site visit was to identify plantings of potential cultural significance and clarify the extent of the Heritage Overlay on the trees/garden.

5 Longland Road, Mitcham

Each side of the MMBW easement adjacent to Montana contains a row of Monterey pines (*Pinus radiata*). There is also a row of Monterey pines and some sugar gums (*Eucalyptus cladocalyx*) along the top of the railway embankment near the Heatherdale railway station carpark. There are another 3 Monterey pines at the fence line between Montana and the station carpark. There are some other mature trees planted along the easement in the vicinity of Montana – these include a c1950-60s redwood (*Sequoia sempervirens*), mature Robinia (*Robinia pseudoacacia*) (two in easement next to the former Goodyear building and another nearby) and some old gum trees (*Eucalyptus* sp.).

Within the Montana property there are three mature Monterey cypress (*Cupressus macrocarpa*) near the entrance to the property, all about the same age which date from c1920s. At the rear of the house are a younger blue Atlas cedar (*Cedrus atlantica* f. *Glauca*), two Monterey cypress (*Cupressus macrocarpa*), a Monterey pine (*Pinus radiata*) and a willow all of which date from c1950-60s.

Significance

MMBW Easement: Robinia (*Robinia pseudoacacia*) and some old gum trees (*Eucalyptus* sp.).

Montana: three (3) mature Monterey cypress (*Cupressus macrocarpa*).

Local level of cultural significance

449 Springvale Road, Forest Hill

The former orchard property Strathdon is managed as a community recreational space by Council. There are a few remnant orchard trees of mixed age which are at the front (west) of the house and other buildings. Much of the planting is consistent with the Existing Conditions Plan included in the Strathdon report. However some clarifications as to plant species are:

- the row of trees along the main drive identified in the report as *Acer negundo* (Box elder maple) is ash (*Fraxinus* sp.);
- the large island bed around the lillypilly (*Acmena smithii*) at the front of the house has been removed;
- much of the garden fabric (fencing, ornamental gates, shrubs, herbaceous perennials, bulbs) has been removed;
- the four (4) mature trees identified as Monterey cypress (*Cupressus macrocarpa*) around the packing shed and south of the lathe shed are Mexican cypress (*Cupressus lusitanica*).

Significance

The garden has cultural significance as a composite entity. Trees which contribute to this significance are the four (4) *Cupressus lusitanica* (Mexican cypress) around the packing shed and south of the lathe shed; remnant orchard trees in the front orchard; *Eucalyptus ficifolia* (flowering gum) in the front garden and *Pinus radiata* (Monterey pine) at rear of the house.

Local level of cultural significance (property of regional level of cultural significance).

129 Mount Pleasant Road, Forest Hill

There is a visually dominant row of five mature Monterey cypress (*Cupressus macrocarpa*) along the front fence line of The Wattles 129 Mt Pleasant Rd. (also continues along front of no. 127) date from c1920s. These can be seen on the 1945 aerial. There are many other plants in the garden which date from the early twentieth century. A pair of mature cordyline (poor health) are symmetrically planted either side of the front door and in front of this there is a gravel surfaced semi-circular garden bed. In the side garden along Abelia Street there are a Douglas fir (*Pseudotsuga menzeisii*), Irish strawberry tree (*Arbutus unedo*), some pittosporum, lilypilly, a holly (*Ilex* sp.) and a Monterey pine (*Pinus radiata*), a linden tree (*Tilia europaea*) and a hybrid oak (*Quercus canariensis* x *Q robur*). In the rear garden (north side) there is a large golden elm (*Ulmus* sp.). A mature Italian cypress (*Cupressus sempervirens*) at 131 Mt Pleasant Rd was probably part of a remnant garden of the same period.

Trees to the rear of the property and in the adjacent easterly property (Lot I) (oaks and pines) are said to have been planted in 1952 according to the property owner.

Significance

The garden has cultural significance at local level as a composite entity.

Trees which contribute to this significance are the five (5) mature Monterey cypress (*Cupressus macrocarpa*) along the front fence line; side garden Douglas fir (*Pseudotsuga menzeisii*), Irish strawberry tree (*Arbutus unedo*), lilypilly, a Monterey pine (*Pinus radiata*), a linden tree (*Tilia europaea*) and a hybrid oak (*Quercus canariensis* x *Q robur*).

347 Blackburn Road, Burwood East

There are relatively few trees associated with the 1960 Uniting Church building. Seven (7) trees (spotted gums, *Eucalyptus maculata*) are planted behind the fence line along the road reserve on Blackburn Road, near the church carpark. Some native trees and shrubs have been planted around the church which include a bursaria, flowering gum (*Eucalyptus ficifolia*), a row of variegated pittosporum, melaleucas (*Melaleuca armillaris* and *M. styphelioides*), and a silky oak (*Grevillea robusta*). All of these date from c1970s or later. No mature plants are shown on the 1963 aerial photograph.

Significance

No plantings of cultural significance

Recommended Action

It is recommended that:

- the heritage overlay (HO) be modified to reflect the more accurate mapping of the culturally significant trees within the gardens. In general, any HO should

extend to a minimum of three (3) m beyond the drip line for upright trees and a minimum of five (5) m beyond the drip line for spreading canopy trees.

5 Longland Road, MITCHAM

HO 5m beyond drip line:

MMBW Easement: Robinia (*Robinia pseudoacacia*) & gum trees (*Eucalyptus* sp.)

Montana: three (3) Monterey cypress (*Cupressus macrocarpa*)

449 Springvale Road, FOREST HILL

HO 5m beyond drip line:

- four (4) *Cupressus lusitanica* (Mexican cypress)
- *Pinus radiata* (Monterey pine)

HO 3m beyond the drip line:

- remnant orchard trees in the front orchard
- *Eucalyptus ficifolia* (flowering gum)

129 Mount Pleasant Road, FOREST HILL

HO 5m beyond drip line:

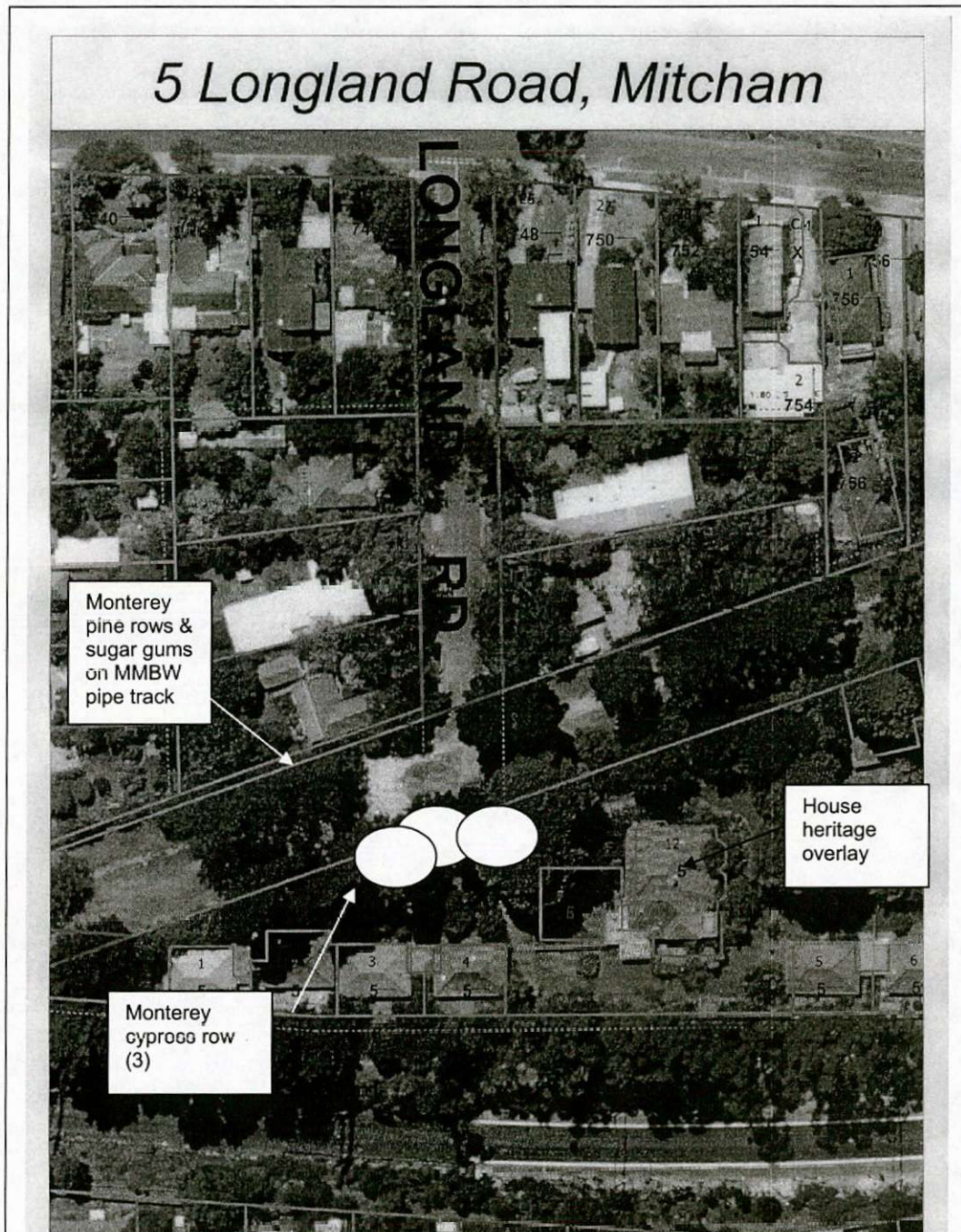
- five (5) mature Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*),
- hybrid oak (*Quercus canariensis* x *Q robur*).

HO 3m beyond the drip line:

- Douglas fir (*Pseudotsuga menzeisii*)
- Irish strawberry tree (*Arbutus unedo*)
- lilypilly
- linden tree (*Tilia europaea*).

Appendix 5- Individual place tree report plans

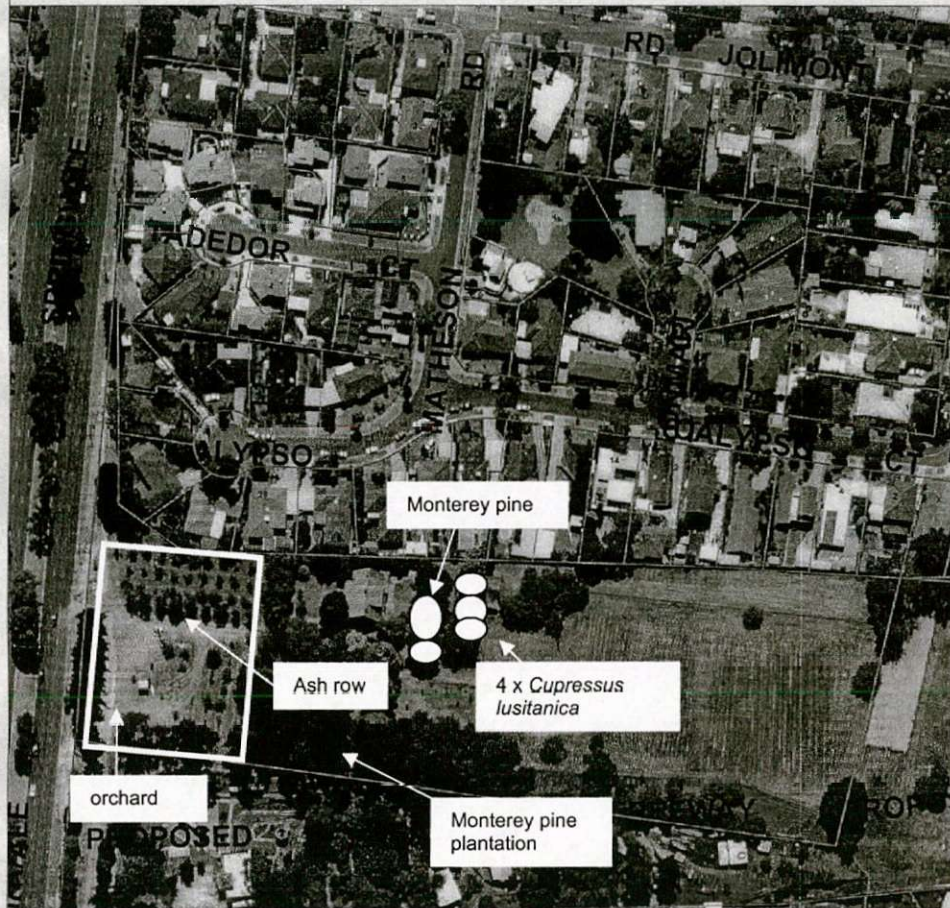
The following are plans of tree locations on the three sites identified as possessing historically related or significant trees. Tree positions are indicative only (refer to tree reports).



129 Mount Pleasant Rad, Forest Hill



449 Springvale Rd, F Hill



(Refer File: Plans Heritage Assessment.doc)

Appendix 6 – Evaluation & selection methodology

Background

Stage 1 of the Whitehorse Heritage Study 2001 (Andrew Ward & Associates) set out a methodology based on heritage grading of the components of potential heritage areas, mapped to show concentration of differing colour-coded values. The initial survey had been carried out in a 1999 review and expanded considerably in the 2001 review.

For continuity, the Ward grading system was used in this study and unless the assessed place had changed since 2001, the grading used then was generally adopted. This site grading underscored the area assessment, based on mapped non-contributory places and the percentage these places represented of the street and/or the area.

Whitehorse Heritage Study 2001 grading system

The grading system used in the Whitehorse Heritage Study 2001 is based on the A-E place grading, 1-3 streetscape grading evolved by Graeme Butler for the North & West Melbourne Conservation Study (1983) and later adopted by the MCC in their 1985 policy document.

Places graded A-C were identified as individually significant in that system and were recommended for the planning scheme. Places graded D were typical or representative of a period/type but had the potential to form groups, precincts or streetscapes of some significance. Andrew Ward & Associates have developed this system further, using a colour-keyed mapping approach to highlight groups or areas of heritage places.

The following table sets out the heritage grading system used in the 2001 study and in this project². It also lists the relevant statutory heritage bodies who might act on the basis of these gradings to list heritage places. One difference, between the grading system used in 2001 and that of 2002-3, is that the place has been assessed as either contributory or non-contributory, given that a place may be significant within its own period but contrast with the group expression identified as significant. An example is a 1950s Modernist house, set among Victorian-era villas, where the periods expressed are very different culturally and visually.

Individual place heritage grading 2001	Threshold of heritage significance	Relevant Statutory body for heritage listing or protection	Planning Scheme equivalent heritage value	Qualification needed for identified areas, streetscapes, or precincts
A State Importance	State/National significance (individually significant)	Heritage Victoria, Australian Heritage Commission	State (individual heritage overlay)	Contributory or non-contributory

² See City of Whitehorse Heritage Review 2001 Volume 1: 8, 21- definitions, map key

B Regional Importance	Regional/Metropolitan significance (individually significant)	City of Whitehorse, Australian Heritage Commission	Local (individual heritage overlay)	Contributory or non-contributory
C Local Importance	Local Importance (individually significant)	City of Whitehorse	Local (individual heritage overlay)	Contributory or non-contributory
D Local Importance	Local Importance – well preserved, representative of a period/type (potential for streetscapes or precincts)	City of Whitehorse	Local (potentially part area heritage overlay)	Contributory or non-contributory
E	Local Importance - altered but not irretrievably (some period expression, may form streetscapes or precincts)	City of Whitehorse	Local (potentially part area heritage overlay)	Contributory or non-contributory
F Local Interest	Local Interest (very altered but still indicative of its former period or state)			non-contributory
N Not important	Not significant within the adopted assessment framework and what is known of the site's history.			non-contributory
Under construction				non-contributory
Vacant site				non-contributory

Assessment against Australian Heritage Commission (AHC) criteria

The Australian Heritage Commission criteria consist of a set of eight criteria that cover social, aesthetic, scientific, and historic values. Each criterion has sub-criteria written specifically for cultural or natural values. The 1990 Guidelines were used in interpretation of the criteria.

As this project is for cultural values, the sub-criteria used are identified by their alpha-numeric code and briefly described as follows:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential
- D.2 good example of type
- E.1 aesthetic importance to the community or cultural group
- F.1 design or technological achievement
- G.1 social importance to the community
- H.1 association with important person or group

Heritage place selection is based on meeting these criteria. Places are selected from the knowledge of what is required to meet the criteria, the knowledge gained from

the study of place data and the context formed by comparison with other similar places in the study area. Thresholds of significance used in this study are as follows. Compared with other places in the locality (by postcode ie Surrey Hills etc.), region (Metropolitan Melbourne), Nation or State³, the place is:

- A3 · *exceptional for its richness and/ or diversity of features relating to a particular historic theme or its array of features that clearly demonstrate more than one historic theme.*
- A4 · *one of a small number of places with the best integrity and ability to demonstrate the theme or the theme combination or represent a particular event*
- B2 · *rare in the district or region as a place representing a theme or as an example of a type*
- · *rare in the district or region for representing an event*
- · *rare in the district or region as an example of type*
- C2 · *the place is known to have been used for research or teaching purposes*
- *the place is exceptional for potential for research or public education*
- D2 · *one of a small number of places with the best integrity and ability to demonstrate the type of place*
- H1 · *associated with a person or group judged to be of importance, and the association with the place is of considerable depth, a strong association with the person's productive life, or a clear link with the person's or group's work.*

Group or area significance

This assessment threshold applies to areas as well as individual places where places, arranged in groups or areas, may have a contributory role in demonstrating an historical theme which is of significance to the locality, region, Victoria or Australia. This might include the network of places associated with periods of urban development within the City and in the case of this study the inter-war housing development that marked a surge in the population growth of the area, turning the previous rural environs into urbanised neighbourhoods.

This implies that places should provide a group expression from a definable historically or aesthetically significant period or periods. Typically this will imply homogeneity of period but can also include a number of periods, all well preserved. Where the visual character differs greatly, as in the case of the new but typical block of units in an inter-war area, built closer to the street, with no pitched roof forms and greater scale and intensity, the new but isolated building in the streetscape has not been considered contributory to the whole.

This study assumes that all sites that are typical only of their construction periods, form visually similar groups from within the period between the Victorian-era and the Second War. This assumption is derived from the slow evolution of revival styles from the 19th century through to the contrast of Modernism which eschewed all previous eras and sought to promote a new aesthetic.

Management of these identified areas is based on conserving the contribution made by contributory places and seeking to restrain the amount of change that will reduce the period expression made by the precinct.

³ This can be correlated with the A-E scale used by A Ward & Associates

Further analysis of place grouping utilised mapping of non contributory places and calculation of the percentage in each group of contributory places to the group's defined heritage expression. For the group to possess some identified heritage character the number of contributory places would have to be over 50%; for a significant heritage character 70% is the *nominal* threshold. Proposed heritage overlay area boundaries (2001) have in some cases been redrawn to exclude non contributory places and the percentage contributory places recalculated to assess the overall expression of the area or group.

Appendix 7: Criteria for the Register of The National Estate

Without limiting the generality of sub-section (1) of the *Australian Heritage Commission Act*, a place that is a component of the natural or cultural environment of Australia is to be taken to be a place included in the national estate if it has significance or other special value for future generations as well as for the present community because of:

CRITERION A:

ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY.

- A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.
- A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscape or cultural features.
- A.4 Importance for their association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, state, region or community.

CRITERION B:

ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY.

- B.1 Importance for rare endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.
- B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced, in danger of being lost, or of exceptional interest.

CRITERION C:

ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY.

- C.1 Importance for information contributing to wider understanding of Australian natural history, by virtue of their use as research sites, teaching sites, Type localities, reference or benchmark sites.
- C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

CRITERION D:

ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF:

- (I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR
- (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS.

D.1 Importance in demonstrating the principle characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.

D.2 Importance in demonstrating the principle characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

CRITERION E:

ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS VALUED BY A COMMUNITY OR CULTURAL GROUP.

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

CRITERION F:

ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD.

F.1 Importance for their technical, creative, design or artistic excellence, innovation or achievement.

CRITERION G:

ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS.

G.1 Importance as places highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations.

CRITERION H:

ITS SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL HISTORY.

H.1 Importance for their close associations with individuals whose activities have been significant within the history of the nation, state or region.

Appendix 8 Project brief

WHITEHORSE HERITAGE REVIEW 2001 PART 2 – ASSESSMENT OF PRECINCTS

Contract No 02048

SPECIFICATION

BACKGROUND

This study is commissioned by the City of Whitehorse.

STUDY AREA

The Study Area is the fourteen (14) precincts identified in the Whitehorse Heritage Review 2001.

OBJECTIVES

The purpose of this study is to assess the cultural significance and therefore eligibility of the following fourteen (14) precincts for heritage overlay protection in the Whitehorse Planning Scheme. The fourteen precincts were identified as having potential significance in Stage 1 of the Whitehorse Heritage Study 2001.

- An extension of the existing Mont Albert Residential Precinct (protected by a Heritage Overlay): Wellesley Street, Gordon Street (east side) and Whitehorse Road, between Hood Street and no. 688 Whitehorse Road.
- An extension of the existing Churchill Street Precinct (protected by a Heritage Overlay): Black Street, Proudfoot Street and View Street.
- Windsor Park estate area, Surrey Hills.
- Harding Street/Pembroke Street, Surrey Hills.
- Everton Grove, Surrey Hills.
- Florence Road (east side), Surrey Hills.
- Alexander Street/Acacia Street/Bass Street/Kent Road, Box Hill.
- Watts Street/Court Street/Kangerong Road, Box Hill.
- William Street, Box Hill.
- Whitehorse Road, between Nelson Road and Middleborough Road, Box Hill.
- Mount View Court, Burwood.
- Jeffery Street, Blackburn.
- Thomas Street/Cook Road, Mitcham.
- Inglis Street/Galt Street/Currie Street, Box Hill North.

In addition, Amendment C3 Part 2 introduced planning controls to individual properties and precincts. The panel report recommended that a number of properties, which are currently included within the Heritage Overlay, be further examined to determine heritage values attributed to trees, general landscaping, or archaeological values on these sites. These properties are as follows:

- 129 Mount Pleasant Road, Forest Hills (The Wattles)
- 347 Blackburn Road, Forest Hill (Burwood Heights Uniting Church)
- 449 Springvale Road, Forest Hill (Strathdon)
- 5 Longland Road, Mitcham (Montana)

The purpose of this study is therefore also to further assess the cultural significance and therefore eligibility of the properties identified above, as identified in the Panel Report for amendment C3 Part 2 for heritage overlay protection in the Whitehorse Planning Scheme.

METHODOLOGY

The heritage precinct study is to be prepared in accordance with the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* and its guidelines.

Criteria to be used in the identification and assessment of places of cultural significance are the Criteria adopted by the Australian Heritage Commission.

The consultant shall be required to use the draft *Principal Australian Historic Themes* developed by the Australian Heritage Commission.

The tasks shall be undertaken in the order that they appear below. Detailed field surveys of the precincts shall refer to the thematic environmental history as part of the Whitehorse Heritage Review 1999.

Effective community consultation is an essential aspect of the Stage Two Study. It is anticipated that consultation with community consultation with community groups and members of the public shall occur throughout Stage Two. The approach taken to community consultation shall be discussed with and approved by the Steering Committee. References such as *What is Social Value? A Discussion Paper*, (Australian Heritage Commission 1992) and *Mapping Culture – A Guide for Cultural and Economic Development in Communities* (Commonwealth Department of Communication and the Arts 1995) may provide ideas as to approaches to community consultation. The consultant shall also refer to *Why hold community heritage workshops?* (Attachment Three to the Brief).

TASKS

1.0 Preparation of Project Management Plan

The consultant shall prepare a Project Management Plan in consultation with the Steering Committee for the endorsement by the Steering Committee. This plan will set out an agreed course of action for the content and progress of the project including research, community consultation, timetable, payment schedule with related milestones, suggested meeting dates for the Steering Committee and completion details.

1.1 Bibliography

The consultant shall review the existing available sources of information and prepare a brief bibliography.

1.2 Thematic environmental history of post-contact settlement and development of the study area.

The consultant shall consider the City of Whitehorse Heritage Review – Thematic History – Volume 1, 1999 and the City of Whitehorse Heritage Review 2001.

1.3 Identification of places of potential interest.

The consultant will identify all places of potential cultural significance across the study area. Places of cultural significance will be identified through:-

- Reference to the thematic environmental history and any original source materials used in the preparation of the thematic environmental history (see 1.2) above.
- Reference to registers, studies, reports and other materials held by organisations such as Heritage Victoria, National Trust of Australia (Victoria), Australian Heritage Commission, Environment Conservation Council etc.
- Effective consultation with community groups and members of the public (refer Attachment Three).
- Field survey work to verify the location, status and potential significance of precincts identified through the environmental history, through further research and community consultation.

1.4 Study Report CONTENT

Once approval has been obtained from the steering committee for the recommended Heritage Overlay precincts, the consultant should prepare a report documenting and containing citations for the precincts to support their inclusion in the Whitehorse Planning Scheme.

The report should include:

Background and brief, containing the following:

- Methodology

- Definition of precincts
 - Recommendations (from previous Stage)
 - Deleted Precincts (if any) with paragraph of justification.
 - Deleted properties to be modified (if any) with paragraph of justification.
- Citation sheets for each recommended precinct and modification to existing heritage controls for the listed properties, containing the following:
- A map of the precinct, showing the extent of the boundaries
 - A list of addresses of properties within the precinct
 - A brief history of the precinct
 - A physical description of the precinct
 - A list of buildings within the precinct with individual protection in the Whitehorse Planning Scheme
 - A statement of significance
 - Photographs (current and historical) and historic maps of the precinct

FORMAT

- **Written material**

The written report shall be typed in A4 vertical format.

It should include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared.
- (c) Authorship of the report;
- (d) Date;
- (e) Brief;
- (f) Constraints on the task (for example money, time, expertise);
- (g) Other limitations of the study (for example – are there limitations in terms of the types of places identified; geographic limitations; access limitations etc).
- (h) Sources;
- (i) A summary and contents page (refer to Contents section above);
- (j) All terminology shall be consistent with *The Australian ICOMOS Guidelines for the Conservation of Places of Cultural Significance (Burra Charter)*;

- **Graphic material**

- (a) Photographs, maps and drawing shall be of a suitable quality to enable reproduction. All graphic material shall be fully captioned including the source;
- (b) Drawings shall conform to accepted standards of drafting practice and shall be capable of reduction to A4 size. Drawings of a size larger than A3 shall be attached separately to the report and folded to A4 size.

- **Sources**

- (a) In all cases, sources of information shall be fully documented;
- (b) All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful;
- (c) In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

Appendix 9 Precinct/place report format

The following format was used for precinct and general place reports.

Name of place:

Other (other names)

Address

Place Identifier (unique number from database)

Heritage Significance: (Local, City, State, etc. see appendix 4, using the A-E scale adopted by A Ward in his heritage review)

Creation date(s): date/date range

Map (Melway reference)

Local Government Area: City of Whitehorse

Ownership Type: Private & Public

History

Historical background

Place history

Thematic context

Australian Principal Theme: (typically Building settlements, towns and cities)

PAHT Subtheme: (typically Making suburbs)

Local Theme(s): (typically The Post War Housing Boom)

Physical Description: description of place

Context: description of built surroundings of place

Cultural Significance: Statement of cultural significance, using Australian Heritage Commission criteria

Comparative Examples: places of a similar type (typically inter-war suburbs or estates)

Recommendations

Heritage Victoria Register: (typically No for precincts)

Register of the National Estate: (typically No for precincts)

National Trust Register: (typically Recommended for precincts)

Other Heritage (typically No for precincts)

Planning Scheme (typically Recommended for precincts)

External Paint Controls Apply?: (typically Yes for precincts)

Internal Alteration Controls Apply?: (typically No for precincts)

Tree Controls Apply?: (typically No for precincts)

Included on the Victorian Heritage Register under the Act: (typically No for precincts)

Are there Outbuildings or Fences not Exempt?: (typically No for precincts)

Prohibited Uses may be Permitted?: (typically No for precincts)

Management

Typical management objectives are as follows:

- to conserve and enhance the contributory elements at the place, being the (typical inter-war) houses and associated elements;
- to conserve and enhance the visual relationship between contributory elements at the

place;

- to conserve and enhance the public view of these contributory elements;
- to ensure that new structures or plantings within the place are visually recessive (lesser perceived height, bulk, greater site setbacks) and visually related to the contributory elements; and
- to encourage further research of the detailed origins of the place to maintain a link with its history, via promotion and publication of the findings.

Australian Heritage Commission Criteria states the criteria satisfied by the place

References sources of information used in the assessment