

29 August 2022

Attention: Alison Fowler
Executive Officer Strategic Planning
Yarra Ranges Shire Council

Dear Alison,

Submission review – 1 Montrose Road, Montrose – C210 Amendment

We write to you in response to your request for feedback concerning three submissions received in relation to Planning Scheme Amendment C210 from Submitter 4 (received 7th August 2022), Submitter 6 (received 8th August 2022) and Submitter 5 (received 8th August 2022) respectively. Specifically, we note that while the submissions made by Submitter 4 and Submitter 6 are supportive of the Yarra Ranges Planning Amendment C210, they object to the exclusion of several structures and features at 1 Montrose Road, Montrose in the Amendment, including the outbuildings and internal features. Meanwhile, the latter submission received by Submitter 5 objects to the Yarra Ranges Planning Amendment C210 in its entirety. Our response to each submission has been outlined in the tables below.

Submitter 4

Submitter 4 letter:	Extent Heritage Response:
<p><i>However, after viewing the documentation including the explanatory report, we have some concerns that many important features of this property have been overlooked and are not mentioned in the citation:</i></p> <ul style="list-style-type: none"> ▪ <i>The use of Montrose Bricks - from the Heritage Listed Montrose Brickworks</i> ▪ <i>Original internal features - Brick Fireplaces, Tasmanian Blackwood panelling and balustrading, exposed timber beam ceilings, sculptured plaster ceilings and ceiling roses.</i> ▪ <i>Sympathetically modernised kitchen/bathroom</i> ▪ <i>Outbuildings - Coachhouse/garage and</i> 	<ol style="list-style-type: none"> 1. In response to concerns about the significance of these features, we note the following: <ol style="list-style-type: none"> a. The use of Montrose Bricks in the construction of Alta Dena has not been substantiated through physical or archival evidence following fabric analysis and historical research. It was therefore not appropriate to include this aspect in the citation. Additionally, it should also be noted that the brickwork used for the main residence will be sufficiently protected under Amendment C210 due to Clause 43.01-1 of the Yarra Ranges Planning Scheme, which states that a permit is required to: <ol style="list-style-type: none"> i. externally alter a building by structural work, rendering, sandblasting or in any other way; and ii. externally paint an unpainted surface. b. While the extant Arts and Crafts style internal features, in particular the main living, are of some aesthetic interest, the test for the application of internal controls as per the Applying the Heritage Overlay Planning Practice Note 1 (2018) is that they <u>“should be applied sparingly and on a selective basis to special interiors of high significance.”</u> In this instance there is no evidence

Submitter 4 letter:

Servants' quarters/Governess' cottage annex.

The significance of these features needs to be noted and protected under this amendment.

Extent Heritage Response:

that the subject interiors are of particularly high significance in comparison to other residential interiors from the same era. It is noted that many interior details outside the main lounge appear to be alter additions constructed to match the details of the lounge, this is particularly evident with regard to the timber panelling to the entry.

- c. The “sympathetically modernised kitchen/bathroom” forms part of the 1996 “single-storey rear extension” noted in the Heritage Citation prepared by Extent Heritage. As a late twentieth century extension comprised of timber and a metal clad flat roof, it does not contribute to Alta Dena’s historical significance as an interwar era residence that was constructed during the growth of the Yarra Ranges area as a resort town, nor to its aesthetic significance as a Tudor Revival style residence with Arts and Crafts influences.
- d. In relation to the two outbuildings at Alta Dena described as “coachhouse/garage” and “servants’ quarters/governess’ cottage annex”, we note:
 - There is currently no documentary evidence to corroborate whether the “coachhouse/garage” formed part of the original design or if it was added in subsequent decades. Even in the case of the former, the structure is currently of low integrity and was substantially altered in 1993 to include a ground floor extension and upper floor addition to the upper floor addition, and again more recently to include a lean-to verandah. It is therefore not considered a feature that contributes to the aesthetic value of Alta Dena. Lastly, the property’s 1929 construction date and the widespread use of the automobile by this period, suggests that it is highly unlikely that it was formerly used as a coach/carriage house.
 - The “servants' quarters/Governess' cottage annex”, is referenced in the citation as the “c.1953-1962 freestanding single-storey outbuilding to the north-east corner of the property” and does not form part of the property’s original design. Although sympathetic in style the combination of Council Evaluation Cards, which note a substantial jump in capital value, and historical aerials suggest that it was likely constructed some time between 1953 and 1962, while adopting similar detailing, physical analysis confirms that this building is of light-weight construction that mimics the original design but without the same resolution. In particular the half timbering to this building is of simpler and less resolved design that the original building and details such as window sills and chimneys differ substantially.
 - As this outbuilding does not form part of the original fabric of the site, it does not contribute to Alta Dena’s historical significance as an interwar era residence that was constructed during the growth of the Yarra Ranges area as a resort town, nor to its aesthetic significance as

Submitter 4 letter:	Extent Heritage Response:
	<p>a Tudor Revival style residence with Arts and Crafts influences.</p>
<p><i>We consider the steeply pitched roof section of the Servants' quarters/Governess cottage points to its construction at the same time as the house, and recommend further investigations be carried out in this regard.</i></p>	<p>See comment above.</p>
<p><i>Prominently located in Montrose, Alta Dena has been a substantial family home for more than 80 years. All elements of the heritage story need to be protected. The additions and extensions to the property over time, should be valued for their essential contribution to the evolving needs of the occupants throughout the decades.</i></p>	<p>As stated in the Heritage Citation, the cultural heritage significance of Alta Dena lies in its historical value as an interwar era residence that was constructed during the growth of the Yarra Ranges area as a tourist destination and picturesque resort town during the 1920s and 1930s, and its aesthetic value as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. This was determined following a significance assessment of the site, which comprised a site inspection, detailed historical research and a comparative analysis.</p> <p>The claim regarding the value of additions and extensions in relation to the evolving needs of occupants is ultimately an argument about the social value of Alta Dena and its ongoing use (Criterion G), a criterion that the place does not satisfy.</p> <p>Consequently, while later additions and extensions certainly reflect the changing needs of the property's occupants, they do not inform its cultural heritage significance.</p>

Submitter 6

Submitter 6 letter:	Extent Heritage Response:
<p><i>Regarding Amendment C210 for Heritage Overlay to the property at 1 Montrose Rd, Montrose we welcome the Council identifying the property to be of local heritage significance. However, we feel the current Amendment C210 fails to give adequate protection as the Heritage Citation has inadequately identified the significance of several aspects of the property including:</i></p>	<p>As noted above, the internal features of the property are of some interest, however the are not considered to meet the threshold of high significance as required by the PPN01.</p>

Submitter 6 letter:	Extent Heritage Response:
<p>1. <i>Internal original features of the main dwelling sympathetic to the Arts & Crafts movement of the time, in particular the use of fine wood and exquisite craftsmanship.</i></p> <ul style="list-style-type: none"> a) <i>Classic large rooms and open floor plan</i> b) <i>Timber wainscoting/panelling on walls</i> c) <i>Timber ceiling beams</i> d) <i>Sculptured plaster ceilings and ceiling roses.</i> e) <i>Detailed brick fireplaces</i> f) <i>Tasmanian blackwood staircase and balustrading</i> 	
<p><i>Rear extensions to the main dwelling built in the 1950's (just 20 years later) have been sympathetically constructed and do not detract from the properties historical value, in fact adding to it as the owners 1951 -1957 were George and Verna Rose Harris Rodd.</i></p> <p><i>George Rodd with his brother Earnest were founders of one of Australia's most iconic brand names G&E Rodd.</i></p> <p><i>We therefore recommend including the rear extensions in the Heritage Overlay and changing amendment C210 accordingly.</i></p>	<p>1. The Heritage Citation does not state that the c.1953 rear extension to the main dwelling detract from the heritage significance of the property. Rather, the exclusion of this extension was made on the basis that they do not contribute to the historical and aesthetic values of the place. As noted in above, the cultural heritage significance of Alta Dena lies in its historical value as an interwar era residence that was constructed during the growth of the Yarra Ranges area as a tourist destination and picturesque resort town during the 1920s and 1930s, and its aesthetic value as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. Although the brick and concrete rear extension to the main residence is sympathetic, it was constructed in c.1953 and therefore does not reflect the cultural heritage significance of the place.</p> <p>2. While Building Files indicate that George and Verna Rose Rodd, manufacturing jewellers, owned Alta Dena in the 1950s, their association with the residence and subsequent extension does not inform the cultural heritage significance of the place. This information can be included in the Place History of the Heritage Citation as additional information but does not provide grounds for the inclusion of the rear extension in the Heritage Overlay.</p>
<p><i>Freestanding single story outbuilding (cottage) to northeast corner of the property. We challenge the heritage report that states this building is c1952-1963 and not original and</i></p>	<p>Refer comments above. Additionally, Extent Heritage notes that similarities in architectural features are not substantial evidence of original fabric, particularly where there is archival evident that indicates otherwise.</p>

Submitter 6 letter:	Extent Heritage Response:
<p><i>therefore of no significance. The cottage shows numerous architectural similarities to the main dwelling these include:</i></p> <ul style="list-style-type: none"> <i>a) Steeply pitched roof</i> <i>b) The same roof tiles</i> <i>c) Diamond leadlight sash windows, showing the same age-related bowing as the windows in the main dwelling (refer to photos)</i> <i>d) Montrose brick constructed fireplace</i> <i>e) Tudor revival external features</i> 	
<p><i>Research of the cottage has established that the cottage existed prior to 1953 which is contrary to the heritage report.</i></p> <p><i>Eva and Harold Cropper lived in the cottage from 1951 to 1970</i></p> <p><i>Harold Cropper built the flat roof extension to the cottage between 1951 and 1954. Eva worked as a housekeeper to George and Verna Rodd, retiring in 1970. Information courtesy of Lynda Hunter, Eva and Harold's daughter.</i></p> <p><i>We therefore recommend including the outbuilding (cottage) to northeast corner of the property in the Heritage Overlay and changing amendment C210 accordingly.</i></p>	<p>While oral evidence has been provided in relation to the Cropper's occupancy at the freestanding structure at the north-east corner of the property between 1951 and 1970, this does not account for the period prior to the Cropper's occupancy, and therefore does not preclude the likelihood of its later construction date. See comment above for further explanation regarding the originality of the structure.</p>
<p><i>In conclusion, the property, 1 Montrose Road, Montrose is a unique historical building located in the centre of Montrose township and is of great value to Montrose and the surrounding communities.</i></p> <p><i>We strongly believe the whole property meets both HERCON Criteria Assessment A, Importance to the course, or pattern of our cultural or natural history, and Criteria Assessment E, Importance in exhibiting</i></p>	<p>Extent Heritage agrees that Alta Dena satisfies Criterion A and Criterion E of the HERCON criteria assessment. However, as detailed above, this is ultimately limited to the extant 1930 main residence and associated early landscape plantings, which clearly embodies the cultural heritage significance of the place as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences that was constructed during the growth of the Yarra Ranges area as a tourist destination and picturesque resort town during the 1920s and 1930s. Later alterations and additions do not contribute to these historical and aesthetic values and are therefore cannot be regarded as significant fabric.</p>

Submitter 6 letter:	Extent Heritage Response:
<p><i>aesthetic characteristics. of the Heritage Citation.</i></p> <p><i>Further detailed research should be undertaken.</i></p>	

Submitter 5

Submitter 5 letter:	Extent Heritage Response:
<p><i>Our client opposes the proposed Amendment and makes the following submissions in this respect:</i></p> <ol style="list-style-type: none"> <i>1. The Land does not meet the threshold of significance to justify the application of HO430.</i> <i>2. The building on the Land has been substantially altered and is no longer intact.</i> <i>3. The five trees nominated, being a Grey Poplar (<i>Populus x canadensis</i>), two Lilly Pillys (<i>Syzygium smithii</i>), Japanese Cedar (<i>Cryptomeria japonica</i>) and mature sweet gum (<i>Liquidambar</i>) do not meet the threshold of significance and are not of local significance.</i> <i>4. The house on the Land does not form any link to tourism.</i> 	<p>In response to these objections, Extent Heritage would like to note the following:</p> <ol style="list-style-type: none"> a) No evidence has been provided to substantiate why the land does not meet the threshold for heritage significance. b) While there are some alterations to the property, they cannot be classified as 'substantial'. Alterations and additions are generally either sympathetic in design or comprise recessive rear extensions that do not detract from the form, detailing and fenestration of the extant c.1930 main residence. Where alterations do exist, they are noted in the citation. c) No evidence has been provided to substantiate why the five trees nominated do not meet the threshold for heritage significance. As per the Heritage Citation, historical aerials and photographs suggest that the nominated trees are very early plantings that were part of the property's early or original landscaping. d) The link to tourism as referenced in the citation refers to the historical theme of the Yarra Ranges area being used as a holiday destination for wealthy Melbournians, particularly in the Interwar era. Constructed as a holiday home for the original owner in c. 1929, Alta Dena clearly reflects this historical theme.

Kind regards,



Michelle Bashta
Senior Heritage Advisor | Extent Heritage