Planning and Environment Act 1987

WHITEHORSE PLANNING SCHEME

AMENDMENT C216whse

EXPLANATORY REPORT

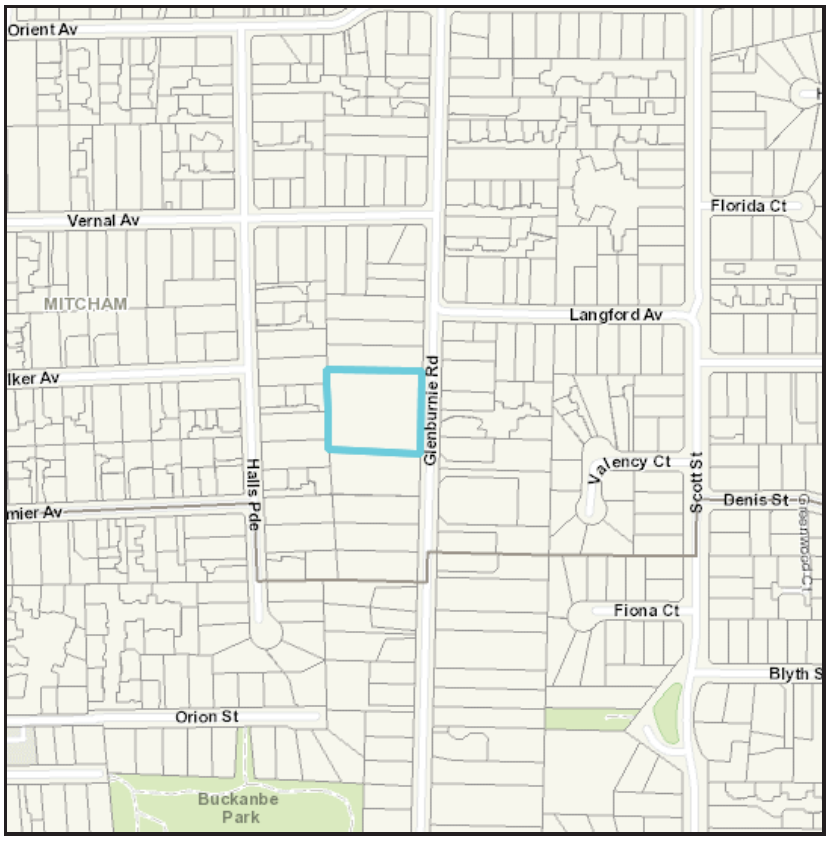
Who is the planning authority?

This amendment has been prepared by the Whitehorse City Council which is the planning authority for this amendment.

The Amendment has been made at the request of Whitehorse City Council.

Land affected by the Amendment

The Amendment applies to the land at 42-48 Glenburnie Road, Mitcham.



Map 1: Location of subject site

What the amendment does

The Amendment proposes to apply the heritage overlay to the building and land known as 'Minamere' at 42-48 Glenburnie Road, Mitcham.

The Amendment makes the following proposed changes to the Whitehorse Planning Scheme:

- Amends the Schedule to Clause 43.01 Heritage Overlay to include the heritage place known as 'Minamere' - 42-48 Glenburnie Road, Mitcham (HO296) on a permanent basis.
- Amends Planning Scheme Map 3HO to include 42-48 Glenburnie Road, Mitcham.
- Amends the Schedule to Clause 72.04 to incorporate the document *'Minamere' 42-48 Glenburnie Road, Mitcham – Statement of Significance, June 2019*.

Strategic assessment of the Amendment

Why is the Amendment required?

The proposed amendment is required to provide heritage protection to the dwelling known as 'Minamere' at 42-48 Glenburnie Road, Mitcham.

The subject property was identified as being of potential heritage significance in past Whitehorse heritage assessments and was recognised as requiring further heritage investigation when funding became available.

On 7 November 2018, Council, under delegation, issued a Notice of Refusal to Grant a Permit for the construction on ten (10) double storey dwellings on the subject site. A total of 156 objections were received in response to notification of this application, with heritage raised as a ground for concern.

An application under Section 29A of the *Building Act* 1993 was then lodged with Council for the demolition of the dwelling, placing the property under immediate threat. Council immediately sought to apply interim heritage controls to the site via Whitehorse Planning Scheme Amendment C215whse. While the Minister for Planning considered Council's amendment request, the demolition request was suspended. On 16 May 2019 the request for interim heritage controls was approved and applied to the site. The interim controls expire on 31 March 2020.

'Minamere' at 42-48 Glenburnie Road, Mitcham is a single storey timber Californian Bungalow that was constructed in c1926. Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing.
- The house's high level of integrity to its original design and construction
- The house's setting in a large garden allotment sited to appreciate the views to the Dandenong Ranges.
- Surviving mature trees particularly the Monterey Cypress (*Cupressus macrocarpa*) and Mediterranean Cypress (*Cupressus sempervirens*) on the north boundary and the English Oak (*Quercus robur*) in the driveway turning circle.

Minamere is of historical and architectural significance to the City of Whitehorse. It is historically significant for its association with the development of the Mitcham area in the 1920s and represents the pursuit by the middle class of a semi-rural lifestyle during the interwar years.

Minamere is of architectural significance as a fine, highly intact and representative example of a large Californian Bungalow style house. It displays typical characteristics of the style, popular in the 1920s and 30s across Melbourne, including a low-pitched cross-gabled roof clad with terracotta tiles, exposed rafter ends, projecting boxed windows and wide verandahs with square timber posts.

The curtilage of the heritage overlay extends to the property boundaries ensuring that the garden setting which contributes to Minamere's significance is protected. Applying the Heritage Overlay to the entire site will ensure that any future development of the site is undertaken in a way that respects the architectural and historical significance of the place.

Preserving the place will help to demonstrate to current and future generations, the historical development of the locality, as well as providing an aesthetically appealing property which adds to the cultural identity of the City of Whitehorse.

The amendment is supported by a heritage citation report prepared by Coleman Architects.

How does the Amendment implement the objectives of planning in Victoria?

The objectives of planning in Victoria outlined at Section 4(1) of the *Planning and Environment Act 1987* (the Act) are:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land;

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

(d) 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;

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);

(fa) to facilitate the provision of affordable housing in Victoria;

(g) to balance the present and future interests of all Victorians.

The proposed amendment meets the objectives of planning in Victoria by conserving a place that is of historical and architectural significance and is of special cultural value. Preserving the subject property provides a tangible link to the development of Melbourne's suburbs and preserves the interests of both present and future Victorians.

How does the Amendment address any environmental, social and economic effects?

The proposed amendment has been assessed against sections 12(2)(b) and (c) of the Act to consider the social and economic effects and whether or not the amendment results in a net community benefit.

The amendment is anticipated to provide a positive contribution to the environment by assisting in the conservation of a heritage place. The amendment will make a significant contribution to the built environment of the City of Whitehorse. Although tree controls are not proposed for inclusion in the Schedule to Clause 43.01 Heritage Overlay there are a number mature trees that are considered to contribute to the heritage significance of the place. This is another reason why the proposed Heritage Overlay extends to the boundaries of the subject site.

The amendment is likely to have positive social impacts by providing protection for a site that helps to demonstrate to current and future generations, the historical development of the locality, as well as providing an aesthetically appealing property which adds to the cultural identity of the City of Whitehorse.

The amendment is not expected to have significant economic effects, although it may impose additional costs on the owners or developers of the affected site pre-amendment approval in terms of property holding costs and post-amendment approval as a planning permit would be required for most buildings and works. The amendment also has potential to impose some economic impact on the owners or developers on the affected site in terms of their redevelopment opportunities.

Does the Amendment address relevant bushfire risk?

The proposed amendment will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (Section 7(5) of the Act).

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The relevant Clauses of the Planning Policy Framework affected by the amendment include Clause 15 - Built Environment and Heritage and Clause 15.03 – Heritage.

The proposed amendment addresses the State Policy at Clause 15 by protecting a site with heritage significance and cultural value. The Amendment seeks to protect a property that contributes positively to the local character and sense of place.

The application of the Heritage Overlay on the property will give effect to the objective of Clause 15.03-1S by identifying a place of heritage significance and applying the Heritage Overlay to provide for its conservation. The proposed amendment responds directly to the strategies outlined at this Clause.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Clause 21.05 Environment

One of the objectives of Clause 21.05 is "to protect and enhance areas with special cultural or historic significance for the future enjoyment of the community". This is to be achieved through the identification of buildings of historical significance, and implemented by applying the HO to buildings and structures identified in heritage reviews. The amendment responds directly to and implements the objectives of this clause, by applying the HO to a property identified in a heritage review.

Clause 21.06 Housing

Clause 21.06 identifies that the Whitehorse community is concerned about maintaining the high quality residential environment and ensuring that areas of heritage or special character are protected as the City's population grows.

The subject property is also in a Neighbourhood Residential Zone (Schedule 1). One of the objectives of Clause 21.06 is to *conserve and enhance those elements which contribute to the valued environmental, heritage and neighbourhood character of the place.* To achieve this Clause 21.06 recommends applying the Heritage Overlay to buildings, structures and natural features of historical significance.

Clause 22.01 Heritage Buildings and Precincts

Clause 22.01 includes an objective "*to ensure that all possible avenues are pursued to ensure the conservation of heritage sites and that demolition is allowed only where there are extenuating circumstances*". It is not considered that there are any extenuating circumstances warranting the demolition of the subject property. The most appropriate option available to Council is to ensure conservation of the identified building is via heritage protection.

Clause 22.01 specifically concedes that not all buildings of heritage significance within the municipality are identified in the HO as existing studies have not identified and investigated every potential heritage place. Clause 22.01 further notes that Council is endeavouring to identify places of heritage significance that are not already protected.

Does the Amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the Victoria Planning Provisions. The Heritage Overlay is the most appropriate planning tool to ensure that the local heritage significance of the place is considered in any future proposal to develop the subject land. This is consistent with direction in *Planning Practice Note No. 1 Applying the Heritage Overlay* and the *Ministerial Direction – The Form and Content of Planning Schemes*.

How does the Amendment address the views of any relevant agency?

The proposed amendment does not require referral to any specific agency.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

There are no requirements in the Transport Integration Act 2010 that are of relevance to the amendment.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

Anticipated additional resources resulting from an approved amendment will be involved in administering the Heritage Overlay on the subject property. This is expected to be minimal and any planning permit applications can be accommodated by current staff members as Council has a well-established process for assessing heritage applications and the amendment affects one property.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- Whitehorse City Council, Planning Counter, 379 Whitehorse Road, Nunawading; Whitehorse
- City Council Service Centres at Box Hill Town Hall and Forest Hill Chase Shopping Centre; Libraries in the City of Whitehouse at Nunawading, Vermont South, Blackburn and Box Hill;
- On the internet at: www.whitehorse.vic.gov.au.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: February 2010.
- Panel hearing: March 2020.

Planning and Environment Act 1987

WHITEHORSE PLANNING SCHEME

AMENDMENT C216whse

INSTRUCTION SHEET

The planning authority for this amendment is the Whitehorse City Council.

The Whitehorse Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map.

Overlay Maps

1. Amend Planning Scheme Map No. 3HO in the manner shown on the 1 attached map marked "Whitehorse Planning Scheme, Amendment C216whse".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01 replace the Schedule with a new Schedule in the form of the attached document.

3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

16/05/2019
C215whse

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

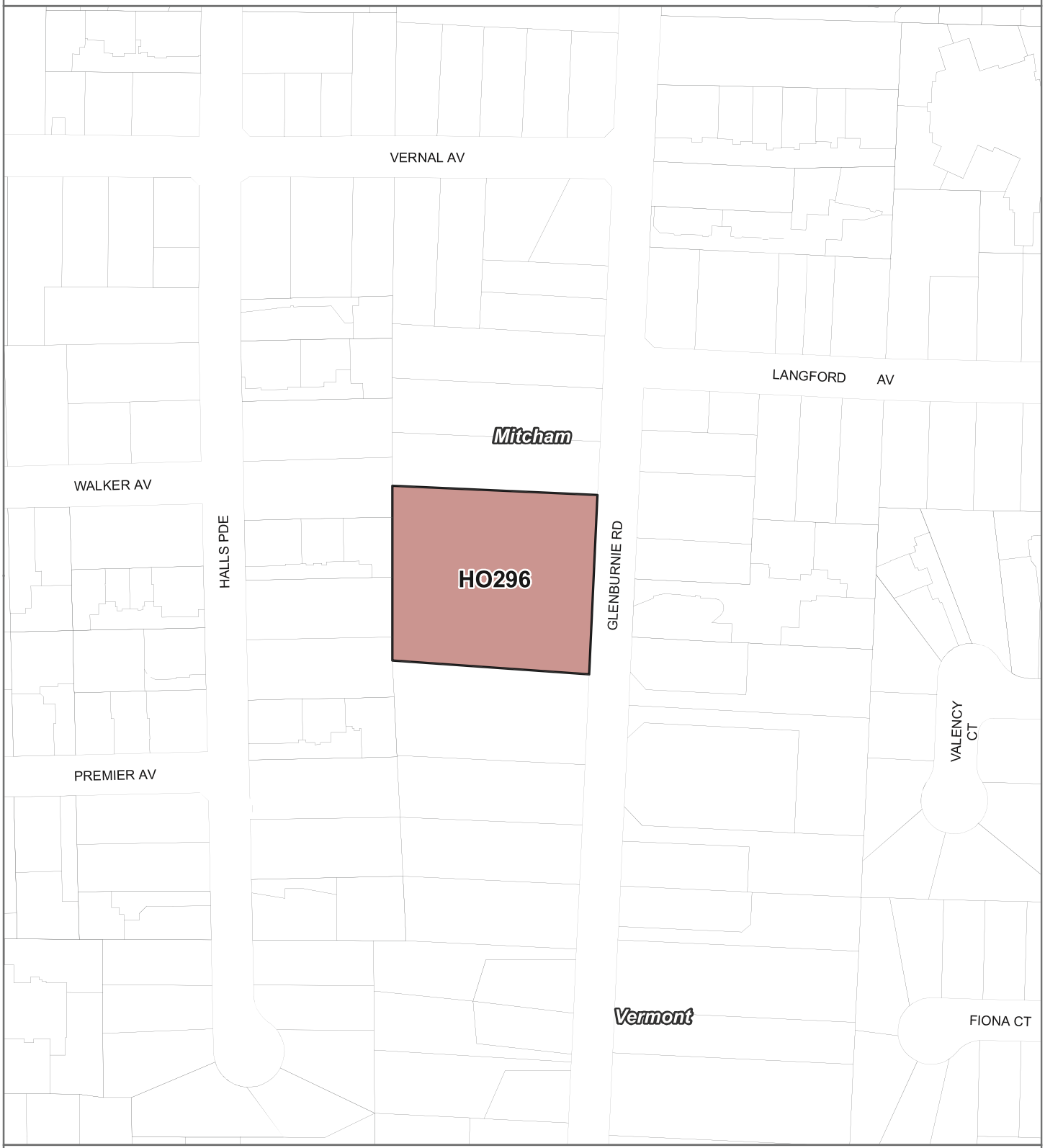
--/--/----
Proposed C216whse

Name of document	Introduced by:
'Minamere' - 42-48 Glenburnie Road, Mitcham - Statement of Significance, June 2019	C216whse
517 and 519-521 Station Street, Box Hill, December 2016	C194
Deakin University Burwood Link Project, Incorporated Document, November 2015	C210
Extension of the Eastern Freeway and Completion of the Ringwood Bypass, June 2001	C32
Former Brickworks Site Building Height Plan, 13 July 2005	C63
Former Brickworks Site Framework Plan, 13 July 2005	C63
Incorporated Document No. 10 - City of Whitehorse-Statements of Tree Significance-2005 (updated September 2016)	C189
Incorporated Document No. 11 - City of Whitehorse-Statements of Tree Significance-2006 (updated September 2016)	C189
Incorporated Document No. 2 - 690 Elgar Road, Box Hill North, August 1999	NPS1
Incorporated Document No. 3 - 172-176 Middleborough Road, South Blackburn, August 1999	NPS1
Incorporated Document No. 4 - 237-243 Whitehorse Road, Blackburn, August 1999	NPS1
Incorporated Document No. 7 – 5 Delany Avenue, Burwood, August 1999	NPS1
Incorporated Document No. 9, 300-340 Elgar Road, Box Hill South, August 2002	C42
Incorporated Document No.12 - 114 - 126 Burwood Highway and 3-5 Evans Street, Burwood (Reece) July 2009	C120
Incorporated Document No.13 City of Whitehorse Significant Tree Study 22 April 2016	C181
Incorporated Document No.6 – 286 Whitehorse Road, Nunawading, August 1999	NPS1
Level Crossing Removal Project – Blackburn Road, Blackburn and Heatherdale Road, Mitcham Incorproated Document, December 2015	C183
Mitcham Road and Rooks Road Rail Separation Project Incorporated Document, November 2012	C150
Springvale Road Rail Separation Project Incorporated Document, September 2009	C121
The City of Whitehorse Environmental Weed List 2007	C73
Vermont South Tram Extension, Blackburn Road to Vermont South, City of Whitehorse, October 2003	C49
Whitehorse Road/Maroondah Highway Tram Line Extension to Station Street, Box Hill, December 2001	C39

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO293	*359 Whitehorse Road, Nunawading*	no	no	no	no	no	no	no
HO295	*65 Esdale Street, Nunawading*	no	no	no	no	no	no	no
HO296	*42-48 Glenburnie Road, Mitcham* *Statement of Significance* *'Minamere' 42-48 Glenburnie Road, Mitcham, June 2019*	no	no	no	no	no	no	no

WHITEHORSE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C216whse



LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Map 3HO

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Planning Group
Print Date: 4/09/2019
Amendment Version: 2

NORTH

0 40 80
Metres

VICTORIA State Government | Environment, Land, Water and Planning

'MINAMERE', 42-48 GLENBURNIE ROAD, MITCHAM

Building type:	House	**HO No:**	
Address:	42-48 Glenburnie Road Mitcham	**Melway Map Ref**:	49 A12
Place Type:	Residential	**Construction Date:**	c1926
Architect:	unknown	**Builder:**	unknown
Grading:	Locally significant	**Integrity:**	High
Recommendation:	Include in Heritage Overlay	**Extent of Overlay:**	To title boundaries

Figure 1. House at 42-48 Glenburnie Road, Mitcham (Coleman Architects, Nov 2018)

Statement of Significance

What is significant?

Minamere, at 42-48 Glenburnie Road, Mitcham, a single-storey timber Californian Bungalow constructed in c1926.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing.
- The house's high level of integrity to its original design and construction
- The house's setting in a large garden allotment sited to appreciate the views to the Dandenong Ranges.
- Surviving mature trees particularly the Monterey Cypress (*Cupressus macrocarpa*) and Mediterranean Cypress (*Cupressus sempervirens*)on the north boundary and the English Oak (*Quercus robur*) in the driveway turning circle.

Later alterations at the south-west corner of the house, the free-standing bungalow and other outbuildings are not significant.

How is it significant?
Minamere, at 42-48 Glenburnie Road, Mitcham, is of historical and architectural significance to the City of Whitehorse.

Why is it significant?
Minamere is historically significant for its association with the development of the Mitcham area in the 1920s. As a house set on a large allotment originally with views to the Dandenong Ranges, it clearly represents the pursuit by the middle classes of a semi-rural lifestyle during the interwar years. [Criterion A]

Minamere is of architectural significance as a fine, highly intact and representative example of a large Californian Bungalow style house. It displays typical characteristics of the style, popular in the 1920s and 30s across Melbourne, including a low-pitched cross-gabled roof clad with terracotta tiles, exposed rafter ends, projecting boxed windows and wide verandahs with square timber posts. [Criterion D]

Historical Themes
Minamere is associated with the following themes as defined in the *City of Whitehorse Heritage Review 1999: Volume 1: Thematic History*.

2.0 Land Sales, Subdivision and Housing

2.7 Early Twentieth Century

History
The subject site, initially just over 1 acre in size, was created through a subdivision by James Malcolm in I919[1] as Lot 13, and purchased by Adelaide Wyuna Coates in September 1920.[2] At the time of subdivision, the land that is now Glenburnie Road was partially developed rural land with possibly residual native vegetation. It occupied one of the highest points in the eastern suburbs and expansive views to the Dandenong Ranges were available from the property. An auction notice (Figure 2) for the Premier Estate (comprising Premier Avenue, Walker Avenue and part of Hall Avenue) immediately to the west of Glenburnie Road, illustrates the local environment at the time. Coates married Arthur J Eggleton in 1921, but electoral rolls indicate that they never lived at the property. [3]

The property was then purchased by Frederick William Pett, of 24 Dandenong Road, Caulfield in February 1926, who then sold it to Elisabeth Grace Davies, nurse, of the same address.[4] By 1927, both Pett and Davies were residing at Glenburnie Road[5] suggesting that the house was constructed soon after Pett purchased the property. According to research undertaken by Richard Thwaites, a former resident of Minamere, Frederick Pett was born in Melbourne in 1869, the son of Warwick Weston Pett, a successful engraver and property

[1] Plan of Subdivision No.7514
[2] Certificate of Title, Vol4412, Fol882221
[3] Thwaites, Notes on Minamere, Glenburnie Road, July 2018
[4] Certificate of Title, Vol4412, Fol882221
[5] Electoral Rolls, from Notes on Minamere, Glenburnie Road, July 2018

investor, and Victorine Gibbons, a concert pianist, teacher and musical entrepreneur.[6] After his father's death in 1889, Frederick Pett lived as a 'gentleman' on his inheritance. Pett had returned to Australia in 1925 following several years in England, leaving his wife and married daughter there. He had suffered ill health from at least 1905 and Minamere was potentially purchased to provide a place to spend his final years. He died in September 1930, aged 61.[7] The house remains substantially as constructed for Pett apart from minor additions in the 1960s.

Elisabeth Davies sold the property in 1931, a few months after Pett's death, to Ernest Edward Dykes, public servant.[8] Dykes died within a year of the purchase and his executors sold the property to John Christian Ritson, a bank officer, who may have been renting the property at the time as his address on title is given as Glenburnie Road.[9]

In May 1948, Ritson sold the southern portion of the property (now 52 Glenburnie Road) to George Cobham Proctor and in August 1949, the remaining portion (now 42-48 Glenburnie Road) to Michael Raynor Thwaites.[10] A lecturer in English at the University of Melbourne, Thwaites and his wife, Honor, named the property Minamere and lived there until 1964, when the property was sold to Graham Corbett and Jean Margaret Corbett, both medical practitioners.[11] The Corbetts added an additional bedoom to the south-west corner of the house in the late 1960s or early 1970s.[12] Minamere was sold to the current owners in 2016.

[6] Richard Thwaites, Notes on Minamere, Glenburnie Road, July 2018
[7] Ibid.
[8] Certificate of Title, Vol 4412, Fol 882221
[9] Certificate of Title, Vol 4412, Fol 882221
[10] Certificate of Title, Vol 4412, Fol 882221
[11] Certificate of Title, Vol 8506, Fol 887
[12] From City of Whitehorse aerial photos 1963-4 and 1975.

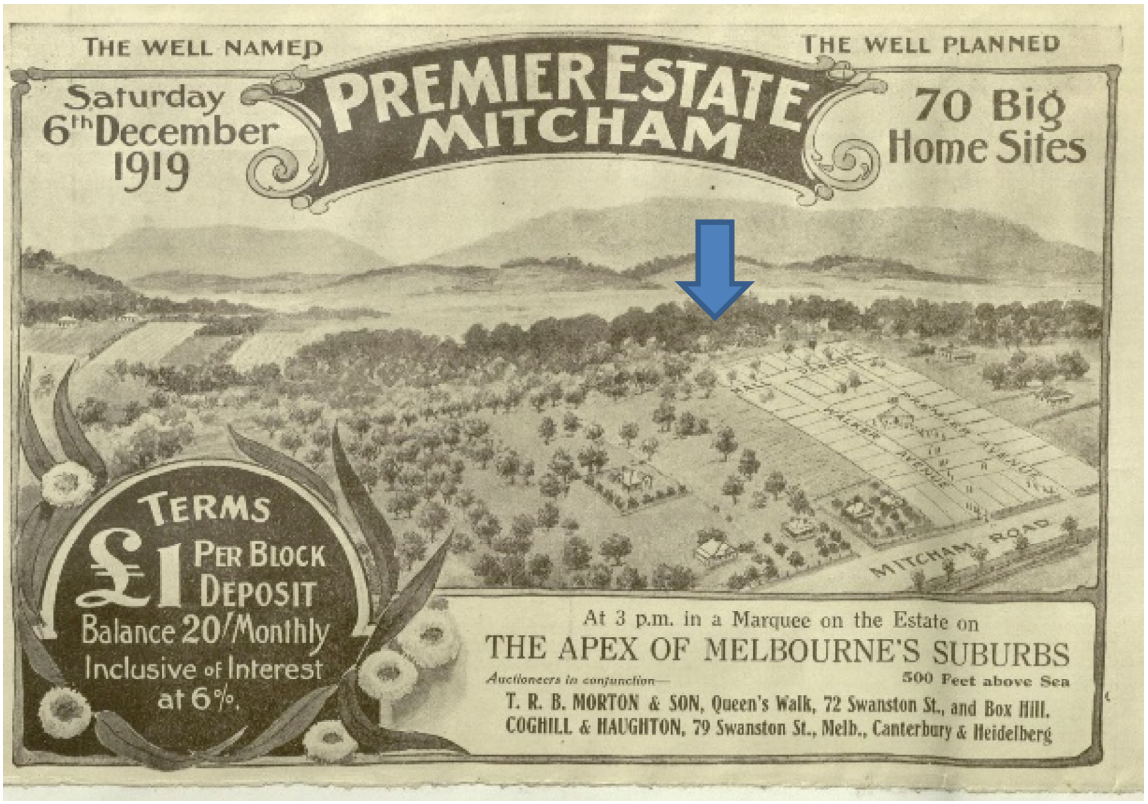


Figure 2. Advertisement for 'Premier Estate', Mitcham, showing the semi-rural land to the east. The location of the subject site indicated with arrow. (SLV)

Figure 3 Aerial photograph, 1945, showing orchards to south and west of the house and substantial planting to the north and east boundaries. (Department of Environment, Land, Water & Planning)

Figure 4. Aerial photograph of 1963/64 showing the house at 52 Glenburnie Road, following the sale of the southern section of the original property in 1948, and the developing garden at Minamere. (Department of Environment, Land, Water & Planning)

Description

The land at 'Minamere', at 42-48 Glenburnie Road, Mitcham, is located on the west side of Glenburnie Road. The land is roughly square in shape and falls to the east, originally affording the front of the house expansive views to the Dandenong Ranges. The house is set well back from the street frontage and was originally located approximately in the centre of the property prior to subdivision in 1949. The property has remnants of a mature garden with a number of large trees, particularly around the perimeter, and to the east boundary. The existing driveway with its turning circle and central tree also remains.

The house is a single-storey, Californian Bungalow style building, with a transverse-gabled terracotta tiled roof that has intersecting gables to the east and west elevations. The front elevation has a wide verandah running its entire length, with a small enclosed section at the south end. The verandah has a timber lined soffit and is supported with simple square posts devoid of decorative treatment. A low balustrade of wide boards in a lattice form runs between the posts. The double-hung, box-framed windows to the east and north elevations, have unusual vertical glazing bars to the top sashes. The double doors to the verandah have plain, square profile glazing bars and bracketed transoms. The south and west elevations are very simply detailed.

The gable-roofed, weatherboard clad outbuilding located in the north-west of the property appears contemporary to the house and the small free-standing bungalow located immediately to the west of the house has existed from at least 1945.[13]

The property contains several mature trees, and although most of those on the south, east and west boundaries appear to date from post-1945, there are three that are associated with the early years of the property that contribute to understanding of the original garden setting of the place. These are: a large Monterey Cypress (*Cupressus macrocarpa*, noted as T1 on Figures 11 & 12) located adjacent to the garage north of the drive turning circle; a Mediterranean Cypress (*Cupressus sempervirens*, noted as T2 on Figures 11 & 12) which appears to be the sole survivor of the formerly dense planting along the northern boundary of the property shown in the 1945 aerial photograph (Figure 3); and an English Oak (*Quercus robur*, noted as T3 on Figures 11 & 12) located in the centre of the driveway turning circle which also appears in the 1945 aerial photograph.

Figure 5. Floor Plan from Real Estate.com 2018 (North to right of page). The bedroom in the top left (south-west) corner was added between 1963 and 1975.

[13] Richard Thwaites recalls the outbuilding being referred to as the 'Man's Room' although not used as such during his family's time at Minamere. Thwaite's recollections also provide provides much additional insight into Minamere in the 1950s. (Richard Thwaites, Notes on Minamere, Glenburnie Road, July 2018)

Figure 6. Detail of aerial photo from showing extent of original roof form and bedroom addition in south-west corner - north to right of page.(City of Whitehorse 2018)

Figure 7. Verandah (Coleman Architects, Nov 2018) 2018)

Figure 8. East Elevation (Coleman Architects, Nov

Figure 9. West Elevation (Coleman Architects, Nov 2018)

Figure 10. Drive viewed from west (Coleman Architects, Nov 2018)

Integrity

Minamere retains a high degree of integrity to the interwar period in fabric, form and detail. While the building has undergone some alterations including the addition of the flat-roofed bedroom in the south-west corner in the 1960s, the enclosure of the rear porch, and possibly the enclosure of a verandah at the north end to create a sunroom, these do not diminish the ability to understand and appreciate the place as a highly intact example of a Californian Bungalow-style home.

The free-standing bungalow at the rear of the house and the shed in the north-west corner are also substantially intact.

Comparative Analysis

There are very few individual houses from the Interwar period in the Mitcham area included in the City of Whitehorse Heritage Overlay. Given that this was the major period for expansion of the Mitcham area, there is little in the Heritage Overlay to demonstrate this boom period.

Plumstead, at 77 Terrara Road, Vermont (HO80), designed by the architect J F W Ballantyne as his own family home in 1937, reflects the move by some to large garden allotments on the Melbourne suburban fringe in the 1920s and 30s. Architecturally, it reflects the influence of Walter Burley Griffin and is therefore stylistically different from Minamere.

To the north of Glenburnie Road, nearer to the Mitcham town centre, are a group of houses in the Heritage Overlay, but only three are representative of the Interwar period.

The house at 8 Benares Street, Mitcham (HO18), is a single-storey brick bungalow-style house built in 1920 for E F Walker of the Australian Brick, Tile and Tessellated Tile Company. Although exhibiting bungalow characteristics, its brick construction differentiates it from Minamere.

The house at 8 Meerut Street, Mitcham (HO57), was built in about 1922 for Edgar Edwardes Walker, the founder of the Australian Brick, Tile and Tessellated Tile Company. The house is a brick single-storey bungalow with a steep pitched roof containing an attic and is stylistically different from Minamere.

The house at 456 Mitcham Road (HO60), was designed for J S and H Walker by architect C B Gibbs and constructed in about 1934. It is in an English Domestic style and is therefore also stylistically different from Minamere.

To the east of Glenburnie Road, in the former 'Eastdawn Estate' (Orient Avenue, Vernal Avenue and Hall Parade) and 'Premier Estate' (Walker Avenue, Premier Avenue and Hall Parade) are a small number of timber Californian Bungalow style houses typical of those promoted by the Victorian State Savings Bank in the 1920s and 30s. They are smaller buildings than Minamere, located on "quarter acre blocks" and do not reflect the expansive main frontage with deep verandah of Minamere, nor the large garden setting.

The houses in the City of Whitehorse that compare most closely to Minamere are a group in Blackburn, designed and constructed by A J Elmore. Algernon John Elmore (1882-1961) was an exponent of the Arts and Crafts and Fresh Air movements, and built many houses in the Blackburn area. His houses were typically sited on substantial tracts of land with naturalistic landscaping and were distinctive for their siting, designs, materials, joinery and finishes. A number of Elmore houses are comparable with Minamere with respect to their general form and detailing. These include:

The house at 27-29 The Avenue, Blackburn (HO210), constructed in 1923, is located in the centre of a large block and, similar to Minamere, has an expansive verandah along its principal elevation. It has a simpler form than Minamere with a single transverse gable roof.

'Woodville' at 106 Blackburn Road, Blackburn (HO200), was constructed in 1923 in a Californian Bungalow style and has a large transverse gable roof with a projecting gable over the asymmetrically placed verandah, and boxed projecting windows to the main elevation.

The house at 6 Furness Street, Blackburn (HO39), constructed on a large allotmement in 1928. The façade is dominated by a wide, spreading gable-end over a wide verandah with timber balustrade

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (January 2018).

***Criterion A**: Importance to the course or pattern of our cultural or natural history (historical significance).*

Minamere is historically significant for its association with the development of the Mitcham area in the 1920s. As a house set on a large allotment originally with views to the Dandenong Ranges, it clearly represents the pursuit by the middle classes of a semi-rural lifestyle during the interwar years.

***Criterion B**: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

N/A

***Criterion C**: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).*

N/A

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

Minamere is of architectural significance as a fine, highly intact and representative example of a large Californian Bungalow style house. It displays typical characteristics of the style, popular in the 1920s and 30s across Melbourne, including a low-pitched cross-gabled roof clad with terracotta tiles, exposed rafter ends, projecting boxed windows and wide verandahs with square timber posts.

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

N/A

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

N/A

***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).*

N/A

***Criterion H**: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

N/A

Recommendations
It is recommended that the place be included in the Heritage Overlay of the Whitehorse Planning Scheme as an individually significant heritage place.

The following are recommended for the Schedule to the Heritage Overlay (Clause 43.01) in the Whitehorse Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Included in the Victorian Heritage Register?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	
Aboriginal Heritage Place?	No

Recommended Extent of Heritage Overlay
To the property title boundaries as indicated on the aerial photo below.

Figure 11. Aerial image showing recommended extent and identified trees marked T1 to T3. (City of Whitehorse 2018)

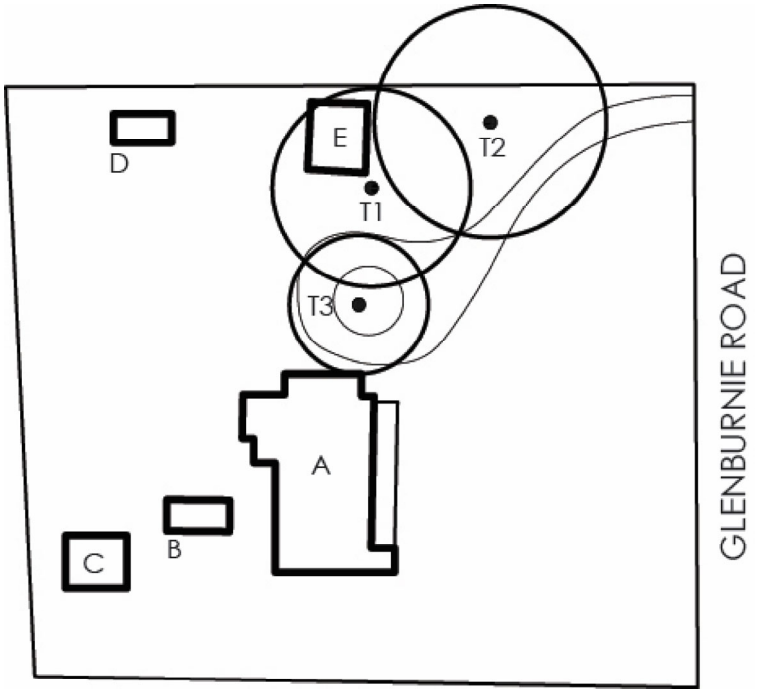


Figure 12. Site plan showing location of structures and contributory trees.
A – House, B – Bungalow (Non-contributory), C – Outbuilding (Non-contributory), D – Outbuilding (Non-contributory), E – Steel garage (Non-contributory) , T1 – Cupressus macrocarpa, T2 – Cupressus sempervirens, T3 – Quercus robur.

Identified by:
A Ward, *Whitehorse Heritage Review 2001.* Vol. 4. The place was identified as being of potential Cultural Heritage Significance.

References
Map of Parish of Nunawading in the County of Bourke, 1855

Brash, J. *Glenburnie Among the Trees.* Unpublished manuscript, 1997 (copies at Whitehorse Historical Society)

Minamere, Glenburnie Road. Unpublished paper (July 2018) by Richard Thwaites. (Copy on file at Whitehorse City Council Planning Dept)

MMBW Plan 274, Blackburn and Mitcham, 1937

Sydenham, D. *Windows on Nunawading.* North Melbourne, 1990

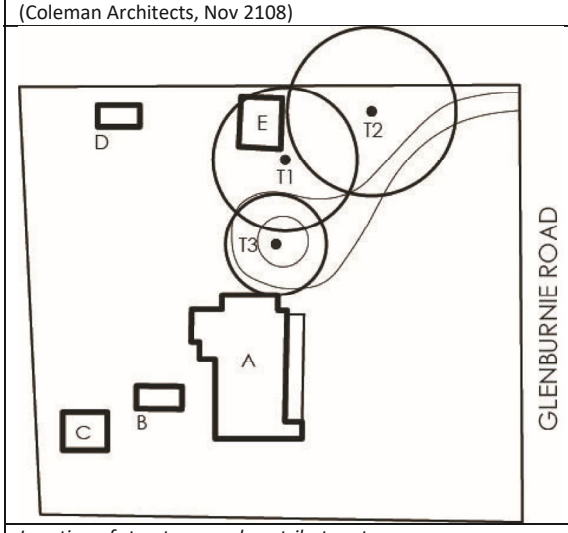
STATEMENT OF SIGNIFICANCE
'MINAMERE', 42-48 GLENBURNIE ROAD, MITCHAM

Updated 20 June 2019

Heritage Place:	'Minamere', 42-48 Glenburnie Road, Mitcham	**PS Ref No:**	HO296

'Minamere', 42-48 Glenburnie Road, Mitcham
(Coleman Architects, Nov 2108)

Heritage Overlay (to title boundaries)



Location of structures and contributory trees.
A – House, B – Bungalow (Non-contributory), C – Outbuilding (Non-contributory), D – Outbuilding (Non-contributory), E – Steel garage (Non-contributory) , T1 – Cupressus macrocarpa, T2 – Cupressus sempervirens, T3 – Quercus robur.

What is significant?

Minamere, at 42-48 Glenburnie Road, Mitcham, a single-storey timber Californian Bungalow constructed in about 1926.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original form and materials.
- The house's high level of integrity to its original design and construction
- The house's setting in a large garden allotment sited to appreciate the views to the Dandenong Ranges.

- Surviving mature trees particularly the Monterey Cypress (*Cupressus macrocarpa*) and Mediterranean Cypress (*Cupressus sempervirens*) on the north boundary and the English Oak (*Quercus robur*) in the driveway turning circle.

Later alterations at the south-west corner of the house, the free-standing bungalow and other outbuildings are not significant.

How is it significant?
Minamere, at 42-48 Glenburnie Road, Mitcham, is of historical and architectural significance to the City of Whitehorse.

Why is it significant?
Minamere is historically significant for its association with the suburban development of the Mitcham area in the 1920s. It clearly represents the move by some purchasers to pursue a semi-rural lifestyle on larger lots on the then, urban fringe. It is one of a small group of houses of the Interwar period in the Mitcham area that still maintains its large garden setting. [Criterion A]

Minamere is of architectural significance as a fine, substantially intact and representative example of a Californian Bungalow style house. It displays typical characteristics of the style, popular in the 1920s and 30s across Melbourne and Victoria, including the low-pitched transverse gable, terracotta tiled roof with intersecting gables, exposed rafter ends, projecting boxed windows and wide verandahs. It is of particular interest for its adaptation to its semi-rural environment and the views to the east at the time of construction, particularly the wide verandah extending across the principal elevation. Its setting in a large garden represents the desire of some middle-class Melbournians to live in a semi-rural environment on the outer fringes of the city. [Criterion D]

Primary Source
Heritage Citation: 'Minamere', 42-48 Glenburnie Road, Mitcham (Coleman Architects, June 2019)