

**Yarra Ranges Planning Scheme Amendment C210yan
1 Montrose Road, Montrose**

Panel Report

Planning and Environment Act 1987

17 January 2023

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Yarra Ranges Planning Scheme Amendment C210yran

1 Montrose Road, Montrose

17 January 2023



Sarah Raso, Chair

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Glossary and abbreviations

Council	Yarra Ranges Shire Council
Heritage Citation	Heritage Citation - Individual Place - Alta Dena, 1 Montrose Road Montrose (Extent Heritage, April 2022)
LPS	Yarra Ranges Localised Planning Statement
National Trust	National Trust of Aust (Vic) Dandenong Ranges Branch
PE Act	<i>Planning and Environment Act 1987</i>
PPNO1	Planning Practice Note 1, Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, 2018
Property	1 Montrose Road, Montrose
Saltworks	Saltworks Investments Montrose Pty Ltd

Overview

Amendment summary

The Amendment	Yarra Ranges Planning Scheme Amendment C210yran
Common name	1 Montrose Road, Montrose
Brief description	Proposes to apply the Heritage Overlay to 1 Montrose Road, Montrose
Subject land	1 Montrose Road, Montrose
Planning Authority	Yarra Ranges Shire Council
Authorisation	31 May 2022
Exhibition	7 July to 8 August 2022
Submissions	Number of Submissions: 6 Opposed: 1

Panel process

The Panel	Sarah Raso
Directions Hearing	7 November 2022
Panel Hearing	14 and 15 December 2022
Site inspections	Unaccompanied (but for Nick Sutton who attended to allow access inside the residence) 10 January 2023
Parties to the Hearing	Yarra Ranges Shire Council represented by Kris Hansen, who called expert evidence on heritage from Michelle Bashta of Extent Heritage Saltworks Investments Montrose Pty Ltd represented by Nick Sutton of Norton Rose Fulbright, who called expert evidence on heritage from Mr Bryce Raworth and on landscaping from John Patrick National Trust of Aust (Vic) Dandenong Ranges Branch represented by Carolyn Ebdon Pauline Meade
Citation	Yarra Ranges PSA C210 [2023] PPV
Date of this report	17 January 2023

Executive summary

Yarra Ranges Planning Scheme Amendment C210yran seeks to apply the Heritage Overlay to 1 Montrose Road, Montrose which contains a dwelling known as Alta Dena, a 1929 Tudor Revival style residence. The Statement of Significance lists the residence as significant along with five mature trees on the property. No external paint or internal alteration controls are proposed to apply, and the two outbuildings on the property have not been identified as significant in the Statement of Significance.

The Amendment was exhibited from 7 July to 8 August 2022 and 6 submissions were received.

The submissions generally support the Amendment, with two submissions seeking specific changes to the Statement of Significance and Citation to reference the garage and cottage as significant and to apply internal controls. The landowner originally opposed the Amendment on the basis Alta Dena and its surrounding trees do not meet the relevant criteria to qualify for inclusion in the Heritage Overlay. At the Hearing however the landowner indicated its support for the application of the Heritage Overlay to Alta Dena but continued to oppose the proposed tree protection controls.

The Panel supports the application of the Heritage Overlay to Alta Dena and considers the approach taken in the Heritage Citation is sound, is based on appropriate methodology and research, and provides a solid base for strategically justifying the Amendment.

The Panel concludes:

- Alta Dena meets the threshold of historical and aesthetic significance (Hercon Criteria A and E).
- Internal controls are not appropriate or justified.
- The cottage and garage do not meet the threshold of heritage significance.
- The five trees identified in the Statement of Significance do not meet the threshold of heritage significance.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Yarra Ranges Planning Scheme Amendment C210yran be adopted as exhibited subject to the following:

1. **Amend the Statement of Significance to delete reference to the five trees and to delete the Plan of significant vegetation in accordance with the Panel's Preferred version in Appendix D.**
2. **Amend the Heritage Overlay Schedule to delete the permit requirement for tree removal for HO430.**
3. **Amend the Heritage Citation:**
 - so that it is consistent with the revised Statement of Significance
 - to delete any reference to tree controls applying
 - to incorporate the additional historical background information in relation to George and Verna Rodd in accordance with the tracked changes (to pages 6, 7 and 9) as shown in Appendix E.
4. **Amend the Statement of Significance to incorporate Mr Raworth's suggestions in accordance with the Panel Preferred version in Appendix D.**

1 Introduction

1.1 The Amendment

(i) Amendment description

Yarra Ranges Planning Scheme Amendment C210yran (the Amendment) seeks to apply the Heritage Overlay to 1 Montrose Road, Montrose (Property). The Property contains a dwelling known as Alta Dena, a 1929 Tudor Revival style residence.

Specifically, the Amendment proposes to:

- apply the Heritage Overlay (HO430) to 1 Montrose Road, Montrose
- amend the Heritage Overlay Schedule to include HO430, and specify a permit requirement for tree removal
- incorporate the Statement of Significance for 1 Montrose Road, Montrose (Statement of Significance) through the schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme)
- include the Heritage Citation – Individual Place for Alta Dena, 1 Montrose Road Montrose (Heritage Citation) in the schedule to Clause 72.08 (Background Documents).

The Statement of Significance lists the residence as significant along with five mature trees on the Property. No external paint or internal alteration controls are proposed, and two outbuildings on the Property have not been identified as significant in the Statement of Significance.

The Amendment applies to the land shown in Figure 1. The photo in the exhibited Statement of Significance on page 14 shows the front façade of Alta Dena.

Figure 1 Subject Land



1.2 Background

Council provided a detailed background to the Amendment in its Part A submission, including a chronology of events which the Panel has summarised in Table 1.

Table 1 Amendment C210yran chronology of events

Date	Event
January 2022	Council received planning permit application YR2022/13, for use and development of 1 Montrose Road, Montrose for a childcare centre. The proposal involves partial demolition of the existing residential building and re-purposing of the building for a childcare centre. The application received 27 objections, including on the basis that the building is of heritage value. The application is currently subject to Victorian Civil and Administrative Tribunal proceedings
March 2022	Council received a nomination from a community member for heritage protection of the residence Council sought heritage advice on the Property from a qualified heritage consultant. The investigation identified the Property, including five trees, meets the threshold for local heritage protection and recommended its inclusion in the Heritage Overlay
10 May 2022	Council resolved to: <ul style="list-style-type: none"> - request the Minister for Planning to prepare, adopt and approve an Amendment C209 to the Yarra Ranges Planning Scheme using section 20(4) of the <i>Planning and Environment Act 1987</i> (PE Act) to apply the Heritage Overlay to the Property, on an interim basis - request the Minister for Planning authorise the preparation and exhibition of the Amendment - subject to the Minister’s authorisation, exhibit Amendment C210
31 May 2022	The Minister for Planning authorised Council to prepare the Amendment subject to five conditions: <ul style="list-style-type: none"> - Prepare and submit a statement of significance for 1 Montrose Road, Montrose in accordance with Planning Practice Note 1: Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, 2018 (PPNO1) to the Department of Environment, Water and Planning for review, prior to lodgement of the Amendment for exhibition - Amend the Schedule to Clause 43.01 (Heritage Overlay) to: <ul style="list-style-type: none"> - specify the Statement of Significance for the proposed heritage place, as required by Clause 43.01-5 - specify the trees to be protected in the tree control column in schedule - Amend the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to: <ul style="list-style-type: none"> - remove reference to the Heritage Citation - incorporate the Statement of Significance - Clarify the location of significant trees either by including a map or a more specific written description that identifies the trees and their

	<p>locations in the statement of significance. Confirm all identified significant trees are located within the proposed mapped HO curtilage</p> <ul style="list-style-type: none"> - Amend the explanatory report to: <ul style="list-style-type: none"> - state that the place is an individual place (not a precinct) - identify those further controls allowed by the schedule to the overlay are required for tree controls in accordance with PPNO1 - remove any references to 'interim' heritage controls
7 July 2022	Pursuant section 20(4) of the PE Act the Minister for Planning prepared, adopted, and approved Amendment C209. The interim control will apply to the Property until 1 May 2023
7 July to 8 August 2022	Exhibition of the Amendment
11 October 2022	Council considered submissions to the exhibited Amendment and resolved to request a Panel to consider unresolved issues in submissions
7 November 2022	Directions Hearing
24 November 2022	Updated Heritage Citation circulated to all parties (updated in response to submissions)
14 and 15 November 2022	Panel Hearing

1.3 The Panel's approach

The submissions generally support the Amendment, with two submissions seeking specific changes to the Statement of Significance. Saltworks Investments Montrose Pty Ltd (Saltworks), the landowner, opposed the Amendment on the basis Alta Dena and its surrounding trees do not meet the relevant criteria to qualify for inclusion in the Heritage Overlay. At the Hearing however, Saltworks indicated its support for applying the Heritage Overlay to Alta Dena but continued to oppose the proposed tree protection controls.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a lot of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Heritage Significance.

1.4 Limitations

Several submissions raised concerns in relation to the proposed use of the Property for a childcare centre as is proposed by planning permit application YR2022/1. The Panel has not considered

these submissions as they do not relate to the proposed application of the Heritage Overlay to the Property.

2 Strategic issues

2.1 Planning context

Council submitted the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below. Appendix C highlights key imperatives of relevant provisions and policies.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4(1)(d) of the PE Act
Planning Policy Framework	- Clause 11.01-S (Settlement) - Clauses 15.01-5S (Neighbourhood character), 15.03-1S (Heritage conservation)
Other planning strategies and policies	- Plan Melbourne Outcome 4, Direction 4.4, Policies 4.4.1 and 4.4.4
Planning scheme provisions	- Heritage Overlay
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

2.2 Strategic justification

(i) Alta Dena 1 Montrose Road, Montrose, Heritage Citation, April 2022

The Heritage Citation includes the following elements:

- statement of significance
- analysis against Hercon criteria
- physical analysis
- historical notes
- comparative analysis
- suggested conservation measures
- recommendations.

The methodology for the Heritage Citation was guided by the processes and criteria outlined in the Burra Charter, 2013¹.

(ii) Evidence and submissions

Council submitted the Amendment is required to protect Alta Dena which has been identified in the Heritage Citation as worthy of protection under the Heritage Overlay.

¹ The Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance

Council submitted the Amendment is supported by the Heritage Citation and the evidence of Ms Bashta. Council said the Heritage Overlay is the appropriate planning tool to protect heritage values given it requires a permit to be granted for building and works, including demolition.

No submitter considered the Amendment should not progress because it was not strategically justified.

(iii) Discussion

Section 4(1) of the PE Act seeks to conserve buildings, areas and places of interest and to balance the present and future interests of all Victorians. This is reflected through Plan Melbourne and in State and Local planning policies. These policies require Council to identify, protect, enhance and promote local heritage and the Amendment is supported by and implements these policy directions.

The Panel considers:

- the approach taken in the Heritage Citation is sound, is based on appropriate methodology and research, and provides a solid base for strategically justifying the Amendment
- the Amendment appropriately considers the needs of present and future interests of all Victorians by introducing planning provisions that ensure local cultural heritage values are considered when assessing a planning permit application
- the Heritage Overlay is the appropriate planning tool to protect Alta Dena.

The methodology used to identify and assess the Property is typical and consistent with the processes and criteria outlined in the Burra Charter (2013). The Panel finds the form of the Statement of Significance is consistent with *Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)*.

(iv) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Heritage Significance

3.1 Statement of Significance

Exhibited Statement of significance



What is significant?

The property at 1 Montrose Road, Montrose (otherwise known as Alta Dena), is locally significant to the Yarra Ranges Council. Specifically, the form, scale, detailing and sitting of the 1929 Tudor Revival style residence, along with five remnant mature trees on the property, including a Grey Poplar (*Populus x canadensis*), two Lilly Pillys (*Syzygium smithii*) and a Japanese Cedar (*Cryptomeria japonica*) in the south garden, as well as the mature sweet gum (*Liquidambar*) in the east garden, are of local significance. Later alterations and additions, including the c.1953 brick and concrete rear extension to the northern elevation, the c.1952-1962 freestanding single-storey outbuilding to the norther-east corner of the property, substantially altered garage, and 1996 single-storey rear extension to the north-west corner of the main residence are not significant.

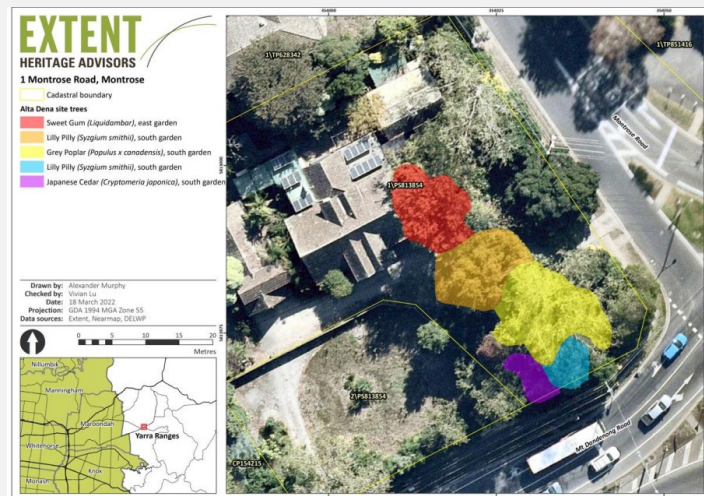
How is it significant?

Alta Dena is of local historical and aesthetic significance to the township of Montrose and Yarra Ranges Council more broadly.

Why is it significant?

Alta Dena is historically significant to the township of Montrose 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. Erected as a country holiday home, Alta Dena not only forms a tangible link to this phase of development, which saw the proliferation of architect designed guest houses by affluent Victorians across the mountainous districts of Healesville, Warburton and the Dandenongs, but also provides insight into the ways the region's built environment was shaped by tourism during the interwar period. **(Criterion A)**

Alta Dena is aesthetically significant as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. Key features contributing to its aesthetic value include its steeply pitched gabled roof forms clad with terracotta tiles, entrance portico with a slate tiled awning, prominent chimney and chimney breast with terracotta chimney pots, timber framed sash double and triple leadlight windows with brick window sills, unique clinker brick corner buttresses, half timbered gables and over-scaled bracketed eaves. Together, these elements not only encompass the key attributes associated with the Tudor Arts and Crafts style, but also combine to create a striking and visually distinct interwar residential design. The visual appeal of these architectural features is further enhanced by several remnant mature ornamental plantings, which enhance the property's picturesque landscape setting. **(Criterion E)**

Plan of significant vegetation:

3.2 Heritage thresholds

3.2.1 The issues

The issues are whether:

- Alta Dena meets the threshold of historical and aesthetic significance to justify the Heritage Overlay (Hercon Criteria A and E)
- internal controls should apply
- the outbuildings meet the threshold of heritage significance
- the five trees identified in the Statement of Significance meet the threshold of heritage significance.

3.2.2 Evidence and submissions

(i) Historical and aesthetic heritage significance

Council's submission relied on the evidence of Ms Bashta who identified Alta Dena as being of historical and aesthetic significance to the Yarra Ranges Shire Council as a circa 1929 Tudor Revival style residence. Ms Bashta said:

The establishment of the property in the late 1920s reflects the growth of the Yarra Ranges area and Montrose as a township as a holiday destination in the interwar period. This historical theme is well-recognised as a key development phase of the municipality, with many architect designed homes and guesthouses developed in this period.

In the case of Alta Dena, while no architect has been identified, the interwar character and setting within a mature landscaped garden reflect this historical theme and provide a direct link with this era of development within the township of Montrose.

Ms Bashta said the key elements of the place's significance are the original parts of the 1929 residence and the remnants of the early garden setting, largely characterised by mature trees. Ms Bashta highlighted the Tudor Revival style design with Arts and Crafts influences, the main residence being a rendered brick structure with a steeply pitched overhanging gable roof clad with terracotta tiles. She said the key features which contribute to its aesthetic significance include:

- steeply pitched gabled roof forms clad with terracotta tiles

- entrance portico with a slate tiled awning, noting that the portico has been enclosed by the introduction of glass windows into the openings
- prominent chimney and chimney breast with terracotta chimney pots
- timber framed sash double and triple leadlight windows with brick window sills
- clinker brick corner buttresses
- half-timbered gables and over-scaled bracketed eaves.

The National Trust of Aust (Vic) Dandenong Ranges Branch (National Trust) submitted the residence was constructed as a country home and has played an important part in Montrose's history, growth and development. It submitted Alta Dena is "*one of the finest and possibly the only surviving example of a Tudor Revival Manor House in Montrose*". It submitted:

There is a completeness and attention to detail present within this property. The two storey residence provides a dominant focus within the landscaped garden, heightened by the Tudor Revivalist style of architecture. The house is dignified and unpretentious while the superior workmanship and quality of the materials used clearly points to the wealth of its owners during a period of world economic depression.

Saltworks originally opposed the Amendment on the basis Alta Dena and its surrounding trees do not meet the relevant criteria to qualify for inclusion in the Heritage Overlay. At the Hearing however, Saltworks indicated its support for applying the Heritage Overlay to Alta Dena (but continued to oppose the proposed tree protection controls). It sought to rely on the expert heritage evidence of Mr Raworth and the expert landscaping evidence of Mr Patrick.

In relation to the historical and aesthetic significance of the Property, Mr Raworth broadly agreed with the research conclusions and views expressed in the Heritage Citation and said it was appropriate for the place to be considered significant with respect to the two criteria the place has been assessed against. He said the "*original, interwar envelope of Alta Dena represents a good representative example of a two storey interwar Tudor style dwelling, with some historical significance associated with its construction in the interwar period*".

(ii) Internal controls

The National Trust and Submitter 6 submitted the original internal features of the residence, including the brick fireplaces, blackwood panelling and balustrading, exposed timber beams and ceilings, sculptured plaster ceilings and ceiling roses, should be referenced in the Statement of Significance as significant elements of the Property.

Council disagreed and referred to the test for the application of internal controls in PPN01 which says, "*internal controls should be applied sparingly and on a selective basis to special interiors of high significance.*" Council submitted there is no evidence the subject interiors are of particularly high significance to warrant internal controls.

Ms Bashta said that whilst the internal features, in particular the main living area, are of some aesthetic interest, they do not satisfy the test for the application of internal controls under PPN01. She said there is no evidence the subject interiors are of particularly high significance in comparison to other residential interiors from the same era and they do not contribute to Alta Dena's historical significance as an interwar era residence.

Mr Raworth agreed with the Heritage Citation that internal alteration controls are not required for this place. He said:

Whilst it is acknowledged that the interiors are illustrative of their interwar origin, they are representative and not exceptional. From a first principles perspective, the interiors are not of a standard that would warrant an internal control.

Mr Raworth said the interiors are not special or of high significance and are *“representative of what one would expect to find in a house of this kind, this period, and this style, and are relatively intact, but are not in any sense extraordinary or exceptional to the level that an internal control would be warranted”*.

Saltworks submitted the case for internal controls is not supported by cogent justification or any expert opinion and would be contrary to PPN01.

(iii) Outbuildings

The National Trust and Ms Meade submitted the garage and cottage are both original and should be referenced in the Statement of Significance as significant elements of the Property.

In response to this suggestions Ms Bashta said:

- there is no documentary evidence to suggest the garage formed part of the original design or if it was added in subsequent decades
- the garage is of low integrity and was substantially altered in 1993 to include a ground floor extension and upper floor addition, and again more recently to include a lean-to veranda and is therefore not considered to be a feature that contributes to the historic or aesthetic value of Alta Dena
- while the cottage is sympathetic in style to Alta Dena, the combination of the Council Evaluation Cards which indicate a large jump in capital value, and historical aerials, suggest it was likely constructed between 1954 and 1962
- while the cottage adopts similar detailing to Alta Dena, it has been constructed using light weight materials which mimic the original design but without the same resolution.

Ms Bashta said that because the cottage 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, nor to its aesthetic significance as a Tudor Revival style residence with Arts and Crafts influences.

Ms Meade submitted the cottage should not be discounted as original simply because it is lightweight and does not present the same level of sophistication as the main residence. She submitted:

It was built for use by a caretaker/driver/ housekeeper and not necessarily built to the same quality as the owners dwelling. The roof tiles are the same and the diamond lead glass windows are bowed due to age as is the main house windows.

Ms Meade submitted the jump in net value of the property might also have been in response to *“the sympathetic rear extension of the main house in 1953”*. Aerial photos were produced to demonstrate the possibility the cottage may have been present in 1946 and therefore constructed far earlier than the 1954-1962 estimation.

Mr Raworth endorsed the position within the Heritage Citation that the outbuildings should not be identified as significant. He said that while they are architecturally sympathetic to the Arts and Crafts Tudor style of the main envelope, *“they are not significant built form elements in and of themselves, given they were constructed after the period of proposed identified significance, which is the interwar period”*. He said that while the additions and outbuildings are sympathetic to the Tudor Revival qualities of the residence, they are not representative of interwar Tudor Revival design, and are not significant on aesthetic grounds.

Ms Meade submitted the additions and outbuildings were significant due to their connection with various owners over time. She suggested the couple who owned the Property from 1951 to 1957, George and Verna Rodd, should be identified in the Heritage Citation, as they possibly constructed the rear additions and outbuilding for their housekeeper in 1951. George Rodd with his brother Earnest were founders of one of Australia's most iconic brand names G&E Rodd.

The exhibited Heritage Citation was updated to incorporate additional historical background information in relation to George and Verna Rodd following the receipt of submissions and was provided to all parties (Document 3) before the Hearing.

No party disputed this change to the Heritage Citation, however Mr Raworth said he did not support reference to the former owners in the Statement of Significance. Mr Raworth said the additions and outbuildings do not gain additional significance due to their association with the various owners of the place. Specifically, he said:

Noting submissions that have been made by other parties, as summarised in the Council Meeting Agenda of 11 October 2022, the connection the dwelling has to previous owners does not need to be identified in the statement of significance, given the place has not been identified to be of potential significance due to its former owners. While it is appropriate that past owners of the place including Alfred and Katherine Beckett who originally constructed the dwelling, as well as George and Verna Rodd, Kenneth Wright, Peter and Dianna Robinson, and David and Sharon Bacon are mentioned in the citation as being part of the history of the place, their connection with the dwelling does not require any additional reference in the citation.

Ms Bashta considered the ownership by George and Verna Rodd does not substantially alter the assessed significance of the property. She said that while George Rodd is associated with the fashion brand G&E Rodd, *"there is no evidence that this house was particularly important in the development of the brand or that the brand had a strong association with the Yarra Ranges Shire Council area"*.

(iv) Trees

The Statement of Significance refers to five remnant mature trees on the Property as being of local significance, including a Grey Poplar (*Populus x canadensis*), two Lilly Pillys (*Syzygium smithii*) and a Japanese Cedar (*Cryptomeria japonica*) in the south garden, as well as the mature sweet gum (*Liquidambar*) in the east garden.

Ms Bashta said:

- the landscape setting contributes to the aesthetic significance of the Property
- the *"residence was originally located within larger landscaped grounds, and although the property has been reduced in scale as a result of multiple subdivisions of the site, the overall garden character of the site provides a sympathetic setting"*
- the remnant landscape area, five mature trees have been identified as forming part of the early or original landscape treatment and deserving of specific trees controls.

The National Trust agreed the trees contributed to the significance of the Property and submitted:

Over the years, the original extent of the estate has been substantially reduced due to subdivision, however the gardens still provide a gracious, private sanctuary of elegance and tranquillity, which effectively screens the house from the hustle and bustle of the busy Montrose intersection nearby.

Saltworks submitted the proposed tree controls are not sufficiently justified because:

- Council's assessment is inadequate

- the trees are in relatively poor condition and do not enhance the landscape setting (which is arguably the reason for the tree controls as per the Heritage Citation)
- the trees do not satisfy any of the criteria in PPN01
- there is no evidence that Council has consulted an arborist.

Mr Patrick had regard to an Arboricultural Impact Assessment by Tree Department Pty Ltd dated December 2021². He criticised Council's assessment and said:

The study shows no analysis to compare these trees with similar trees in the broader Montrose context, or indeed to compare these trees with others in the garden, it fails to review historic evidence that suggests that the Sweet Gum is of more recent origin and fails to recognise the poor condition of a number of the trees as identified in the Arboricultural report [being the Arboricultural Impact Assessment]. It appears to use this Arboricultural Report as the basis for a heritage assessment and even suggests the identified trees are "remnant" when they are not only not native to the site but three are not native to Australia.

Mr Patrick considered the condition of the subject five trees in isolation. Saltworks submitted that *"it is apparent from Mr Patrick's assessment that the structural condition and the appearance of the trees are unremarkable and generally relatively poor"*. Saltworks said Council has not provided any evidence to the contrary on the condition of the trees or detailed how the trees in their current condition would enhance the Property's landscape setting as submitted in the Heritage Citation.

Council submitted the condition of the trees is not a relevant factor and said *"that heritage value alone must be the criteria for determining whether trees should be included in a Heritage Overlay"*. Saltworks disagreed and submitted:

The proposed application of tree controls is made pursuant to criterion E of the PPN1 which states that *"Importance in exhibiting particular aesthetic characteristics (aesthetic significance)"*. The Heritage Citation in its consideration of this criteria provides that (underlining for emphasis):

Alta Dena is aesthetically significant as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. Key features contributing to its aesthetic value include its steeply pitched gabled roof forms clad with terracotta tiles, prominent chimney and chimney breast with terracotta chimney pots, timber framed leadlight windows with brick window sills, unique clinker brick corner buttresses, half-timbering and over-scaled bracketed eaves. Together, these elements not only encompass the key attributes associated with the Tudor Arts and Crafts style, but also combine to create a striking and visually distinct interwar residential design. The visual appeal of these architectural features is further enhanced by several remnant mature ornamental plantings, which enhance the property's picturesque landscape setting.

To this end, given that the tree controls are sought to be applied to enhance the visual appeal of the features of Alta Dena, the condition and appearance of the trees is a relevant consideration.

Mr Patrick completed an assessment based on the criteria contained in the PPN01. He has previously created an assessment framework which contains the same criterion as listed in the PPN01, however he expanded on the descriptions for each criterion making it a more detailed and relevant analysis when assessing trees. Mr Patrick's assessment against Criterion A and Criterion E are as follows (which are the two criteria identified as applicable in the Heritage Citation):

Criterion A Importance to the course or pattern of our cultural or natural history There is no evidence that the identified trees contribute to this criterion, they have no association with an historic object, such as an historic house, building or streetscape, they do not represent

² This was prepared for the permit application for the proposed child care centre on the Property.

commemorative plantings or plantings by a notable historic figure, they do not demonstrate an historic planting style or reflect a degree of rarity and do not reflect a local historic land use or represent remnants of a past natural vegetation cover.

...

Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance) The selected trees do not make a specific aesthetic contribution to a significant landscape such that they add to its cultural significance. They do not reflect abnormal growth of aesthetic significance.

3.2.3 Discussion and conclusions

(i) Historical and aesthetic heritage significance

No party or expert disputed that Alta Dena meets criteria A and E to a degree that meets a threshold level of local significance. The Panel has relied on the evidence before it from Ms Bashta and Mr Raworth which concludes the criteria have been met.

The Panel considers that the residence has a clear association with its historical phase (Tudor Revival during the interwar period) and that Criterion A has been substantiated to an adequate threshold at the local level.

Equally, the Panel considers that the residence has a strong aesthetic significance and Criterion E has been substantiated to an adequate threshold at the local level. The residence is a good representative example of a Tudor Revival style residence from the inter war era, with obvious Arts and Crafts influences including the rendered brick construction, steeply pitched overhanging gable roof clad with terracotta tiles, timber framed sash double and triple leadlight windows, clinker brick corner buttresses, half-timbered gables and over-scaled bracketed eaves.

The Panel concludes:

- Alta Dena meets the threshold of historical and aesthetic significance (Hercon Criteria A and E).

(ii) Internal controls

The Panel had the benefit of viewing the residence's external and internal fabric and considers that while the internal fabric is aesthetically interesting, it does not satisfy the test for applying internal controls under PPN01. PPN01 allows for a sparing application of internal controls to selectively protect "*special interiors of high significance*". While parts of the interiors might be illustrative of their interwar origin, there was no evidence presented to justify the interiors were any more special or significant when compared to other residential interiors from the same era. They were neither extraordinary nor exceptional to the level which would warrant the application of internal controls.

The Panel concludes:

- Internal controls are not appropriate or justified.

(iii) Outbuildings

The Panel agrees with Mr Raworth and Ms Bashta that both the cottage and garage do not meet the threshold of heritage significance. In reaching this conclusion, the Panel has given weight to:

- no party was able to demonstrate with any certainty when the outbuildings were constructed, and it appears more likely they were constructed after the interwar period, and therefore outside the identified period of significance

- their construction and materials differ considerably from that of Alta Dena – while the materials and design are similar their quality and resolution are inferior
- because the buildings do not form part of the original fabric, they do not contribute to Alta Dena’s historical significance as an interwar era residence, nor to its aesthetic significance as a Tudor Revival style residence
- the outbuildings are not significant due to their association with the various owners of the place – the relationship to George and Verna Rodd is limited because they do not appear to be particularly prominent or important or active in the Yarra Ranges Shire.

The Panel concludes:

- The cottage and garage do not meet the threshold of heritage significance.

(iv) Trees

The issue for the Panel is whether the five trees are significant. The Panel has given the evidence of Mr Patrick greater weight over that of Ms Bashta, given his expertise in landscaping matters. The Panel agrees with Saltworks and Mr Patrick that Council has not adequately assessed the trees to demonstrate their significance or existing condition.

The trees while significant in size, are relatively unremarkable in appearance and there has been nothing presented to demonstrate their significance other than the fact that they have been identified as forming part of the early or original landscape treatment. The trees do not add to the historical significance of Alta Dena and there is no evidence to suggest they have any association with Tudor Revival architecture or the interwar period. As Mr Patrick assessed, they do not demonstrate a historic planting style or reflect a degree of rarity to warrant protection.

Equally, while the garden character might provide a sympathetic setting, the subject trees do not make a specific aesthetic contribution to Alta Dena such that they add to its cultural significance.

The Panel concludes:

- The five trees identified in the Statement of Significance do not meet the threshold of heritage significance.

3.2.4 Recommendations

The Panel recommends:

- 2. Amend the Statement of Significance to delete reference to the five trees and to delete the Plan of significant vegetation in accordance with the Panel’s Preferred version in Appendix D.**
- 3. Amend the Heritage Overlay Schedule to delete the permit requirement for tree removal for HO430.**
- 4. Amend the Heritage Citation:**
 - so that it is consistent with the revised Statement of Significance
 - to delete any reference to tree controls applying
 - to incorporate the additional historical background information in relation to George and Verna Rodd in accordance with the tracked changes (to pages 6, 7 and 9) as shown in Appendix E.

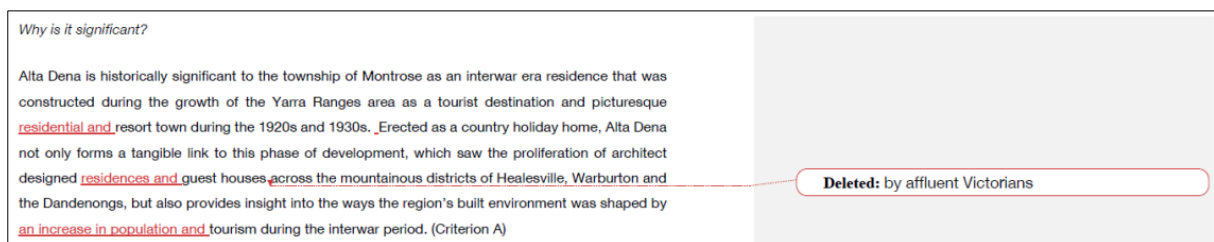
3.3 Other changes to the Statement of Significance

(i) Evidence and submissions

The proposed Statement of Significance associates Alta Dena (as part of the broader Yarra Ranges area) with tourism.

Mr Raworth did not support the notion that the place should be considered historically significant as a tangible link to tourism in the area. He suggested this aspect of the Statement of Significance should be further refined to reflect a broader association with development of the area in the interwar period, of which tourism was simply a part. Mr Raworth suggested some minor refinements which could be made to the Statement of Significance in this respect.

Figure 2 Mr Raworth's suggested amendment to the Statement of Significance



The National Trust and Ms Meade both considered the Statement of Significance should be changed to acknowledge the use of Montrose bricks in the construction of the residence.

In relation to this Ms Bashta said:

The use of Montrose Bricks in the construction of Alta Dena has not been substantiated through physical or archival evidence following historical research. It was therefore not considered appropriate to include this detail in the citation.

Council submitted this was not necessary given the brickwork used will be protected if the Heritage Overlay is applied to the residence.

(ii) Discussion

The Panel agrees with Mr Raworth that the residence does not have a strong connection with the tourism industry and that the Statement of Significance warrants refinement as he has suggested.

The Panel does not consider it necessary to reference the use of Montrose bricks in the Statement of Significance. It has not been established whether Montrose bricks were in fact used in the place's construction, and in any event, the brickwork used will be protected if the Heritage Overlay is applied to the residence.

(iii) Conclusion and recommendation

The Panel concludes:

- The changes proposed to the Statement of Significance by Mr Raworth are appropriate.
- It is not appropriate or necessary to reference the use of Montrose bricks in the Statement of Significance.

The Panel's recommended changes are identified in the Panel's preferred version of the Statement of Significance in Appendix D.

The Panel recommends:

- 5. Amend the Statement of Significance to incorporate Mr Raworth's suggestions in accordance with the Panel Preferred version in Appendix D.**

Appendix A Submitters to the Amendment

No	Submitter
1	John Keane
2	Kaitlyn Cross
3	Melbourne Water
4	National Trust of Aust (Vic) Dandenong Ranges Branch
5	Saltworks Investments Montrose Pty Ltd
6	Pauline Meade

Appendix B Document list

No.	Date	Description	Provided by
1	9 Nov 22	Panel Directions and Timetable (version 1)	Planning Panels Victoria (PPV)
2	17 Nov 22	Panel Letter and Timetable (version 2)	PPV
3	23 Nov 22	Council's proposed revisions to Heritage Citation	Yarra Ranges Shire Council (Council)
4	29 Nov 22	Panel Letter and Timetable (version 3)	PPV
5	2 Dec 22	Council Part A Submission and Appendices	Council
6	2 Dec 22	Submitter Plan	Council
7	5 Dec 22	Council's proposed revisions to Heritage Citation in track changes	Council
8	6 Dec 22	Expert Witness Statement - Michelle Bashta	Council
9	6 Dec 22	Letter to Panel regarding circulation of John Patrick's expert evidence	Saltworks Investments Montrose Pty Ltd (Saltworks)
10	6 Dec 22	Expert Witness Statement – Bryce Raworth	Saltworks
11	7 Dec 22	Expert Witness Statement – John Patrick	Saltworks
12	9 Dec 22	Council Part B Submission and Appendices	Council
10	13 Dec 22	Hearing Submission	National Trust of Aust (Vic)
11	13 Dec 22	Hearing Submission	Ms Pauline Meade
12	13 Dec 22	Hearing Submission	Saltworks
13	15 Dec 22	Hearing Presentation - Michelle Bashta	Council

Appendix C Planning context

C:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) to:

- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- balance the present and future interests of all Victorians.

Planning Policy Framework

The Amendment supports:

- **Clause 11.01-1S** (Settlement) which promotes the sustainable growth and development of Victoria and Metropolitan Melbourne through the consideration of the Metropolitan Planning Strategy.
- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
 - Encourage appropriate development that respects places with identified heritage values.
 - Retain those elements that contribute to the importance of the heritage place. Encourage the conservation and restoration of contributory elements.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Municipal Planning Strategy

The Amendment supports Clause 02.03-5 (Built environment and heritage) which seeks to protect and enhance the Yarra Ranges' buildings of cultural significance for present and future generations and ensure the cultural significance of the place is recognised through the application of the Heritage Overlay.

C:2 Other relevant planning strategies and policies

i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050 to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Outcome 4:** Melbourne is a distinctive and liveable city with quality design and amenity
 - **Direction 4.4:** Respect Melbourne’s heritage as we build for the future
 - **Policy 4.4.1:** Recognise the value of heritage when managing growth and change
 - **Policy 4.4.4:** Protect Melbourne’s heritage through telling its stories.

ii) Yarra Ranges Localised Planning Statement 2017

Council adopted the Yarra Ranges Localised Planning Statement in 2017 (LPS). Areas covered by a Localised Planning Statement are highly valued for their significant geographic and physical features and are a distinctive part of our State.

The LPS is directly influenced by the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan and reiterates a vision to protect the key attributes and values of the Region. These are:

- conservation of the region’s environmental features
- protection of agricultural land
- containment of urban development
- improving the amenity of residents, farming communities and visitors.

The LPS seeks to preserve and enhance the area for future generations and contains the following key heritage policies:

- prioritise the identification of sites of cultural heritage significance and ensure they are recognised and protected in the Planning Scheme
- manage subdivision, new development and changes to land use in a way that is sensitive to landscape and heritage qualities
- provide for the protection and conservation of Aboriginal cultural heritage places by ensuring all permit approvals align with a Cultural Heritage Management Plan as required by the *Aboriginal Heritage Act 2006*.

C:3 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

C:4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 1.5, April 2022 (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victorian Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix D Panel preferred version of the Statement of Significance

What is significant?

The property at 1 Montrose Road, Montrose (otherwise known as Alta Dena), is locally significant to the Yarra Ranges Council. Specifically, the form, scale, detailing and sitting of the 1929 Tudor Revival style residence, ~~along with five remnant mature trees on the property, including a Grey Poplar (*Populus x canadensis*), two Lilly Pillys (*Syzygium smithii*) and a Japanese Cedar (*Cryptomeria japonica*) in the south garden, as well as the mature sweet gum (*Liquidambar*) in the east garden, are is~~ of local significance. Later alterations and additions, including the c.1953 brick and concrete rear extension to the northern elevation, the c.1952-1962 freestanding single-storey outbuilding to the norther-east corner of the property, substantially altered garage, and 1996 single-storey rear extension to the north-west corner of the main residence are not significant.

How is it significant?

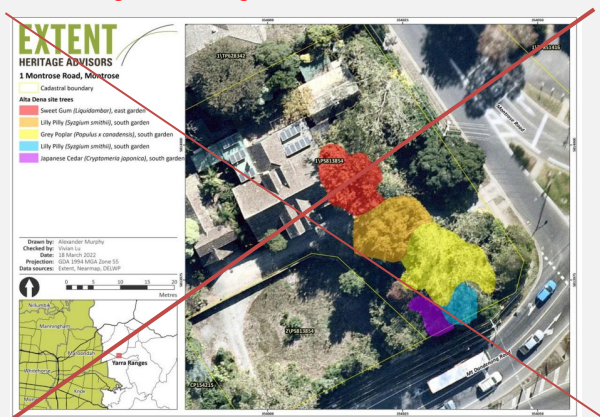
Alta Dena is of local historical and aesthetic significance to the township of Montrose and Yarra Ranges Council more broadly.

Why is it significant?

Alta Dena is historically significant to the township of Montrose as an interwar era residence that was constructed during the growth of the Yarra Ranges area as a tourist destination and picturesque residential and resort resort town during the 1920s and 1930s. Erected as a country holiday home, Alta Dena not only forms a tangible link to this phase of development, which saw the proliferation of architect designed residences and guest houses ~~by affluent Victorians~~ across the mountainous districts of Healesville, Warburton and the Dandenongs, but also provides insight into the ways the region's built environment was shaped by an increase in population and tourism during the interwar period. **(Criterion A)**

Alta Dena is aesthetically significant as a highly expressive and substantially intact two-storey Tudor Revival residence with Arts and Crafts influences. Key features contributing to its aesthetic value include its steeply pitched gabled roof forms clad with terracotta tiles, entrance portico with a slate tiled awning, prominent chimney and chimney breast with terracotta chimney pots, timber framed sash double and triple leadlight windows with brick window sills, unique clinker brick corner buttresses, half timbered gables and over-scaled bracketed eaves. Together, these elements not only encompass the key attributes associated with the Tudor Arts and Crafts style, but also combine to create a striking and visually distinct interwar residential design. The visual appeal of these architectural features is further enhanced by several remnant mature ornamental plantings, which enhance the property's picturesque landscape setting. **(Criterion E)**

Plan of significant vegetation



Appendix E Amendments to the Heritage Citation



Alterations and Additions

- Window added to the gable end of garage and half-timber work re-laid (1993).
- Single-storey rear extension comprising a breakfast room, storage and laundry area off the north-west corner of main residence (1996).
- Lean to verandah added to the eastern elevation of the garage.
- Rendered boundary fence and wrought iron entrance gate added to the south-eastern extent.
- Exterior render overpainted in mauve.
- Entrance portico enclosed with glass on southern elevation.
- Timber decking added to the entrance portico.
- Garage doors replaced with timber sectional lift door.
- Portico awning re-clad with slate.
- South-western corner of property subdivided.

Integrity	High	Moderate	Low
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Historical Notes

Construction year(s)	1930
Key theme	Holidaying in the Shire
Key sub-theme	Guest Houses

The land encompassing Alta Dena formerly comprised a substantial portion of pastoral land belonging to Richard Toogood (Department of Crown Lands and Survey 1879). Consisting of land bounded by present day Leith Road, Mount Dandenong Road, Jacaranda Avenue and Trevallyn Close in what was then known as Mooroolbark South, settlement growth in the Yarra Ranges saw a series of subdivisions over the late nineteenth century. By 1885, the land had been subdivided into four smaller pieces of smaller land, and the land area on the corner of present day Mount Dandenong Road and Montrose Road is listed as belonging to James Walker (Department of Lands and Survey 1885).

While it remained under the ownership of James Walker over the next few decades, the land was ultimately purchased by well-known piano forte agent and importer Arthur Beckett and his wife Katherine Elizabeth Bertha (née Berber) Beckett in 1929 (Fern Tree Gully News 1930, 1). A two-storey Arts and Crafts Tudor style dwelling set on a landscaped garden was subsequently erected on the site in 1930, which served as the couple's country holiday home (Fern Tree Gully News 1930, 1; The Herald 1934, 17). Indeed, the growing popularity of the Yarra Ranges as a tourist destination and picturesque resort area during the interwar years saw the proliferation of guest houses across the mountainous districts of Healesville, Warburton and the Dandenongs (Kellaway 2000). At the time of construction, the house was anticipated as a 'splendid addition to the architecture of the district' (Fern Tree Gully News 1930, 1).

While Alfred Beckett passed away shortly after in 1936, Katherine Beckett continued to retain ownership of Alta Dena until 1950 (The Age 1936, 22). [The house was subsequently sold to George and Verna Rose Harris Rodd in 1951 \(Office of Titles 1951\). Along with his brother Ernest Rodd, George Rodd was the founder of G&E Rodd, a successful jeweller, jewellery and cutlery manufacturer based in St Kilda \(Walker 2017, 28\). Wright's The Rodd occupancy saw a sympathetic brick and concrete rear addition to the north elevation in 1953 \(Council Valuation Cards, Shire of Yarra Ranges\). Their ownership was relatively short-lived however, and in 1957, Kenneth Wright purchased the property \(Office of Titles 1952-78\). Between 1953 and 1962, a freestanding outbuilding addition comprising a sympathetic single-storey structure with a pitched roof was added on the north-east corner of the site. However it is unclear if this took place under](#)



Historical Notes

[the Rodd or the Wright ownership. Subsequent owners following this period include company director Peter James Robinson and Dianna Wood Robinson between 1964 and 1976 and Matlin Pty Ltd from 1976 to 1983. - \(Office of Titles 1952-78; Office of Titles 1983\).](#)

The north facade of this outbuilding was later extended in 1993 to create an open garage. An 1962 aerial also depicts a freestanding garage with a steeply pitched gable roof adjacent to the dwelling's western elevation. As highlighted in the previous section, there is no documentary evidence to substantiate whether this formed part of the original design of the 1929 property or if it was added in the subsequent decades. Irrespective of this, physical analysis also suggests that much of the original fabric has been replaced with contemporary materials and/or substantially altered. The gable end half-timber work detailing has either been re-laid and/or completely replaced. As with the outbuilding addition, an upper floor addition was later added to the south (front) elevation in 1993 (see Further Images). The northern (rear) portion of the property was subdivided by 1962, while the western portion was subdivided in 1983, further reducing the property's footprint (Office of Titles 1983).

The state of the garage and original 1952-1962 outbuilding addition prior to their 1993 alterations are evident in auction flyers from 1986 and 1990 respectively, which depict two freestanding structures distinguished by English Domestic Revival features including steeply pitched roofs clad with terracotta tiles, decorative half timbering and leadlight windows (see Further Images). The property was subsequently purchased by David and Sharon Bacon in 1992. Aside from the aforementioned extensions to the freestanding additions, the Bacon ownership also saw a single-storey rear extension comprising a breakfast room, storage and laundry area off the north-west corner of the dwelling in 1996.

More recently, the south-western portion of the property, inclusive of the original driveway leading to Mt Dandenong Road and a substantial section of the south garden was subdivided in 2018, resulting in both the reduction of the property's footprint as well as the loss of original landscaping and several early plantings (see Further Images).

Comparative Analysis

As an intact Tudor Revival style residence erected as a country holiday home, Alta Dena illustrates both the growing popularity of the Tudor Revival style in the late 1920s into the 1930s, as well as the municipality's history as a popular resort area during the interwar years. It features the key elements associated with the Tudor Revival style, and is also unique in its adoption of Arts and Crafts derived features.

Comparative examples include:

- Tudor Lodge, 1930 Healesville-Koo-ree-up Road, Yellingbo (HO382).** Built in 1927-29 by Donald Thomas Kitchener, Tudor Lodge is a notable example of the Interwar Old English style with Tudor inspired features. As with Alta Dena, it encompasses all the elements typically associated with the idiom, and shares key stylistic features including a steeply pitched roof, diamond-pane leadlight window, timber joinery and gable ends with half timbering. Tudor Lodge is less articulated however, and lacks the striking use of brick accents and bracketed eaves demonstrated at Alta Dena.
- Sherbrooke House, 13 Sherbrooke Road, Sherbrooke (HO303).** Although considerably altered from its original state, this Old English style building dating to the 1930s is of historical and architectural interest as an interwar domestic style cottage designed specifically to rehabilitate children affected by the Depression. Extant original elements are visible on the exterior of the south elevation, and include its entrance hipped roof portico. While 13 Sherbrooke Road compares to Alta Dena in terms of its steeply pitched tiled gable roofs, incorporation of an entrance portico and intersecting roof lines, it lacks the brickwork accents, half-timbering, and prominent overhanging bracketed eaves that give Alta Dena its strong stylistic character.



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Limitations

1. A site visit, including internal access, was undertaken to the property on 6 April 2022. Observations regarding the property's physical integrity are true to this date.
2. The historical notes provided for this citation are not considered to be an exhaustive history of the site.