

Peer Review of Stage 1a Lilydale Heritage Review Gap Study Lilydale Heritage Study (Task 1)

Prepared for Yarra Ranges Shire Council

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1. Introduction

1.1 Project overview

Extent Heritage Pty Ltd ('Extent Heritage') was commissioned by Yarra Ranges Shire Council (Council) to prepare a peer review of the Stage 1a Lilydale Main Street Heritage Review Gap Study and related individual citations, prepared by Trevor Westmore in 2019. The objective of the 2019 gap study was to ensure that all significant heritage places in Main Street between Anderson Street and Cave Hill Road are recognised and recommended for Heritage Overlay protection. Following this study, the purpose of this peer review is to determine whether any of the eleven sites nominated from Main Street have strong potential to meet the threshold for local significance in relation to one or more of the National Heritage Convention (HERCON) Criteria and if any updates to the draft citations are also required.

The places assessed in this peer review include:

- Olinda Hotel, 161 Main Street, Lilydale.
- Poyner Shops, 245-247 Main Street, Lilydale.
- The Former Hutchison's Store, 251 Main Street, Lilydale.
- Single-Storey Shop, 257 Main Street, Lilydale.
- The Crown Hotel, 267 Main Street, Lilydale.
- Beresford's Buildings, 279-281 Main Street, Lilydale.
- Wilkinson's Building, 284 Main Street, Lilydale.
- Single-Storey Shop, 295 Main Street, Lilydale.
- Former Lilydale Country Fire Authority Fire Station, 322 Main Street, Lilydale.
- Lilydale First World War Memorial, Main Street, central reserve East of Clarke Street, Lilydale.
- Fmr. Deschamps Wine Store Olive Tree, 2 Albert Hill Road, Lilydale.

This peer review will be followed by the preparation of updated heritage citations with statements of significance for any places that are both likely to meet the threshold for local heritage significance and require an update to meet current heritage study documentation standards.

1.2 Objectives

The project objectives are to:

- Review of the content of the Stage 1a Lilydale Heritage Review Gap Study (2019) to understand the background context and rationale for the project recommendations.
- Undertake a detailed assessment of the format and content of each citation.
- Identify which of the eleven sites nominated in the study have strong potential to meet the threshold for local significance in relation to one or more of the HERCON Criteria and if citation updates are also required.

1.3 Methodology

Best practice resources

This peer review was prepared by consulting with best practice documentary resources in, including:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic.: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

Establishing an understanding of significance

The Heritage Victoria standard brief for heritage studies states that 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The HERCON criteria are defined 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*). (DELWP 2018, 1–2)

For this peer review, each nomination was assessed against the above HERCON criteria concurrently with the information provided by Trevor Westmore. The places needed to strongly meet at least one criterion to meet the threshold for local significance to the Yarra Ranges Shire. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Places that do not meet all of the criterion are generally of:

- no cultural or natural historic value;
- no rarity value;
- no research or archaeological value;
- low integrity, such that it does not represent a class of place or retain aesthetic value;
- no technical value for a particular period of time;
- no social, cultural or spiritual value to a community or group; and/or
- no special association with a person or groups of persons of importance.

1.4 Limitations

The peer review has the following limitations:

- The project does not include an assessment of places for their state heritage value and therefore potential inclusion the Victorian Heritage Register (VHR).
- No site inspections were undertaken for this review, with all site descriptions reliant on information available at a desktop level.

1.5 Authorship

The following staff members at Extent Heritage have prepared this peer review:

- Corinne Softley, Senior Associate; and
- Benjamin Petkov, Heritage Advisor.

1.6 Terminology

The terminology in this study follows the definitions presented in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013) (the *Burra Charter*). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place. (ICOMOS 2013, 2-9)

The terminology in this study also follows the definitions below, adopted from Heritage Victoria's reference materials and other guidance documents:

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

Contributory Element: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

- DELWP (Department of Environment, Land, Water and Planning). August 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The Way Forward for Heritage. Melbourne: DELWP.

Threshold: The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?'. Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

2. Findings

2.1 Main Street Heritage Review Gap Study

Extent Heritage reviewed the content of the main report associated with the Lilydale Main Street Heritage Review Gap Study. The study addresses the broader local history thoroughly, with detailed research and content which assists in supporting some recommendations for inclusion of places on the HO. The study, however, omits a methodology outlining the actions and processes taken to establish what places have strong potential to meet one or more of the HERCON criteria. The methodology should address aspects such as the best practice resources that were referenced, research methods and sources, fieldwork, approach to comparative analysis, approach to assessing significance (including thresholds for integrity and condition), and how mapping was prepared. This omission is considered to be a key gap in the project documentation and something that would be relevant to inform the planning amendment at panel.

To assist with mitigating the above risk, Extent Heritage will prepare a methodology as a cover letter to the citation updates for Stage 1a which can be considered as additional material during the planning amendment process.

2.2 Detailed citation review

The following section sets out our peer review of the heritage citations prepared for the Stage 1a Lilydale Main Street Heritage Review Gap Study.

2.2.1 Olinda Hotel - 161 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important information first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.

- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- It is noted that the citation uses some emotive language, such as the word 'obliterated' when referring to changes to the interior. This should be revised.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D, F and H are not strong (with the criterion incorrectly applied in some instances). Further, the aesthetic significance (criterion E) needs to be expanded on to provide a short analysis of which specific features are of aesthetic significance.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.2.2 Poyner Shops - 245-247 Main Street, Lilydale

Key findings:

- A review of this citation, in particular the level of integrity and the application of HERCON criteria, shows that the argument for inclusion of this property on the HO is weak and that the building does not meet the threshold for local heritage significance.
- The place comprises a pair of attached double storey shops with storefronts on the ground floor and residences on the upper storey. However, this building has low physical integrity overall, having originally formed part of a much larger and more elaborate terrace group with four individual stores and residences (refer to Figure 1). The following key changes are noted:

- Half of the building has been demolished and replaced with the structure at 243 Main Street;
- The parapet has been heavily altered with the removal of two of the four urns and the large central pediment;
- The left engaged pilaster (which was once in the middle of the façade) has been removed from 245 Main Street; and
- The ground floor shop fronts have been completely altered.

With the above changes in mind, only one quarter of the original façade and half the roof form is intact. The overall integrity is low.

- The HERCON criteria assessments assigns heritage value to Criteria A, B and D, though the argument is not strong and incorrectly applied. The historical importance of the site is loosely linked to commercial development of Lilydale, the application of rarity value is incorrect and is not evidenced through a comparative analysis, and the application of representative value is also an incorrect application of this criterion. With specific reference to Criterion D, it is concerning that “crude 20th century changes” have been used as evidence for its heritage significance. These changes are intrusive and do not add heritage value to the property.
- The low integrity of the place impacts the ability of the structure to meet the threshold for aesthetic (E) and associative (H) significance, with inadequate physical evidence remaining to assign these values to.
- The statement of significance does not reflect the criterion listed in the HERCON analysis and acknowledges the high level of change at the site. The claim that the built form and detailing of the remaining upper floor level is significant is not considered to be appropriate given that the overall built form is no longer extant and much of the detailing has been removed.



Figure 1. Contemporary image of the Poyner shops in comparison with a historical image (c.1930s) showing the previous built form and detailing. Half of the building and other detailing has been demolished, and the lower façade heavily altered.

Recommendations:

- Recommended for inclusion on the HO? – No
- Does the citation require update? – No

2.2.3 The Former Hutchison’s Store - 251 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the ‘Integrity’ section and include them under an ‘Alterations and Additions’ section under the physical analysis. The integrity should also be classified either low, moderate or high.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The alterations and additions can be communicated in dot-point form.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the

document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.

- The comparative analysis does not provide any comparative examples and how these are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion C, D and F are not strong (with the criterion incorrectly applied in some instances).
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.2.4 Single-Storey Shop - 257 Main Street, Lilydale

Key findings:

- A review of this citation shows that the argument for inclusion of this property on the HO is very weak as the building does not meet the threshold for local heritage significance.
- The HERCON criteria assessment assigns value to A, E and F. Criterion A cannot be applied to this site given there is no physical evidence of the original building extant to tell the history/story. Further, Criterion E and F cannot be applied without a considered comparative analysis of modernist commercial buildings; the building design is very understated, altered and has no assigned architect, and in our opinion would not meet the threshold for local significance for its style through a comparative analysis.

Recommendations:

- Recommended for inclusion on the HO? – No
- Does the citation require update? – No

2.2.5 The Crown Hotel - 267 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D, F and H are not strong (with the criterion incorrectly applied in some instances). Further, it assigns state significance under criterion B without any comparative assessment work to substantiate this.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.2.6 Beresford's Buildings - 279-281 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D and F are not strong (with the criterion incorrectly applied in some instances). Further, it assigns state significance under criterion B without any comparative assessment work to substantiate this.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.

- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.2.7 Wilkinson Building - 284 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C and D are not strong (with the criterion incorrectly applied in some instances).

- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.2.8 Single Storey Shop - 295 Main Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- It is recommended to take the list of changes detailed in the 'Integrity' section and include them under an 'Alterations and Additions' section under the physical analysis. The integrity should also be classified either low, moderate or high.
- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis references one property with no clear or detailed explanation about how these sites are comparable. The comparative analysis also requires more comparable sites. This section should be updated accordingly.

- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C, D and H are not strong (with the criterion incorrectly applied in some instances). Criterion E needs far greater detail and Criterion H needs further research.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.
- The inclusion of paint controls on the recommended Schedule to the Heritage Overlay is not supported with any evidence for a historic paint scheme. This recommendation should be reviewed.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.2.9 Former Lilydale Country Fire Authority Fire Station - 322 Main Street, Lilydale

Key findings:

- It is understood that the site has been demolished following a fire. The citation has therefore not been reviewed as the site would not longer meet the threshold for local heritage significance and inclusion on the HO.

Recommendations:

- Recommended for inclusion on the HO? – No
- Does the citation require update? – No

2.2.10 Lilydale First World War Memorial - Main Street, central reserve East of Clarke Street, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required and these should correspond closely with the physical description.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.

- The physical description requires further inputs to clearly describe the place and rework elements that read more like a history. As noted above, the physical description should relate to contemporary images by way of figures.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.
- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis was provided as a list of properties with no clear or detailed explanation about how these sites are comparable. This section should be updated accordingly.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B and C are not strong. Doubt is also communicated in the assessment. This memorial likely meets Criterion A and E, but may have social significance with Criterion G.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.2.11 Fmr. Deschamps Wine Store Olive Tree - 2 Albert Hill Road, Lilydale

Key findings:

- The citation should be re-arranged to have the statement of significance and HERCON assessment before the history, physical description and comparative analysis. This will improve readability and allow the reader to access to the most important component of the citation first.
- More contemporary photos are required.
- A clear curtilage map, prepared using Geographic Information Systems software, is required.
- Figure captions need to be limited in length as the current figure captions are close to paragraphs in length.

- The document formatting needs to be addressed, with all historical photos compiled and attached in one part of the document. Having dispersed photos throughout the whole of the document makes it difficult to pick out key information or its relevance to a particular section, for example a current physical description.
- The comparative analysis could be expanded. If no other olive plantings can be found in Hermes or the Schedule to the Heritage Overlay, then other remnant plantings can be used to illustrate comparable significance.
- The HERCON Criteria needs to be readdressed – it arguably meets too many criterion and the arguments for Criterion B, C and D are not strong.
- The Statement of Significance does not reflect what is communicated in the HERCON Criteria. Following reassessment of the HERCON Criteria, the Statement of Significance will need to be re-written to reflect the revised findings.

Recommendations:

- Recommended for inclusion on the HO? – Yes
- Does the citation require update? – Yes

2.3 Summary of common amendments required

There are several common amendments which can applied across most of the citations. These include:

- Update to formatting and arrangement of sections;
- Provision of a clear curtilage map;
- Revision of integrity grading description;
- Revision of the length of figure captions;
- Addition of more contemporary photos and organising historical photos in one group;
- Revision of physical analysis and provision of a clear ‘alterations and additions’ section;
- Expansion of comparative analysis to explain how these sites are comparable to others;
- Review and refinement of the HERCON criterion assessment;
- Update of the Statement of Significance to reflect the revised findings; and
- Revision of sites where paint controls are applied.

3. Recommendations

3.1 Recommended for the Heritage Overlay

This peer review has identified that the following places have strong potential to meet one or more of the HERCON criteria and therefore are very likely to meet the threshold of local heritage significance to the Yarra Ranges Shire:

- Olinda Hotel, 161 Main Street, Lilydale.
- The Former Hutchison's Store, 251 Main Street, Lilydale.
- The Crown Hotel, 267 Main Street, Lilydale.
- Beresford's Buildings, 279-281 Main Street, Lilydale.
- Wilkinson's Building, 284 Main Street, Lilydale.
- Single-Storey Shop, 295 Main Street, Lilydale.
- Lilydale First World War Memorial, Main Street, central reserve East of Clarke Street, Lilydale.
- Fmr. Deschamps Wine Store Olive Tree, 2 Albert Hill Road, Lilydale.

Based on available information, these properties are recommended for the Heritage Overlay and for their citations to be updated.

3.2 Not recommended for the Heritage Overlay

This review has identified that the following places do not have strong potential to meet one or more of the HERCON criteria and therefore do not meet the threshold of local heritage significance to the Yarra Ranges Shire:

- Single-Storey Shop, 257 Main Street, Lilydale.
- Poyner Shops, 245-247 Main Street, Lilydale.
- Former Lilydale Country Fire Authority Fire Station, 322 Main Street, Lilydale.

These properties are not recommended for the Heritage Overlay and therefore their citations should not undergo a review.