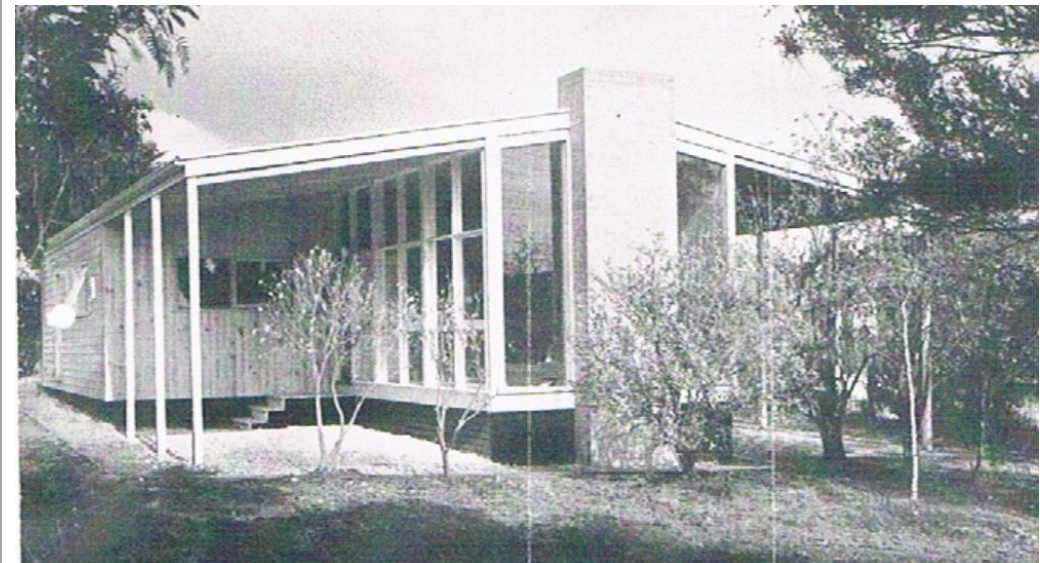


Statement of Significance

MAROONDAH PLANNING SCHEME

Statement of Significance: FLER House (Type H17) Finch House (former), 8 Possum Lane, Heathmont ( March 2024)

Heritage Place:	House	PS ref no:	HO173
-----------------	-------	------------	-------



Photograph of prototypical Fler House, Type H.17 (not the example in Possum Lane)  
Source: The Fler House, publicity brochure, circa September 1958 (courtesy Tony Lee).

---

**What is significant?**

The former Finch House at 8 Possum Lane, Heathmont, is a predominantly single-storey timber-framed house on a T-shaped plan with a broad gabled roof and a symmetrical façade comprising a projecting central bay flanked by a pair of integrated carports. Erected in 1962 for Arthur and Lorraine Finch, it was built to a standard design offered by the Fler Company, the well-known furniture manufacturer making a brief foray into the field of project housing.

The significant fabric is defined as the exterior of the entire house. Specific elements of significance include the broad gabled roofline and symmetrical street façade with central face brick pier, flanking full-height windows and integrated twin carports. The flat-roofed detached carport is not significant.

---

**How is it significant?**

The former Finch House satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

---

**Why is it significant?**

The former Finch House is significant for the following reasons:

The house is architecturally significant as a representative and uncommonly intact example of an innovative architect-designed project house marketed by the Fler Company. Well established as designers and makers of modern furniture, the company expanded its remit by embracing the burgeoning project housing market in the late 1950s, and engaged Robin Boyd to design a standardised dwelling with a modular plan and simple structural system that allowed for ease of construction, flexibility of use, and capacity for future expansion. A modest success, around one hundred Fler Houses are believed to have been erected across Victoria before the venture was discontinued in 1963. This particular example is rare as the only known Fler House in the City of Maroondah, and, with a virtually unaltered street frontage (consequent to being owned by the same family for over fifty years), as one of the more intact surviving examples yet identified in a broader metropolitan context. (*Criterion B*)

The house is also architecturally significant as an example of the work of celebrated architect Robin Boyd. While Boyd is well represented in the City of Maroondah by a number of individually commissioned houses spanning the entire length of his professional career (from the late 1940s until the early 1970s), this house is of note as a representative and intact example of a standardised dwelling associated with one of the more commercially successful of Boyd's several forays into the field of project housing. (*Criterion H*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



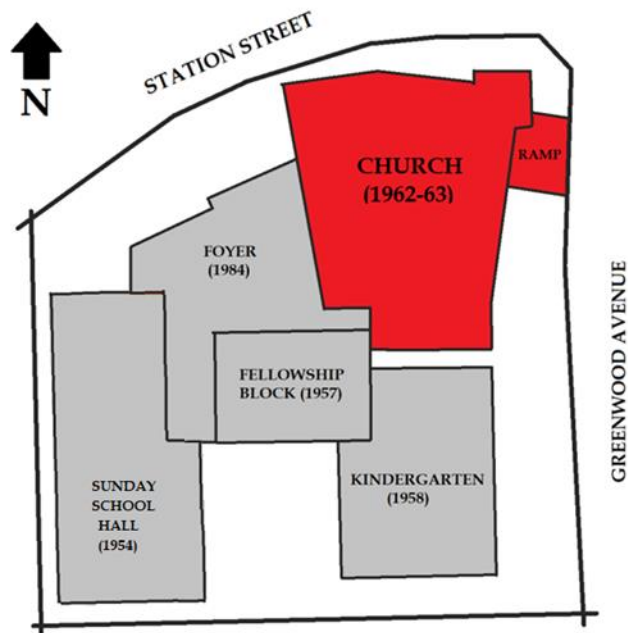
Statement of Significance

MAROONDAH PLANNING SCHEME

Statement of Significance: Ringwood Uniting Church,  
Ringwood Methodist Church (former) 30-32 Station Street,  
Ringwood (March 2024 )

Heritage Place:	Church	PS ref no:	HO184
-----------------	--------	------------	-------





*Indicative site plan, showing positions of the component buildings; the new church indicated in red and the remaining buildings, designated as non-contributory elements, in grey.*

**What is significant?**



The Ringwood Uniting Church at 30-32 Station Street, Ringwood is a large, intact and visually commanding Modernist church erected in 1962-63 for the Methodist Church, designed by architect F C Armstrong. The church is sited above a rock retaining wall opposite the Ringwood railway station. Its façade is dominated by a large salmon brick prow-shaped gable bisected by a tall leadlight window and a massive, full height concrete cross. The leadlight has a sunburst forming an abstract sunburst cross. Counterpointing the large mass of the nave there is a low flat-roofed entrance and chapel section partly faced in Castlemaine stone, with a cross-shaped brick column five storeys high, surmounted by a bronze Celtic cross.

The significant fabric is defined as the exterior of the 1962-63 church. Specific elements of significance include the face brickwork and pebbled concrete panels, symmetrical nave facade with Latin cross and leadlight windows, flat-roofed corner foyer with Castlemaine slate cladding, cruciform tower with Celtic cross, and the elements salvaged from the original 1918 church (ie foundation stone and stained glass windows).

The Sunday School Hall, Fellowship Block, Kindergarten, 1980s foyer addition and two residences on Greenwood Avenue) are not considered to be significant.

#### *How is it significant?*

The Ringwood Uniting Church satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion G: Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

---

#### **How is it significant?**

The Ringwood Uniting Church satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion G: Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

---

#### **Why is it significant?**

The church is historically significant for its association with Ringwood's Methodist (later Uniting) church congregation. Erected in 1962-63 to replace an earlier church on the site built in 1918, the new church was the culmination of decade-long masterplan to upgrade facilities on the site in response to the growing congregation consequent to the post-war population boom in the Ringwood area. The new church significantly incorporated fabric from the earlier church, namely the foundation stones and memorial stained glass windows, which remain to provide tangible evidence of the congregation's pre-war origins. (*Criterion A*)

The church is architecturally significant as an intact and striking example of post-WW2 ecclesiastical modernism, with its unusual wedge-shaped nave, tapering prow-like roofline and canted façade to Station Street incorporating a large leadlight window with sunburst cross motif. Elements such as the Castlemaine slate cladding, pebbled panels and zigzag metal railings demonstrative the pervasive influence of the trend towards decorative embellishment in the early 1960s, often seen in houses of that period but less commonly in churches. Occupying an elevated site, the church remains as a prominent landmark overlooking Ringwood's railway station precinct. (*Criterion E*)

The church is socially significant as an urban landmark, traditional community focus, meeting place

and repository of memories and spiritual sentiment. (*Criterion G*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.  
This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: Heathmont Uniting Church Heathmont Methodist Church (former), 89 Canterbury Road, Heathmont (March 2024 )

Heritage  
Place:

Church

PS ref no: HO166



#### What is significant?

The Heathmont Uniting Church site at 89 Canterbury Road, Heathmont, was developed by the local Methodist (now Uniting) congregation and contains a series of buildings dating from the early 1950s to the late 1970s. These comprise the original timber church hall (1951-52) with a later rear addition for the Sunday School (1956), a detached parsonage (1963), the new church (1966-67) and adjacent youth hall (1979). The earlier buildings, from the 1950s, are simple timber-framed structures, while those from the later 1960s and '70s are more prepossessing buildings of concrete block construction. All were conceived with input from parishioner and local resident Frank Secomb (of Eggleston, Macdonald & Secomb fame) in his capacity as Honorary Architect. Although the new church was documented by architect Roy Colomb, its siting and architectural form correspond with earlier concept design and master planning by Secomb.



Significant fabric is defined as the U-shaped cluster of buildings to the east of the site: the weatherboard hall and Sunday School, the concrete block church and the youth hall. Specific elements of significance include:

- The 1952 hall: gabled roofline, weatherboard cladding and projecting front porch;
- The 1967 church: textured blockwork, fin-like piers, slit windows, pyramidal roofline and metal spire;
- The 1979 youth hall: the stark rectilinear expression and full-height window bays

The parsonage, visually and physically separated from the other building by a large carparking area, is not considered to be significant.

#### **How is it significant?**

---

The Heathmont Uniting Church satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

#### **Why is it significant?**

---

The Heathmont Uniting Church complex is significant for the following reasons:

The complex is historically significant as the oldest permanent church site in Heathmont. Developed on land purchased in 1949 by the trustees of the Ringwood Methodist Church in Station Street, it is associated with an offshoot church that became the first congregation to emerge in the burgeoning post-WW2 suburb. Its original timber church hall, erected on the Canterbury Road site in 1950-51, was the first purpose-built place of worship in Heathmont, not only predating the establishment of other local church buildings, but also of other congregations. The first of four churches to be erected in Heathmont during the suburb's significant phase of expansion in the 1950s, it is now one of only two that survive. Later additions to the site, namely the Sunday School Hall (1956), new church (1966-67) and youth hall (1979), provide evidence of subsequent phases of growth and expansion in the later twentieth century. (*Criterion A*)

The main church (1966-67) is architecturally and aesthetically significant for its distinctive form and landmark qualities. Its hexagonal plan form is not only unique in the City of Maroondah but represents the earliest local example of a church with a centralised nave and pyramidal roof (which would become more widespread from the early 1970s) rather than the more traditional rectilinear nave. The church is notable for its monumental scale, its stark expression with plain masonry walls, projecting fin-like piers and minimal windows, and its eye-catching tapering steel spire. The innate landmark qualities of the church, consequent to its form, scale and detailing, are enhanced by its elevated siting on a prominent major thoroughfare. The adjacent youth hall (1979), with its rectilinear form, window wall and covered walkway, represents an interesting synthesis that reflects the materiality and finishes of the main church, expressed in a more conventionally modernist idiom. (*Criterion E, Criterion F*)

The complex is significant with an enduring association with parishioner and local resident Frank Secomb. Best known as a partner in the important post-WW2 architectural firm of Eggleston, Macdonald & Secomb, he lived in Heathmont for over forty years and served as Honorary Architect to the local Methodist congregation for much of that time (from the early 1950s until at least the late 1970s), which encapsulated minor works as well as master-planning of the entire site, concept design of the new church (otherwise documented by Roy Colomb), and the design of the original

timber church hall, the rear Sunday School hall and the new youth hall. (*Criterion H*).

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024 .*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME

## Statement of Significance: TLC (Truth & Liberation Concern) Church 265 Canterbury Road, Bayswater North (March 2024 )

Heritage Place:	Church	PS ref no:	HO167
-----------------	--------	------------	-------



### What is significant?

The TLC Church at 265 Canterbury Road, Bayswater North, is the headquarters/meeting-place for a unique Christian denomination/social welfare group fully known as the Truth & Liberation Concern and consists of a small former residence (a single-storey double-fronted pre-war weatherboard dwelling) attached to a larger timber-framed mudbrick building with broad hipped roof extending to form a verandah along one side and an entry porch. Designed by Alistair Knox & Associates in 1976, the building was built over the course of five years (almost entirely by voluntary labour) to provide a large purpose-built multi-function premises for the group, which had formerly operated from the small timber house on the site.

The significant fabric is defined as the exterior of the entire church, comprising the Knox building and the attached former house (now offices). Specific external elements of significance include the low roofline, mudbrick walls, exposed timber structure, large front doors, verandahs and bays of timber-framed doors and glazed windows.



Internal alteration controls are recommended to preserve the original finishes, fittings and furniture of the principal interior spaces of the Knox building, defined as the auditorium, foyer and former billiard/activities area. Specific elements of significance in these spaces including mudbrick walls, exposed timber structure, shingled lining, brick paved floors, fireplaces, and the original timber pulpit. Lesser internal spaces, namely the utilitarian service areas (kitchen and toilets), music studio and office fitouts, are not considered significant.

While the landscaping is sympathetic to the style of the building, it is of relatively recent origin and is not considered significant. Other recent additions at the south end of the property, namely the playground, community garden, crèche and youth centre, are also not considered significant.

#### **How is it significant?**

---

The TLC Church satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history;
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics;
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period;
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

#### **Why is it significant?**

---

The TLC Church is significant for the following reasons:

The building is historically significant for associations with the Trust & Liberation Concern, an innovative Christian ministry initiated in 1972 by former schoolteacher turned counter-cultural preacher, the Reverend Dr John Smith, best known as founder of the *God's Squad* motorcycle club. Aligned with the so-called "Jesus Movement" that emanated from the USA in the late 1960s, Smith's ministry focused on bringing a Christian message to marginalised members of society. One of many such radical Christian groups to emerge in Australia from the early 1970s, the TLC was one of few to provide itself with purpose-built multi-functional premises geared to its far-reaching ministry. An unusual manifestation of post-WW2 religious development in the City of Maroondah, the TLC Church is unique on a broader metropolitan scale, not only as the state headquarters of this unique denomination, but also as the only church it ever built. (*Criterion A, Criterion B*)

The building is architecturally and aesthetically significant as a highly distinctive and unusual example of ecclesiastical architecture, or even considered more broadly as a public building. Its deliberately domestic character, which represents a significant departure from traditional church architecture, was intended by its proprietors to evoke a homely environment amenable to its unorthodox ministry remit, reflected in the provision of informal seating and open fireplaces in the auditorium. Its specific articulation as an oversized homestead, with low hipped roofline and elongated side verandah, demonstrates the influence of a renewed interest in colonial architecture from the early 1970s, while its mudbrick construction, rough timberwork and bespoke metalwork are all indicative of the parallel trend for organic architecture and self-building that also became popular during that period. (*Criterion E, Criterion H*)

The building is also significant as a notable achievement of participatory construction, where the majority of work was undertaken as a collective effort by members of the TLC group themselves, on a voluntary basis. This covered virtually all aspects of the project, with group members assisting with design, manual labour, preparation of timber, hoisting of structural members, production and laying of mudbricks, fabrication of bespoke metalwork and the sourcing and relocation of second-hand furniture. This ambitious and unusual approach demonstrates a high degree of creative and technical achievement at the time. Rarely undertaken on such a grand scale, this participatory approach was not only adopted due to the group's limited finances (reportedly reducing the overall

project cost by at least 80%) but also to foster feelings of community, co-operation, self-reliance and self-esteem that the TLC group considered part of its broader programme of ministry and pastoral care. (*Criterion F*)

The building is architecturally significant as a large and unusual example of the work of Alistair Knox, an influential environmental designer who is often credited with re-introducing the mudbrick aesthetic into the post-WW2 architectural scene, as well as popularizing the self-building movement and the use of recycled or salvaged building materials that all became highly fashionable during the 1970s. While Knox is known to have designed nearly a dozen houses in what is now the City of Maroondah, this building stands out at the local level as his largest and most ambitious project, and his only non-residential one (and, on a broader scale, one of his very few forays into the field of ecclesiastical architecture. (*Criterion B, Criterion H*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

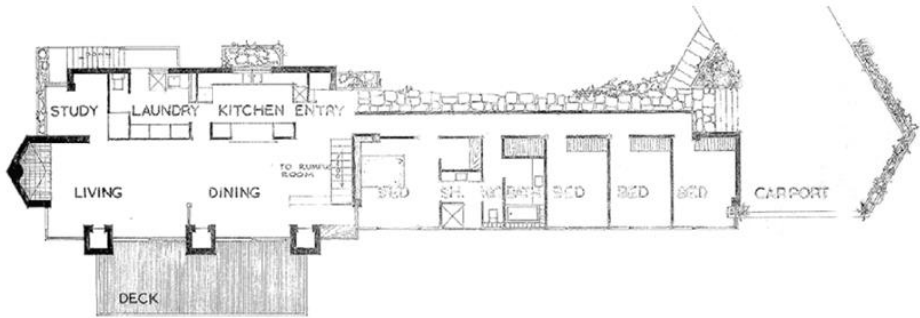
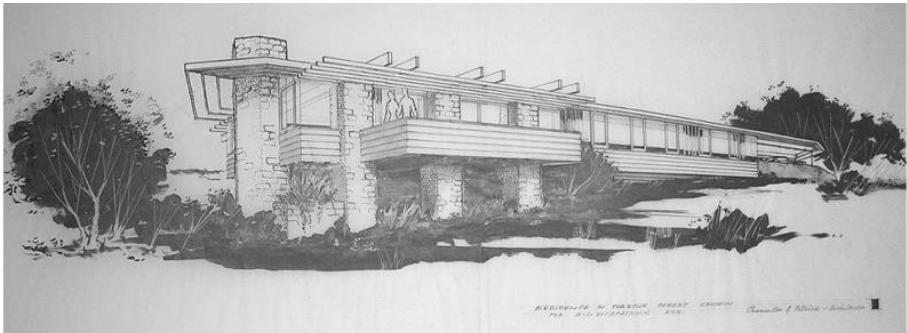
This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Statement of Significance

MAROONDAH PLANNING SCHEME

Statement of Significance: Fitzpatrick Residence (former), 3  
Parsons Street, Croydon (March 2024)

Heritage Place:	House	PS ref no:	HO162
-----------------	-------	------------	-------



Perspective drawing and sketch plan of the Fitzpatrick Residence in Parsons Street, Croydon  
(Source: W Callister, "Anchoring Identify: The Architecture of Chancellor & Patrick, 1950-1970")



---

**What is significant?**

The former Fitzpatrick Residence at 3 Parsons Street, Croydon, is a gable-roofed house of split-faced concrete brick and weatherboard construction, laid out on an elongated rectangular plan with a canted end bay incorporating a diamond-shaped chimney. Erected in 1959-60 for local veterinary surgeon Malcolm Fitzpatrick and his wife Jill, the house was designed by noted architects Chancellor & Patrick.

The significant fabric is defined as the exterior of the entire house. Specific elements of significance include the elongated and narrow plan, low gabled roofline, exposed beams, textured blockwork, weatherboard spandrels and balustrades, timber-framed sash windows and diamond-shaped chimney.

---

**How is it significant?**

The former Fitzpatrick Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

---

**Why is it significant?**

The former Fitzpatrick Residence is significant for the following reasons:

The house is significant as an unusual and highly distinctive expression of modern residential architecture. Dating from the late 1950s, it was designed at a time when David Chancellor's initial fascination with the stark modernism of Richard Neutra was tempered by his growing interest in the more organic stylings of Frank Lloyd Wright. The Fitzpatrick Residence demonstrates the deft melding of both influences in the architect's mind: while the prominently exposed roof beams and rafters pay homage to Neutra's structural expressionism, the prow-like end wall and diamond-shaped chimney is more suggestive of the playful geometry of Wright. With its unusual plan form and detailing, and striking contrast of split-faced grey- masonry against dark-coloured weatherboard cladding and large expanses of glazing, the house remains an idiosyncratic re-interpretation of modernist architecture. (*Criterion E*)

The house demonstrates a high degree of creative achievement in the way that architect Chancellor deftly responded to the limitations of a challenging site, triangular in shape with a steep slope down from the street. Opting for an unusually long and narrow plan, the house effectively turned its back on the street, with continuous window bays and a prominent sundeck taking advantage of panoramic views to the rear, and the fall of the land allowing for the addition of a rumpus room underneath the house. (*Criterion F*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME			
<b>Statement of Significance: Burns Residence &amp; Clinic (former); <i>Burnbrae</i>, 4 Mount View Street, Croydon (March 2024 )</b>			
Heritage Place:	House	PS ref no:	HO159
			
<b>What is significant?</b>			
<p><i>Burnbrae</i>, at 4 Mount View Street (171 Main Street) Croydon, is a double-storey hip-roofed brick house in a loosely Streamlined Moderne style, occupying a large block with three street frontages. Erected in 1940-41 as a combined residence and medical clinic for local physician Dr W J Burns and his family, the house was designed by the Burnses themselves (taking inspiration from several nearby buildings designed in a similar style by local architect Arthur Pretty) and was erected by local builder Eric Radden.</p> <p>The significant fabric is defined as the exterior of the entire house as well as its landscaped setting, dwarf walls, piers and fences. Specific elements of significance include the face brickwork, slatted eaves, curved corners (and curved window), continuous window bays with timber-framed sashes, and cursive metal sign.</p>			
<b>How is it significant?</b>			
<p><i>Burnbrae</i> satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:</p>			

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in Maroondah's history.

### Why is it significant?

*Burnbrae* is significant for the following reasons:

The house is significant for associations with the emergence and early development of formalised medical facilities in Croydon in the inter-war period. The owner of the house, Dr W J Burns, was one of the first resident doctors in the district when he began locum services there in 1926, later commencing his own practice from an existing house on the opposite side of Mount View Street before building the present building in 1940-41. While predated by an earlier purpose-built house and medical clinic at 61 Wicklow Avenue (c1924), *Burnbrae* has notably maintained its core use as a medical facility for over seven decades, housing Dr Burns' practice into the 1970s and, more recently, other community health services (*Criterion A*).

The house is notable example of a large detached house in the Streamlined Moderne style that was perennially popular from the mid-1930s into the 1950s. Designed by the owners themselves without the input of an architect, it is a surprisingly confident expression of the idiom, exhibiting its trademark contrast of pale and dark face brickwork, block-like massing and curved corner incorporating the minor technical achievement of a curved glass window. Taking direct inspiration from several non-residential buildings in the immediate vicinity designed in the Streamlined Moderne style by local architect Arthur Pretty, *Burnbrae* stands out as a substantial, prominent, well-sited and notably intact example of the style's application to a private dwelling. (*Criterion E*)

The house retains important associations with its original and long-time owner Dr W J Burns, who was not only one of the first resident doctors in Croydon but also its longest serving. His professional presence in the area spanned a remarkable five decades, from the time that he first practiced there as a locum in 1926 before setting up his own clinic in 1929, then erecting a purpose-built counterpart in 1940-41 where he continued to practice until the mid-1970s. The important connotations between the Burns family and local health care otherwise remain perpetuated through the pharmacy business that Dr Burns' son James has operated in Main Street, in a similarly progressive Moderne-inspired building, since 1953. (*Criterion H*)

### Primary source

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



# Statement of Significance

MAROONDAH PLANNING SCHEME

## Statement of Significance: Smith Residence (former), 4 Swain Court, Heathmont (March 2024 )

Heritage Place:	House	PS ref no:	HO174
-----------------	-------	------------	-------



*Photograph of the house in the early 1970s; note volcanic rocks and bluestone pathway contributed by Gordon Ford*

Source: *Australian House & Garden*, July 1972, p 8.

---

**What is significant?**

The former Smith House at 4 Swain Court, Heathmont, is a double-storey flat-roofed brick and timber-framed house with a modular rectangular plan reflected in the expressed structure of the façade, defining bays that are by windows and vertical timber cladding. Erected in 1969-70, it was designed by prize-winning architect Ian J Smith as his own residence.

The significant fabric is defined as the exterior of the entire house. Specific elements of significance include the block-like expression, flat roof with broad eaves and exposed beams, blank brick walls (to side elevations) and modular street façade with varied fenestration and spandrels of vertical timber panelling.

---

**How is it significant?**

The former Smith House satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

**Why is it significant?**

The former Smith House is significant for the following reasons:

Aesthetically, the house is significant as an unusual example of residential architecture of the late 1960s. While its box-like expression, flat roof and simple repetitive façade are all representative of the prevailing modernist idiom of the post-WW2 era, the house otherwise stands out for its strict modular plan (based on a four-foot grid) that is echoed in the structural expression, elevational treatment and fenestration (*Criterion E*).

---

**Primary source**


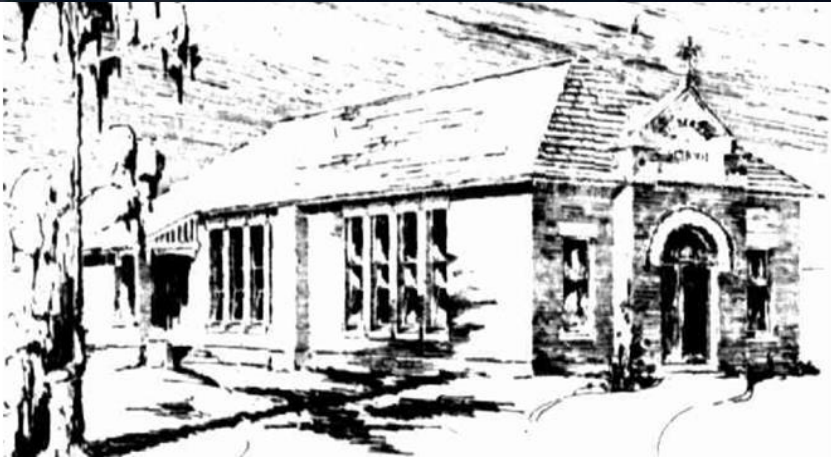
*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



Statement of Significance

MAROONDAH PLANNING SCHEME			
<b>Statement of Significance: Our Lady of Perpetual Help Church/School, Our Lady of Perpetual Succour, St Mary's church/school, 8-16 Bedford Road, Ringwood (March 2024 )</b>			
Heritage Place:	Church	PS ref no:	HO176
			
			
<i>Architect's perspective drawing of the original church/school hall; note tile-clad roof and gabled porch parapet, both since removed. Source: <u>Herald</u>, 29 Nov 1929</i>			



*Bedford Road frontage, 1970; note original entry porch, prior to alterations in 1990*  
 Source; Ringwood & District Historical Society (via [www.victoriancollections.net.au](http://www.victoriancollections.net.au))

### **What is significant?**

The buildings at 8-16 Bedford Road Ringwood, comprise three discrete structures associated with Our Lady of Perpetual Help: the original church/school hall (AA Fritsch, 1929), the two-storey classroom block (Burrowes & McKeown, 1957) and the new church (Burrowes & McKeown, 1960-61). The oldest building is a simple red brick structure on an elongated plan with (non-original) flat roof and projecting central entry bay with arched doorway. The classroom block is a skillion-roofed steel-framed modernist building with repetitive façade of modular bays infilled with full-width windows and chequerboard-patterned spandrels. The new church is a portal-framed flat-roofed modernist building of hall-like form with stark walls of face and rendered brickwork, and a later post-modernist spire to Bedford Road (Jack Clarke, 1990).

The significant fabric is defined as the exterior of these three buildings along Wilana Road. Specific elements of significance include the following:

- 1929 church: red face brickwork, front entrance (round arch with rendered architrave, drip mould, panelled spandrel and matching doors with metal hardware) and original fenestration to east and south elevations (masonry lintels and sills, with timber-framed sashes);
- 1957 classroom block: modular street façade (fin-like piers, multi-paned windows and chequerboard spandrels); cream brickwork with projecting headers and Latin cross/shield motif (north elevation);
- 1961 church: stark block-like form, face brickwork, concrete spandrels with recessed bays, Latin cross motifs (east elevation), strip windows (west elevation) and 1990 metal-framed spire (north elevation)

All other non-original additions to these buildings, as well as the other school buildings west of the Wilana Road frontage, are not considered to be significant.

### **How is it significant?**

The buildings along the Wilana Street frontage of Our Lady of Perpetual Help, Ringwood, satisfy the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.



### Why is it significant?

---

The buildings are significant for the following reasons:

The buildings are historically significant, not only as the oldest Roman Catholic church/school complex in the City of Maroondah, but also as the only one established prior to WW2, and the only intact (and still operating) of three established before 1960. An important focus for the local Roman Catholic community for over ninety years, the buildings on Wilana Street provide evidence of the parish's humble pre-WW2 origins and more ambitious post-WW2 expansion. They are not only significant collectively, but also individually: although altered, the original church/school building (1929) is a unique pre-WW2 specimen its type, while the classroom block (1957) and church (1960-61) as the oldest surviving examples of their respective types amongst other Roman Catholic infrastructure in the City of Maroondah. (*Criterion A, Criterion B*)

The buildings are aesthetically significant as a distinctive non-residential streetscape made up of elements that, while linked by a common origin as ecclesiastical/education buildings for the Roman Catholic Parish, otherwise demonstrate variety of forms, styles and finishes, all evocative of their respective eras. Although altered, the original church/school hall (1929) is typical of the conservative approach to such buildings at that time, with its plain red brickwork and simple symmetrical facade punctuated by an unexpectedly grand round-arched doorway. The classroom block (1957) is a fine and substantially intact example of post-WW2 modernism, with rectilinear massing and a repetitive façade that deftly merges the fads for structural expression and modular infill with decorative touches, such as patterned brickwork and especially the eye-catching chequerboard spandrels, hinting at the emerging trend for a more playful "Featurist" approach. The stark hall-like church (1960-61) illustrates a return to more reductive modernist style, with even bolder rectilinear massing, stark walls of face brick and render, and minimal windows, enlivened by the new spire that was added in 1990 in a fashionable and eye-catching post-modernist style. (*Criterion E*)

The classroom block (1957) and church (1960-61) are architecturally significant as examples of the work of the firm of Burrows & McKeown, which, while relatively short lived, fostered a reputation as designers of Roman Catholic churches and schools in the late 1950s and early 1960s. As the partnership was founded in 1957, the same year that it was engaged by Our Lady of Perpetual Help, the work undertaken there stands out as one of its earliest known commissions. The firm's subsequent and ongoing association with the site, which continued until the early 1960s, demonstrates both historical and architectural cohesion, enhanced by the knowledge that co-founder Gerald McKeown settled in the area in 1959, designing his own house in Ringwood North, as well as other houses and one other denominational school. (*Criterion H*)

### Primary source

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: Kotzman Residence (former), 17 Malcolm Court, Ringwood East (March 2024)

Heritage  
Place:

House

PS ref no:

HO160



*Photograph by Built Heritage Pty Ltd, April 2018*



*Photograph of the Kotzman Residence soon after completion, 1954  
(Source: Kenneth McDonald, The New Australian Home)*

---

**What is significant?**

The former Kotzman Residence at 17 Malcolm Court, Ringwood East, was built in 1952-52 for Slovakian-born engineer William Kotzman and his wife Anne, to a design by Melbourne architect and academic Douglas Alexandra. One of the architect's first commissions, it is a substantial two-storey skillion-roofed timber house in a strict modernist idiom, with the upper level prominently expressed as a box-like volume above a recessed lower level with undercroft, and a massive stone chimney with projecting wing wall.

The significant fabric is defined as the exterior of the entire house. Specific elements of significance include the skillion roofline, broad eaves with exposed beams, the articulation of the upper storey as a large mass elevated on exposed posts and beams, and the stone chimney with matching ground floor feature wall.

---

**How is it significant?**

The former Kotzman Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

---

**Why is it significant?**

The former Kotzman Residence is significant for the following reasons:

The house exhibits many of the characteristics that defined modernist residential architecture in the 1950s. Not only was the house conceived with the trademark articulation of an elevated box-like upper storey that projects over a recessed lower level, but it also integrated the bold skillion roof with broad eaves and exposed rafters, generous windows, *pilotis* (undercroft columns) and a massive slab-like stone chimney with a matching stone wing wall projecting from the undercroft. Despite a number of later alterations, such as recladding, replacement of window sashes and partial infill of open areas, the original minimalist articulation of the house can still be readily interpreted. (*Criterion E*)

The house demonstrates creative achievement in that its confident expression of modernist themes and motifs was notably early in the context of Melbourne architecture. While many of these themes, including the volumetric massing, undercroft, *pilotis*, projecting stone walls and large windows, had been popularised via the published work of Harry Seidler in Sydney, they were effectively introduced into Melbourne by this modest suburban example by Douglas Alexandra which was designed as early as 1952, only a few years after Seidler's celebrated house for his mother and other high-profile dwellings. (*Criterion F*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024.*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: Melba Hall, Melba Recreation Hall (former), 25-27 Exeter Road, Croydon North (March 2024)

**Heritage Place:**

Public Hall

**PS ref no:**

H0168



#### What is significant?

The former Melba Hall at 25-27 Exeter Road, Croydon North, is a domestically-scaled single-storey gable-roofed weatherboard building with an asymmetrical façade that incorporates half-timber gable ends and a projecting porch with tapered pillars on brick plinths. Erected in 1926-27 by a local progress association, the hall was intended as a public meeting place and was named after (and officially opened by) the eminent opera singer Dame Nellie Melba, who was then residing in nearby Lilydale.

The significant fabric is defined as the exterior of the entire building. Specific elements of significance include the gabled roofline, weatherboard cladding, double-hung windows (to the side elevation), and its asymmetrical street façade with bungalow-style detailing (boxed windows and gabled porch with clinker brick piers and tapered roughcast pillars).

#### How is it significant?

The former Melba Hall satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:



- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

### **Why is it significant?**

The former Melba Hall is significant for the following reasons:

The building is historically significant as an early community-oriented building in the Croydon North area. Erected in 1926-27 by the then newly-formed Croydon North Progress Association, it provides evidence of the enthusiasm, ambitions and aspirations of a group of forward-thinking residents who banded together to improve conditions in an area that, hitherto sparsely-populated, began to undergo more intensive expansion from the early 1920s. Initiated and co-owned by the McEvoy family, who opened the first general store (and later the post office) along this stretch of Exeter Road, the hall served as an important focus for community events and gatherings until WW2, and remains as the oldest surviving building in a local retail strip that has since grown into an important commercial precinct. (*Criterion A*)

The building is aesthetically significant for its distinct domestically-inspired expression, with asymmetrical façade, half-timbered gable ends and projecting porch (with tapered pillars and clinker brick plinths) that reflects the prevailing tastes in bungalow-style residential architecture. Built right to the street boundary, at the far edge of this established retail strip, the building remains as a distinctive and eye-catching element in what is otherwise, now, an entirely post-WW2 commercial streetscape. (*Criterion E*)

The building is historically significant for its direct association with Dame Nellie Melba, Australia's most celebrated opera singer, who not only consented to this local public hall being named in her honour but also accepted the invitation to officially open it in July 1927. The naming of the hall acknowledged the enduring connection that Melba (and other members of the Mitchell family) maintained with what was then the Shire of Lillydale (part of which was severed in 1961 to form the Shire of Croydon). One of numerous sites in the former Shire of Lillydale to retain associations with Melba and her family, the former hall is the only one still standing in the City of Maroondah (which absorbed the former Shire/City of Croydon) with which she had a direct connection, having visited the venue at least twice before her death in 1931. (*Criterion H*)

### **Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024 .*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME

**Statement of Significance: Croydon Central Scout Hall; First Croydon South Scout Hall (former), 33 Kent Avenue, Croydon (March 2024 )**

Heritage Place:	Hall -Public	PS ref no:	HO171
			



*Photograph of the Scout Hall on its original site at No 1 Kent Avenue, prior to relocation and alteration in 2001. Source: Croydon Historical Society, Inc, Croydon: Then and Now (2012).*

### **What is significant?**

The Croydon Scout Hall at 33 Kent Avenue, Croydon, is a single-storey weatherboard building. Its original extent, as erected in 1929 for the 1st Croydon Scout troop, comprises a hall with a pitched roof of corrugated galvanised steel and half-timbered gable end and a skillion-roofed rear wing, with a later gable roofed rear addition (1953) and skillion-roofed front wing (2001), both sympathetically designed in a matching style.

The significant fabric is identified as the extent of the 1929 building, excluding the post-WW2 additions.

Specific elements of significance include the gabled roofline, weatherboard cladding, original double-hung windows (to side elevations) and the half-timbered gable end with louvered vent.

### **How is it significant?**

The Croydon Scout Hall satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history;

### **Why is it significant?**

The Croydon Scout Hall is significant for the following reasons:

The building is historically significant for associations with the early development of the scouting movement in what is now the City of Maroondah. It was erected by the First Croydon Scout troop, which was founded in 1915 as the first scout group in the study area (predating Ringwood's counterpart by a year) and occupied a succession of temporary premises before securing land and funds to proceed with erection of a purpose-built hall in 1929. It is significant not only as the first such hall to be erected in the City of Maroondah, but also as the only one to be built before WW2, predating the boom of local scout and guide halls that gradually burgeoned from the mid-1950s to the mid-1970s. Unique in the study area, it also appears to be a rare in a broader outer-eastern-

suburban context as a surviving pre-WW2 scout hall. (*Criterion A, Criterion B*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024 .*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: Heathmont Pre-School & Kindergarten; Heathmont Community Centre (former) 39-41 Viviani Crescent, Heathmont (March 2024 )

Heritage  
Place:

Hall - Public

PS ref no:

HO165



#### What is significant?

The Heathmont Pre-School and Kindergarten, at 39-41 Viviani Crescent, Heathmont, is a simple gabled weatherboard hall with five bays of full-height windows along one side and a tapering stone chimney on the other. It was erected by the Heathmont Advancement League in the early 1950s as a combined pre-school and public hall, with input from architect Frank Secomb and artist George Browning, both local residents.

The significant fabric is defined as the exterior of the entire building, excluding the rear addition. Specific elements of significance include the gabled roofline, weatherboard cladding and large multi-paned windows to the north side. Internal alteration controls are recommended to protect significant elements of the interior, notably the stone fireplace and the George Browning murals.

#### How is it significant?

The Heathmont Pre-School and Kindergarten satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.

- Criterion H: Special association with the life or works of a person, or group of persons, of importance in Maroondah's history.

### Why is it significant?

---

The Heathmont Pre-School and Kindergarten is significant for the following reasons:

The building provides evidence of the significant agitations and efforts of local progress associations during the early post-war era, when such organisations emerged in those parts of the City of Maroondah that were undergoing unprecedented residential settlement but lagging behind in the provision of community facilities. While many of these organisations existed from the 1940s to the 1970s, with varying degrees of success, the Heathmont Advancement League was not only the first such group to emerge after WW2, but also one of the most vocal and successful. Through the cumulative efforts of its members, including expert input from a local architect and artist acting in an honorary capacity, and others assisting with construction or working bees, the group achieved the remarkable feat of completing a public venue within only a few years of its establishment – not only the first purpose-built community hall to be erected in the study area after WW2, but also the only one for more than a decade thence. (*Criterion A*)

The building retains important associations with a group of enthusiastic and far-sighted local residents who collectively championed for the project and brought it to fruition. These include specific individuals such as John Harper (1911-1992), foundation president of the Heathmont Advancement League, for whom the pre-school building represented the first of many satisfactory outcomes for his community over many years of local agitation, activism and fundraising (with wife Joan), culminating in their donation of four acres of their land in Allens Road for a nature reserve in 1987. The building also has significant associations with local residents who contributed professional skills in an honorary capacity. Designed by architect Frank Secombe (1918-), it represents one of his earliest known projects, predating the establishment of the eminent city architectural firm (Eggleston, McDonald & Secombe) of which he was a key member for decades. The murals by George Browning (1911-1988) represent an unusual application of the talents of a professional artist who is best known for his war-related and museum dioramas. (*Criterion H*)

### Primary source

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*


.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME

## Statement of Significance: Neon Signage (Beaurepaires), Yarra Valley Tyre Company Pty Ltd (former), 50 Maroondah Highway, Ringwood (March 2024 )

Heritage Place:	Neon Signage	PS ref no:	HO161
			

<b>What is significant?</b>
<p>The neon signage at 50 Maroondah Highway, Ringwood, was erected in 1964 on the roof of the building that was completed the previous year as new commercial premises for Yarra Valley Tyre Pty Ltd, formerly based at Box Hill. The sign, designed and fabricated by the leading firm of Claude Neon Ltd, depicts a perspective view of an overscaled car tyre (approximately 3.3 metres tall by 2 metres wide). It is no longer operable.</p> <p>The significant fabric is defined as the entire sign and its associated supporting structure. Specific elements of significance include the tyre-shaped form of the sign, the painted colour scheme and the layout of the neon tubing (although not the actual tubing).</p> <p>The building itself is not considered to be significant.</p>
<b>How is it significant?</b>
<p>The neon sign satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:</p>

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion B. Possession of uncommon, rare or endangered aspects of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

### Why is it significant?

---

The neon sign is significant for the following reasons:

The sign is associated with the major boom of commercial activity that occurred along this key stretch of the Maroondah Highway in the post-war era, when a proliferation of retail businesses (many involved in aspects of the automotive trade) and recreational facilities (including an ice-skating rink and tenpin bowling alley) competed to attract the attention of passing motorists through the use of eye-catching elements such as illuminated and painted signage, bunting and billboards. (*Criterion A*)

The sign represents a unique survivor in the City of Maroondah of vintage neon signage dating from the key period, spanning the 1930s to the 1970s, when the popularity of such signage was at its peak. Substantial examples of neon signage from that period are rare survivors on a broader metropolitan scale, especially when prominently located on major thoroughfares, and when associated with businesses or products long since defunct. While some later examples of neon signage are recorded in the City of Maroondah, as well as a few contemporaneous painted or other illuminated signs from the 1960s and 70s, this one possesses rarity as the only example of a neon sign to survive (albeit in a damaged and currently inoperable state) from the mid-century heyday of illuminated signage. (*Criterion B*)

The sign exhibits particular aesthetic characteristics as a landmark along this major commercial streetscape. More than three metres tall and two metres wide, the distinctive tyre-shaped sign still occupies its original prominent position on the rooftop of a large double-storey building on a conspicuous corner site. Designed with the sole intention of attracting the attention of passing motorists, the sign continues to do so after more than fifty years. Although currently inoperable, it remains an eye-catching and evocative example of the distinctive vernacular style of 1960s commercial art. (*Criterion E*)

### Primary source

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

. This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



# Statement of Significance

MAROONDAH PLANNING SCHEME

Statement of Significance: Church of Jesus Christ of Latter Day Saints (LDS Croydon Ward Chapel), 58-64 Hewish Road, Croydon (March 2024 )

Heritage Place:	PS ref no: HO170
-----------------	------------------



**What is significant?**

The Church of Jesus Christ of Latter Day Saints (Croydon Ward), at 58-64 Hewish Road, Croydon, is a single-storeyed white-painted brick building with a broad gabled roofline and an elongated and asymmetrical double-fronted façade incorporating canted bay, flanking feature walls of decorative e concrete block, and a recessed entry marked by a slender tower on a Greek cross plan. Erected in 1962-64 as part of a major phase of Australian expansion for the LDS church, it was erected to a standard design supplied by the mother church in Utah, adapted and supervised by Melbourne architect Maxwell Maine, a senior LDS member who had been appointed as the church’s “Area Architect”.

The significant fabric is defined as the exterior of the entire building, excluding rear additions. Specific elements of significance include the broad gabled roofline, concrete blockwork (including feature walls) and the recessed entry porch with integrated planter box and cruciform tower with stepped spire.

---

**How is it significant?**

---

The Church of Jesus Christ of Latter Day Saints (Croydon Ward) satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

**Why is it significant?**

---

The Church of Jesus Christ of Latter Day Saints (Croydon Ward) is significant for the following reasons:

The chapel is historically significant for associations with an intensive phase of post-WW2 expansion for the Church of Jesus Christ of Latter Day Saints, based in Salt Lake City, Utah. While the denomination had been represented in Australia since the mid-nineteenth century, local congregations did not formalize until the 1890s, followed by further growth in the 1920s and even more exponential expansion from the early 1950s. While three chapels were erected in Melbourne in the mid-1950s, this number was to quadruple during the 1960s, after the mother church initiated a major program of building construction. Designed in early 1962, the Croydon Ward building was one of the first of these new chapels in Victoria, and the first one in the Melbourne metropolitan area. It thus provides early evidence of the most significant phase of this church's post-WW2 expansion across Australia, when membership reportedly increased by 2,000%. (*Criterion A*)

The chapel is aesthetically significant for its highly distinctive and unusual architectural style. With a broad gabled roofline, simple fenestration and low, spreading composition across a large double-width allotment, the building exudes an almost domestic character that, at a local level, represents a notable departure from other manifestations of post-WW2 ecclesiastical architecture, both of traditional or more progressive style. These and other key elements of the design, such as the stark white-painted wall surfaces, canted bay with flanking feature walls of decorative concrete blockwork and the slender Greek-cross tower, all form part of a distinctly identifiable aesthetic that, recurring across so many of the standard chapel designs developed by the LDS church in the 1960s and '70s, became "house style" indelibly associated with the denomination's expanding global presence in the latter half of the twentieth century. (*Criterion E*)

---

**Primary source**

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: *Calmora*; Doctor's residence and clinic (former), 61 Wicklow Avenue, Croydon (February 2024 )

Heritage  
Place:

House

PS ref no:

HO175



#### What is significant?

The former house/medical clinic at 61 Wicklow Avenue, Croydon, is a single-storey weatherboard building with low hipped roof and an elongated façade with half-timbered gabled ends and a projecting porch to one side. It was erected in 1923 as the residence and consulting rooms of Dr Keith Hallam, one of Croydon's first resident physicians, and remained occupied as such (later, by Hallam's brother-in-law and nephew) for almost four decades, when the practice relocated to purpose-built premises on the opposite corner.

The significant fabric is defined as the exterior of the entire house. Specific elements of significance include the hipped roofline with red brick chimneys and half-timber gablets, the front porch with brick piers and paired pillars, and the groups of multi-paned double-hung sash windows

#### How is it significant?

The former house/medical clinic satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics



### **Why is it significant?**

The former house/medical clinic is significant for the following reasons:

The building is historically significant for its associations with the early provision of medical care in Croydon. It was erected in 1923 as a combined residence and consulting rooms for Dr Keith Hallam, who commenced practice in the area earlier than year from premises in Coolstore Road. With the latter building long gone, and another early house/clinic in Mount View Street (occupied by Dr W J Burns from c1925) also demolished, the building at 61 Wicklow Avenue stands out as the oldest surviving doctor's premises in Croydon, and the first one known to have been purpose-built as a combined residence and clinic. Latterly occupied by others (notably, Hallam's brother in law, Dr Ian Cameron, and later Cameron's like-named son), the building provides a historical link with the purpose-built medical clinic on the opposite corner of Wicklow Avenue, which succeeded it in the late 1950s and still remains in operation today. (*Criterion A*)

The building is aesthetically significant as an unusual example of a single-storey weatherboard residence in the inter-war bungalow style. Prominently sited on a corner block, the building has uncommonly elongated façade to Wicklow Avenue, with characteristic details such as the half-timber gables, bracketed eaves and projecting off-centre porch, combined with more unusual elements such as the two rows of five windows, and separate entrances to each street elevation, that ably demonstrate that the building was designed as more than a single private residence. (*Criterion E*)

### **Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, February 2024 .*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



# Statement of Significance

MAROONDAH PLANNING SCHEME			
<b>Statement of Significance: Dioguardi Residence (former); Villa Rotonda, 67 Loughnan Road, Ringwood ( March 2024)</b>			
Heritage Place:	House	PS ref no:	HO157
			
<b>What is significant?</b>			
<p>The former Dioguardi Residence at 67 Loughnan Road, Ringwood, is a three-storey flat-roofed concrete brick house that was erected in 1959-61 for Italian-born bricklayer Guiseppe Dioguardi and his life Lina. Although the drawings were prepared by the Ringwood Home Planning &amp; Drafting Service, the design, based on an unusual radial plan and incorporating a curved glass-walled stairwell bay, was likely to have been developed by Dioguardi himself, who also acted as builder.</p> <p>The significant fabric is defined as the exterior of the entire house. Specific elements of significance include the fan-like plan form, flat roof, canted symmetrical façade and central bowed stairwell with full-height windows and glazed doors with ribbed glass, and balustraded terrace with curving entry steps.</p>			
<b>How is it significant?</b>			

The former Dioguardi Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

### **Why is it significant?**

The former Dioguardi Residence is significant for the following reasons:

The house is significant as early evidence of Southern European migrant settlement in what is now the City of Maroondah. Although the study area has a strong association with Dutch and German migrants who settled there after WW2, Italians represented the next largest ethnic group to be represented therein. This house was built for (and by) a Sicilian who was active in the Ringwood area as a bricklayer and builder, and whose siblings included a brother who ran a fruit shop on Maroondah Highway, all typical of the broader post-war migrant experience. While many Italian families would have lived in the area, few would erect houses for themselves that were such overt representations of their European background, adopting what has since been collectively referred to (by Apperley *et al*) as the Immigrants' Nostalgic style (*Criterion A*).

The house is significant as an intact and highly evocative example of an aesthetic sub-style that has been loosely codified by the term "Immigrants' Nostalgic". Although evident in churches and other public buildings built by émigré communities, the style is most strongly associated with private residences that were "unabashedly ostentatious" in expression, typically incorporating "very loose references to the Mannerist and Baroque architecture of Southern Europe... [with] no concern for stylistic authenticity". While the style was sometimes evoked through the simple application of arches, concrete balustrades and terrazzo, the former Dioguardi Residence is an uncommonly grandiose manifestation, with its unusual plan form, curved walls and symmetrical street façade with double-height glazed stairwell. The owner/designer /builder considered the house sufficiently evocative of an Italian country villa to bestow it with the name *Villa Rotonda*, referencing Palladio's celebrated sixteenth-century residence near Vicenza. (*Criterion E*)

---

### **Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024.*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: Pethebridge Residence (former), 82 Hull Road, Croydon (March 2024 )

Heritage  
Place:

House

PS ref no:

HO155



#### What is significant?

The house at 82 Hull Road, Croydon, is a single-storey skillion-roofed timber house on a stepped rectilinear plan. It was designed in 1947 by architect Kevin Pethebridge as a house for himself and his family, incorporating a small room for his architectural studio. Until his family moved elsewhere in the mid-1950s, he not only resided but also practiced architecture from this address, designing a number of local buildings in partnership with architect and fellow Croydon resident Frank Bell.

The significant fabric is defined as the exterior of the entire house. Specific features of significance include the low gabled roofline, weatherboard cladding, brick chimney, continuous bay of timber-framed windows, and full-height window wall to the main entry.

#### How is it significant?

The former Pethebridge Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in Maroondah's history.

### Why is it significant?

The former Pethebridge Residence is significant for the following reasons:

The building is significant as an important early example of modernist residential architecture in Victoria. Designed as early as 1947, it demonstrates many of the characteristic forms, details and themes that would recur as local modernism matured into the early 1950s and became ubiquitous thereafter. These include the articulation of the house as separate volumes to express zoned planning within, the use of bold skillion roof, slab-like chimneys and varied fenestration (e.g., window walls, strip windows, clerestories). These innovative aesthetic qualities were critically acknowledged at the time, with the house being lauded in publications that included *Smudges*, the *Age*, the *Australian Home Beautiful* and *Architecture* journal. (Criterion E)

The building is significant as one of the first skillion-roofed houses to be erected in Melbourne after the end of the Second World War. Although many flat-roofed houses had been built in Melbourne in the 1930s and '20s (and even earlier), the re-introduction of the skillion roof in post-war residential architecture was seen as a controversial issue, with a number of local councils (including the Shire of Lilydale) refusing to allow such houses to be built. Breaking new ground in post-war modernist residential architecture and paving the way for innumerable skillion-roofed houses of the 1950s, this pioneering example demonstrates a high degree of creative achievement. (Criterion F)

The building is significant as the former home and architectural office of Kevin Pethebridge, a leading Melbourne architect and former associate of Robin Boyd. In partnership with fellow Croydon resident Frank Bell, Pethebridge ran an architectural practice known as Associated Architects that, for most of the 1950s, was Croydon's only resident architectural office. It was responsible for the design of many projects in the district's important phase of early post-war expansion, including not only houses but also commercial premises and church buildings. The architect's own home and studio in Hull Road retains a special association with Pethebridge, a person of importance in the Maroondah's history. (Criterion H)

### Primary source

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: Gill Residence; Rosedale; Three Gates; The Farmhouse, 89-91 Yarra Road, Croydon Hills (March 2024 )

Heritage  
Place:

House

PS ref no:

HO178



*Photograph of the house as it appeared in the early 1930s, while still occupied by the Gill family  
Source: Weekly Times, 28 March 1931, p 26*

---

**What is significant?**

*Three Gates* at 89-91 Yarra Road, Croydon Hills, is a single-storey Edwardian red brick villa with an irregular terracotta-tiled roofline and double-fronted façade with gabled bays and return verandah with turned posts and pierced timber frieze. Erected in 1911 by prominent orchardist W S Gill, it replaced an earlier timber house on an orchard established in the 1880s by the Smith family, pioneers of fruit-growing in Croydon.

The significant fabric is defined as the exterior of the entire house, excluding rear additions. Specific elements of significance include the irregular roofline of hips, gables and half-timbered gablets, the brick chimneys with corbelled caps and terracotta pots, the return verandah with ornate timber posts and fretwork, the timber sash windows, and the bracketed slate-clad window hood.

---

**How is it significant?**

The house satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

**Why is it significant?**

The house is significant for the following reasons:

The house is historically significant for associations with the fruit-growing industry, an important theme in the development of the City of Maroondah from the late nineteenth century until the 1960s. During that period, the northern fringes of the study area, encapsulating present-day Croydon Hills and Waranwood, were most strongly defined by orchards. With these vast sites subdivided for housing in the later twentieth century, few former orchard farmhouses remain today. *Three Gates* is especially notable in that it was built on a site of one of the district's oldest orchards, established in the 1880s by the Smith family, who pioneered fruit-growing in Croydon. Intrinsically rare as one of few surviving orchard farmhouses, it is also one of the oldest, one of the most intact, one of the most grandiose and one of few that still retains its original street frontage (as opposed to those retained on side-streets within later subdivisions). (*Criterion A, Criterion B*)

The building is aesthetically significant as a notable (and notably intact) example of Edwardian residential architecture. Although many Edwardian houses survive in what is now the City of Maroondah, these are invariably of timber construction. *Three Gates* is considerably rarer as an example in brick, and even more so for the sheer exuberance of its architectural form and decorative detail, typical of the Federation style. With a picturesque roofline of intersecting hips and gables, unglazed terracotta tiling with matching ridging and finials, tall chimneys and asymmetrical façade with half-timbered gables and return veranda with turned posts and shaped brackets and frieze, the house is an exceptional example of a style that, while ubiquitous in the inner eastern suburbs, is rarely seen in the City of Maroondah (*Criterion B; Criterion E*).

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

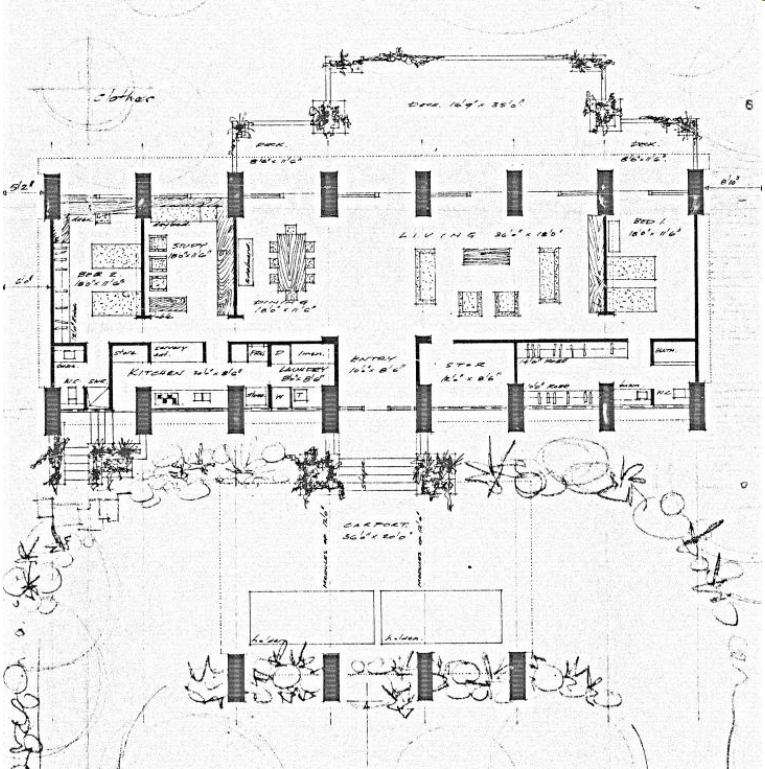
This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME

## Statement of Significance: Lovig Residence (former) 90 Richardson Road, Croydon North (March 2024 )

Heritage Place:	House	PS ref no:	HO163
-----------------	-------	------------	-------



Detail of Charles Duncan's original (undated) sketch plans for the Lovig Residence  
(Source: City of Maroondah)

---

**What is significant?**

The former Lovig Residence at 90 Richardson Road, Croydon North, is a large skillion-roofed brick house on a sloping site, expressed as a series of massive brick piers and exposed beams supporting an enveloping roof clad in metal decking. The bays, defined by the brick piers, are infilled with solid wall or half-height windows along the south side and full-height windows and glazed sliding doors on the north side. Designed by architect Charles Duncan, the house was built for Robert and Barbara Lovig in 1966-68.

The significant fabric is defined as the exterior of the entire house. Specific elements of significance include the modular planning defined by rows of large brick piers, the flat roofline, exposed beams and face brickwork, and the prominent drive-through carport/porte-cochere.

---

**How is it significant?**

The former Lovig Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

---

**Why is it significant?**

The former Lovig Residence is significant for the following reasons:

The house is significant as an outstanding example of residential architecture in the distinctive organic style associated with Frank Lloyd Wright. Although introduced to Australia in the pre-war era by Walter Burley Griffin, the style became increasingly popular amongst local architects in the years before and just after Wright's death in 1959, and remained so into the 1960s and beyond. Acknowledged by Philip Goad as "one of the most gifted of the 1960s Wrightians in Melbourne", Charles Duncan developed his own distinct stylistic vocabulary based on the use of rough brickwork and timber with layered rooflines, planar walls and the use of massive piers to frame full-height windows, all of which were adroitly consolidated in the design of the Lovig Residence at Croydon (*Criterion E*).

The house demonstrates a high degree of creative achievement on several levels. Firstly, it is notable for the way in which Duncan, following the guiding precepts of organic architecture, attempt to integrate the house into the landscape by slightly steeping the plan down the slope and using an expansive skillion roof to link discrete parts of the building: both are recurring themes amongst houses that he designed on hillside sites. Secondly, while Duncan's work is characterised the use of brick piers and timber beams, this manifestation, where piers of especially huge proportion effectively define the entire plan, linked by comparably massive timber beams, evokes a humbling sense of overscaled trabeation that is exceptional even when considered amongst the architect's other celebrated houses of the period. (*Criterion F*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



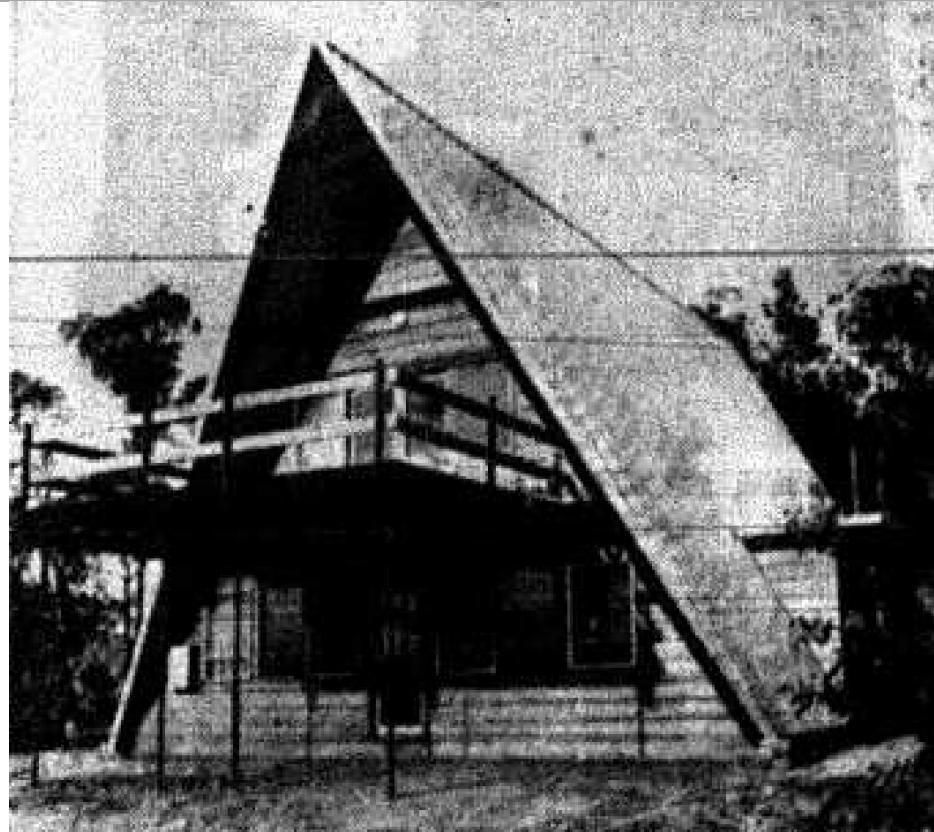
# Statement of Significance

MAROONDAH PLANNING SCHEME

## Statement of Significance: Myers House (former) 114-116 Exeter Road, Croydon North (March 2024 )

Heritage Place:	House	PS ref no:	HO169
-----------------	-------	------------	-------





*Photograph of the house as it appeared soon after completion*  
 Source: *Herald* 3 July 1970, p 24

### **What is significant?**

The former Myers House at 114-116 Exeter Road, Croydon North, is a two-storey A-framed house, with the characteristic steeply gabled roof extending to ground level, creating triangular elevations at either end, with raked eaves and a projecting first floor balcony to the street frontage. Erected in 1960-70 for sales manager Leon Meyers and his wife Barbara, the house was designed and built by John Wolt, a highly-regarded Dutch-born builder and timber joiner who lived and worked for many years in nearby Wonga Park.

The significant fabric is defined as the exterior of the entire building. Specific elements of significance include its steep gabled roofline with broad raked eaves and horizontal tie beam, the dormer-like side windows, and the projecting timber-framed front balcony.

### **How is it significant?**

The former Myers House satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history;
- Criterion E: Importance in exhibiting particular aesthetic characteristics

### **Why is it significant?**

The former Myers House is significant for the following reasons:

The house is architecturally significant for its distinctive and unusual expression, demonstrative of the iconic A-framed structural form that was widely popular in the 1960s and '70s. In Australia, the expression of a building with a steep sloping roof extending down to ground level, forming acute triangular elevations to either end, was mostly expressed in ecclesiastical architecture (especially in the early 1960s) and as modesty-scaled seasonal residences in coastal and alpine areas.

Intended as a permanent suburban residence rather than a mere weekender, this particular example in Croydon North is both larger and more confidently articulated than A-framed houses typically seen in seaside resorts, which were often built to standard designs of project house or kit home companies. With its dramatic angular silhouette, bold raking eaves and its prominent siting on a cliff-like block at the crest of a hill, overlooking two public reserves, the house remains as an unexpected and eye-catching element in the local landscape. (*Criterion E*)

The house is architecturally significant as a rare example of an A-framed house in a suburban context, intended as a full-time family residence rather than a holiday dwelling in a seasonal resort area. While houses of this type became ubiquitous in coastal and alpine regions, they were rarely built as permanent homes in the Melbourne metropolitan area. One of only three A-framed buildings known to exist in the City of Maroondah (one of which was a backyard studio, since demolished), it now stands out as the largest and most architectural sophisticated example when compared to a smaller and much simpler counterpart still extant in Ringwood North. (*Criterion B*)

### **Primary source**

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



# Statement of Significance

MAROONDAH PLANNING SCHEME

## Statement of Significance: Secomb Residence, 122-124 Heathmont Road, Heathmont (March 2024 )

Heritage Place:	House	PS ref no:	HO180
-----------------	-------	------------	-------







*Composite panoramic photograph of the Heathmont Road frontage, taken by City of Maroondah, October 2020. Note stone terrace, steel-framed window wall to living room (right), projecting sunroom with timber-framed glazed doors, and master bedroom wing (far left) with another steel-framed window wall, balcony and glazed infill below.*

### **What is significant?**

The Secomb residence at 122 Heathmont Road, Heathmont, is a single-storey gable-roofed house on an elongated angled plan, with an external cladding of timber shingles and a prominent chimney and feature walls in random coursed rough-hewn stonework. It was designed and built in 1945-46 as the private residence of noted architect Frank Secomb (a founding partner of the eminent post-WW2 firm of Eggleston, McDonald & Secomb), whose family remains in residence.

Significant fabric is defined as the exterior of the entire house (as realised to Secomb's design between 1945 and 1985, the matching shingled garage and the freestanding stone barbecue. Specific elements of significance include the canted plan, low roofline, shingled cladding, stone chimney and large windows. The tool shed, carport and tennis court are not considered to be significant.

### **How is it significant?**

The Secomb House at 122 Heathmont Road, Heathmont, satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

### **Why is it significant?**

The Secomb House is significant for the following reasons:

The house is aesthetically significant as an intact and notably early manifestation of post-WW2 modernist residential architecture. Designed by a member of the new generation of young progressive architects that included Robin Boyd, John Mockridge, Eric Lyon and Des Smith (all of whom had been Secomb's atelier classmates), the house ably expressed the emerging modernist

sensibility in its elongated linear plan form (angled to exploit views to the north), low gabled roofline and generous windows opening to a sun terrace. Dating back as far as 1945-46, the house can be considered as one of the first truly confident expressions of post-WW2 modernist residential architecture in what is now the City of Maroondah. While the house has been extended and altered, these works have been executed by its original architect/owner in a sympathetic manner that can only to be considered to enhance, rather than detract, from its significance. (*Criterion E*)

The house is architecturally significant for its unusual form and distinctive materiality, which represent an uncommonly sophisticated approach to homebuilding in the austere period immediately after WW2. The use of materials such as timber shingles and stone, as an alternative to conventional weatherboard and brick, is indicative of a time when conventional building materials and techniques were in short supply due to wartime restrictions, and homebuilders were obliged to seek alternative and often creative solutions. Befitting a dwelling designed by a emerging young architect for his own use, Secomb not only adopted such an alternative palette but expressed it a confident and adroit fashion, with the dark-coloured shingled walls and paler rough-hewn stonework (with projecting courses to create shadow effects) imparting a distinctive organic character to an otherwise conventionally modernist building. (*Criterion F*)


The house is significant for its enduring association with architect and pioneer local resident Frank Secomb. Best known as a founding partner in the important post-WW2 architectural firm of Eggleston, Macdonald & Secomb, he lived in Heathmont for over fifty years. One of the first people to settle in the area after the war, Secomb was a founding member (and honorary architect) of both the Heathmont Advancement League and the local Methodist congregation. The suburb's first and only resident architect during its initial and most important boom of development in late 1940s and early 1950s, Secomb was responsible for the design of Heathmont's first post-WW2 shop, public hall and first purpose-built church, as well as several houses. During his long period in residence, he remained as honorary architect to the Methodist church well into the 1970s and undertook various phases of addition to his own house into the 1980s. His own house, still occupied by the family, thus provides an important link with an architect who was both significant in the history of Heathmont, as well as in the broader story of post-WW2 architecture in Melbourne. (*Criterion H*)

### **Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME			
<b>Statement of Significance: Romyn Residence and Studio (former) 129 and 131-133 Dorset Road, Croydon (March 2024)</b>			
<b>Heritage Place:</b>	House	<b>PS ref no:</b>	HO153
			
<b>What is significant?</b>			
<p>The properties designated as 129 and 131-133 Dorset Road, Croydon, comprised the former architectural office and former residence, respectively, of architect Hank Romyn, who designed both buildings in 1964 as part of his ambitious development of what had been a triple-width site. With flat roofs, Besser blockwork and full-height glazing, the two buildings are similar in form and expression, although the original house (No 131-133) is much grander two-storey edifice, distinguished by canted balconies with matching canopies.</p> <p>The significant fabric is defined as the exterior of both buildings. Specific elements of significant include:</p> <ul style="list-style-type: none"><li>• The house: concrete blockwork, full-height windows and projecting balconies with matching canopies;</li><li>• The studio: elongated form with low stepping roofline, large windows and curved glass block wall</li></ul>			



---

**How is it significant?**

---

The former Romyn Residence and Studio satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

**Why is it significant?**

---

The former Romyn Residence and Studio are significant for the following reasons:

The two buildings, with their flat roofs, broad eaves, unusual Roman-style blockwork and generous glazing, represent an idiosyncratic manifestation of modernist architecture that references Romyn's varied interests in European modernism (being Dutch himself, he admired Mondrian and Reijnders), Frank Lloyd Wright, and Japanese design. With a striking façade of repetitive bays, canted balconies and canopies, the main residence remains an eye-catching element in the streetscape. *(Criterion E)*

**Primary source**

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

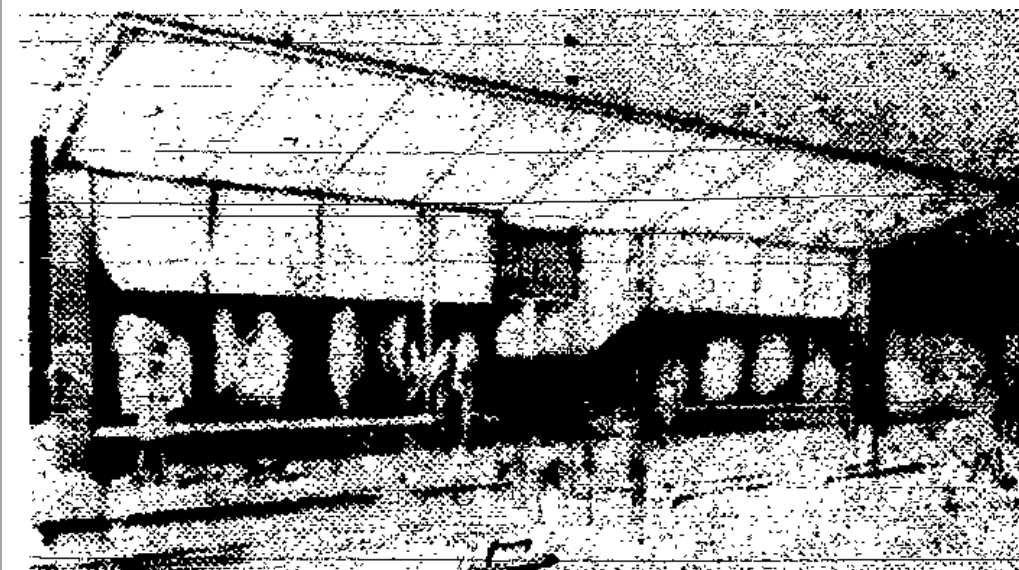


Statement of Significance

MAROONDAH PLANNING SCHEME

Statement of Significance: Lawson & Carrington (former);  
Waltons (former), 141-145 Main Street, Croydon (March 2024)

Heritage Place:	Shop	PS ref no:	HO158
-----------------	------	------------	-------



*Kurt Popper's original perspective drawing of the Lawson & Carrington showroom in Croydon (source: Herald, 6 November 1953, p 12)*

---

**What is significant?**

The former Lawson & Carrington showroom at 141-145 Main Street, Croydon, was erected in 1953-54 as premises for a new and successful credit retailing chain. Designed by Austrian émigré architect Kurt Popper, the building included a virtually full-glazed street façade with boldly cantilevered and angled canopy.

The significant fabric is defined as the exterior of the entire showroom. Specific elements of significance include the angled canopy, large metal-framed shop windows and the central recessed entrance.

---

**How is it significant?**

The former Lawson & Carrington showroom satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

**Why is it significant?**

The former Lawson & Carrington showroom is significant for the following reasons:

The building is significant as an intact and evocative representation of modernist architecture as applied to medium-scaled retail premises. With a virtually full-glazed street façade of sloping windows and a boldly upswept cantilevered canopy, the building represented a major departure from pre-war shops that were still characterised by flat masonry or timber frontages with relatively small display windows and roofs concealed behind parapets. Designed as early as 1953, the Lawson & Carrington showroom building ushered in a new era of modernist commercial architecture, not merely in Main Street, Croydon, but across the broader study area. Notably intact, it remains an eye-catching element in the retail streetscape. (*Criterion E*)

---

**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME			
<b>Statement of Significance: Alsop Residence (former); <i>Darley Dale</i>, 161 Dorset Road, Croydon (March 2024 )</b>			
Heritage Place:	House	PS ref no:	HO154
			
<b>What is significant?</b>			
<p><i>Darley Dale</i>, the former Alsop Residence at 161 Dorset Road, Croydon, is a bungalow-style two-storey weatherboard house with a terracotta tiled roof. Erected in 1939, it was designed by Miss Ruth Alsop, Victoria's first qualified female architect, for herself and her two unmarried sisters, Florence and Edith</p> <p>The significant fabric is defined as the exterior of the entire house, excluding the second storey addition. Specific elements of significance include the original weatherboard cladding, terracotta-tiled hipped roof (at the lower level), double-hung sash windows and the timber-posted corner porch.</p>			

---

**How is it significant?**

---

The former Alsop Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion H: Special association with the life or works of a person, or group of persons, of importance in Maroondah's history.

---

**Why is it significant?**

---

The former Alsop Residence is significant for the following reasons:

The house is significant as the only independent architectural project that can be attributed to Ruth Alsop (1879-1976), acknowledged as the first woman to become qualified as an architect in Victoria. A member of large and creative family, Ruth was the elder sister of Rodney Alsop, a more well-known (if short-lived) Melbourne architect, in whose city practice she commenced her own career, joining him as an articled pupil as early as 1906. Although employed in her brother's office for some years, she never established her own practice. To date, only two examples of her independent work have been identified: the renovation of an unidentified cousin's "seaside cottage" in 1937, and this house in Dorset Road, Croydon, which Alsop designed for herself and her two single sisters. Although altered by a second storey addition, the house is still the only building known to have been designed by Victoria's first female architect. (*Criterion H*)

---

**Primary source**

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: State Savings Bank of Victoria, Heathmont Branch (former), Milk & Wine Co Café; Barclays Café (former), 196 Canterbury Road, Heathmont (March 2024 )

Heritage  
Place:

Bank

PS ref no:

HO151



*Photograph by Built Heritage Pty Ltd, January 2023*

#### **What is significant?**

The former State Savings Bank branch at 196 Canterbury Road, Heathmont, is a single-storey brick building with a simple asymmetrical façade comprising a recessed glass-walled entry bay and a square tower. Dating from 1971-72, it was designed by a private architectural firm of Keith & John R Reid, who maintained a professional association with that bank for more than twenty years.

The significant fabric is defined as the exterior of the entire building. Specific elements of significance include the recessed entry bay with full-height windows, the cantilevered metal-clad canopy, and the squat corner tower with matching metal-clad superstructure.

---

**How is it significant?**

The former State Savings Bank satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

**Why is it significant?**

The former State Savings Bank is significant for the following reasons:

The building is a fine and mostly intact example of modernist banking architecture. While much of the design is typical of other branch banks of the post-war period (which invariably incorporated glazed window walls contrasted with mass walling), the incorporation of the square tower was highly unusual feature, intended by the architects to imbue a sense of grandeur to a site that sloped downward. Providing a suitably monumental termination to this major suburban commercial strip, the former bank remains a prominent element in the streetscape and is considered something of a minor local landmark (*Criterion E*).


---

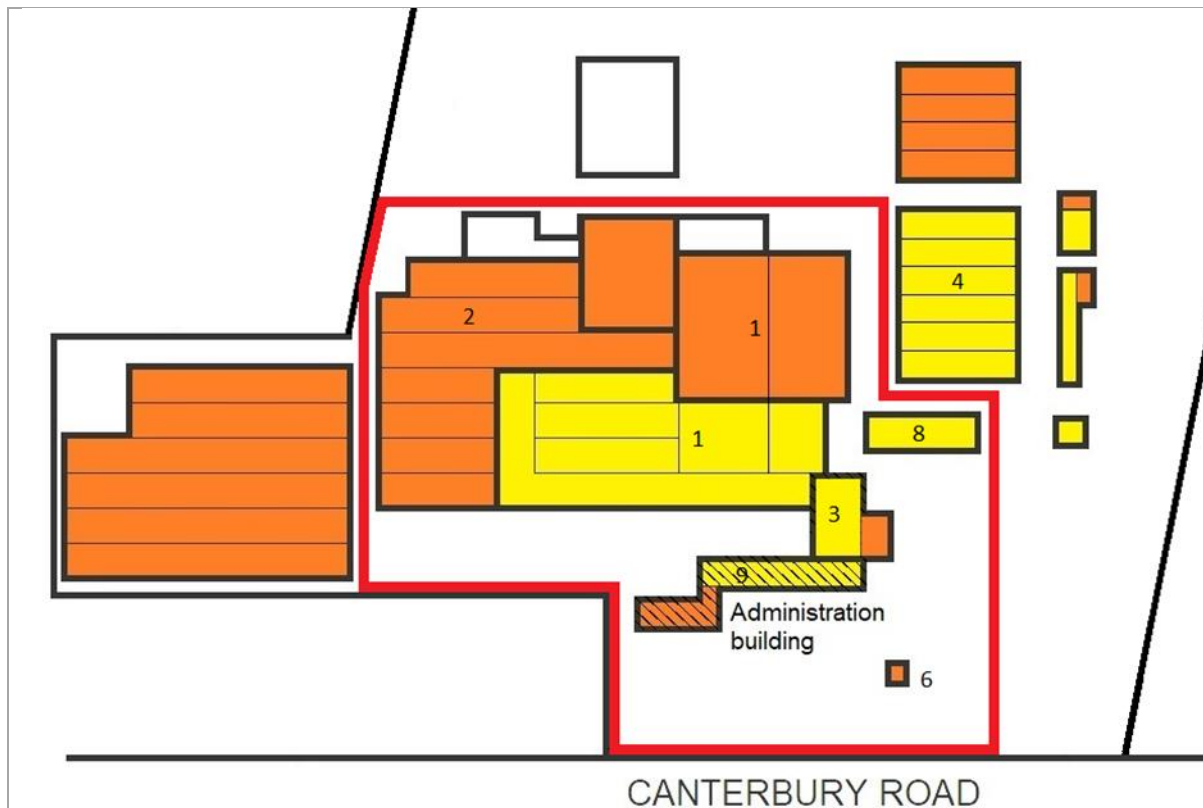
**Primary source**

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024 .*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

# Statement of Significance

MAROONDAH PLANNING SCHEME			
<b>Statement of Significance: Fibremakers Business Park (British Nylon Spinners/Fibremakers Factory) (former), 254 Canterbury Road, Bayswater North, March 2024</b>			
Heritage Place:	Factory / plant	PS ref no:	HO152
			
<i>Indicative map of the Fibremakers site, showing extent of original 1955-58 masterplan (in yellow) and subsequent additions undertaken by Stephenson &amp; Turner up to 1970 (in orange)</i>			



*Indicative map of the Fibremakers site, showing extent of original 1955-58 masterplan (in yellow) and subsequent additions by Stephenson & Turner up to 1970 (in orange). Numbers indicate buildings as follows:*

*Building 1 (spinning floor and drawtwist), Building 2 (warehouse), Building 3 (canteen, amenities and medical centre),*

*Building 6 (control centre, weighbridge), Building 8(boiler house) and Building 9 (administration building)*

*Red outline indicates proposed extent of HO. Hatching indicates where prohibited use may be permitted.*

### **What is significant?**

Developed and occupied by a local subsidiary of a prominent British manufacturer as the first nylon spinning factory in Australia, the British Nylon Spinners factory at 254 Canterbury Road, Bayswater North, was erected in several stages between 1956 and 1970. The original buildings, laid out according to a 1955 masterplan by Stephenson & Turner, were completed between 1956 and 1958, with several subsequent phases of expansion (designed by the same architects) undertaken during the 1960s. These buildings, while differing in scale and form according to function, are otherwise similarly expressed in a stark modernist idiom with a consistent palette of pale brickwork and curtain walling.

The significant fabric is defined as the exterior of buildings 1, 2, 3, and 9 (as marked on the plan overleaf) that represent the core of the 1955-58 masterplan by Stephenson & Turner, and later additions by the same architects up to 1970. Specific elements of significance include the stark block-like expression of buildings, low rooflines, cream brickwork and repetitive fenestration, including bays of curtain walling.

### **How is it significant?**

The former British Nylon Spinners factory satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.



- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

**Why is it significant?**

---

The former British Nylon Spinners factory is significant for the following reasons:

The factory is significant as an ambitious and ultimately successful attempt by a leading British-based manufacturer to establish a presence in Australia by developing this country's first nylon spinning factory. A unique venture at the time, the project attracted considerable attention and publicity. It went on to become a major presence in the outer eastern suburbs as well as a highly significant local employer. By far the largest, busiest and best-known factory ever developed within what is now the City of Maroondah, it also represented a major industrial achievement. (*Criterion A*)

The factory is significant as an intact and evocative example of post-war industrial architecture that was carefully designed to dispel preconceptions that such buildings must necessarily be ugly and undesirable. Laid out according to a masterplan by leading factory specialists Stephenson & Turner, the complex was designed in the crisp modernist idiom that characterised the firm's highly-regarded work at that time, with simple expression of volumes, stark pale-coloured brickwork and curtain walling. In what was a deliberate attempt to emulate the parent company's existing factory in Wales, the Bayswater North counterpart was to include recreational amenities for staff (including a sports oval; since redeveloped) and a landscaped setting. (*Criterion E*)

---

**Primary source**

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*  
.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Statement of Significance

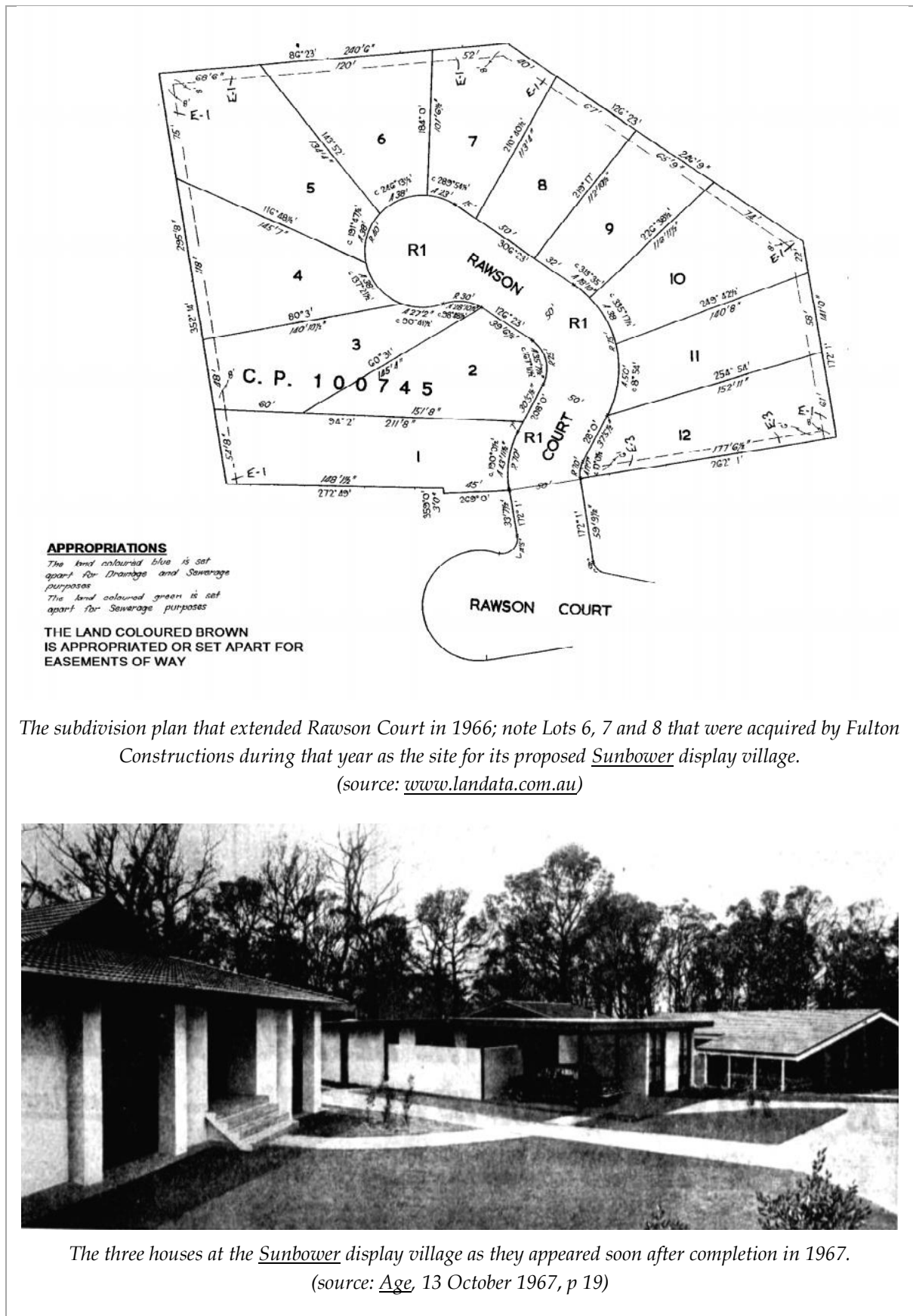
MAROONDAH PLANNING SCHEME

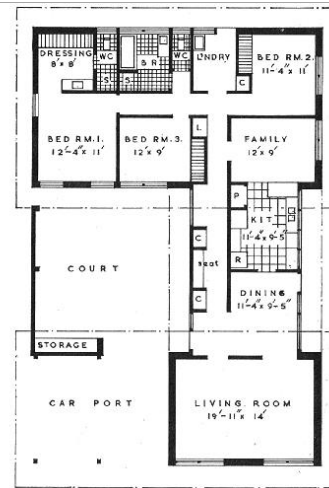
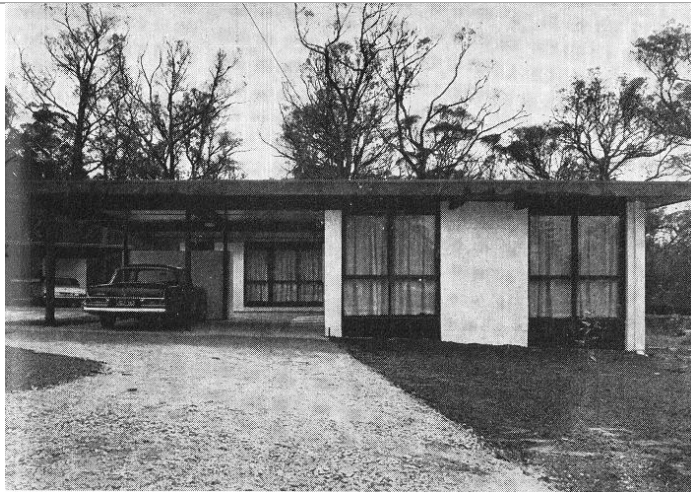
Statement of Significance: Sunbower Display Village

Precinct: 20, 22 & 24 Rawson Court, Ringwood East ( March 2024)

Heritage Place:	Residential precinct	PS ref no:	HO187
-----------------	----------------------	------------	-------

The map illustrates the Sunbower Display Village precinct, a residential area characterized by a grid of streets. The streets shown include Bedford Rd, Homebush Ct, Rawson Ct, Canterbury Rd, and a small unnamed road. A specific area, located at the intersection of Rawson Ct and Canterbury Rd, is highlighted in yellow. This highlighted area is a small, irregularly shaped plot of land, possibly a vacant lot or a small building footprint, situated between the two roads. The map also shows other residential lots and streets in the vicinity, providing context for the highlighted area.





Another early view of the Sunbower U-LINE house, alongside its distinctive courtyard plan.  
(source: Australian House & Garden, April 1968, p 63)



In-Line house at No 20 Rawson Court



U-Line house at No 22 Rawson Court





*Square-Line house at No 24 Rawson Court*



*Streetscape view, showing the U-Line house at No 22 (left) and the In-Line house at No 20*

### **What is significant?**

The three houses at 20-24 Rawson Court, Ringwood East, were built in 1967 as a display village for project housing firm Fulton Constructions Pty Ltd, to showcase three standard designs from its new high-end *Sunbower* series. Designed by the Office of Don Hendry Fulton, architects and town planners, the houses were comparable in scale, size, setback, materials and detailing, but otherwise distinct in their individual architectural expression: the *In-Line* (No 20) with broad gabled roof and linear plan, the *U-Line* (No 22) with flat-roof and courtyard plan, and the *Square-Line* (No 24) with gambrel roof and centralized square plan.

The significant fabric is defined as the exterior of the three houses. Specific elements of significance include:

- No 20: broad gabled roofline with integrated carport, face brickwork, and regular fenestration defined by full-height windows between fin-like brick piers;
- No 22: flat roofline with integrated carport, stark planar walls and full-height window bays;
- No 24: gambrel roofline and symmetrical façade with central recessed porch and flanking window bays with projecting piers

### **How is it significant?**

The former *Sunbower* display village satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

### Why is it significant?

The former *Sunbower* display village is significant for the following reasons:

The three houses are significant for association with a new direction that project housing took from the mid-1960s, when changing tastes and consumer expectations saw companies introduce standard designs aimed at the higher end of the market. Intending to rehabilitate the uneven reputation that project housing had acquired by that time, these were typically commissioned from leading architects of the day rather than developed by a company's in-house designers or draftsmen. These "new generation" project houses were not only characterised by more sophisticated architectural expression but also by superior planning, more luxurious fitouts and finishes, and the integration of elements rarely seen in off-the-shelf houses at that time, such as family rooms and *en suite* bathrooms. While Fulton Constructions appears to be one of several companies that did not achieve lasting success with their higher-end project houses, the display village remains as evidence of this important phase in the development of project housing, a significant theme in the post-war settlement of the City of Maroondah. (*Criterion A*)

The three houses are significant as a group of dwellings that, while contemporaneous and designed by the same architect, exhibit a diversity of design that encapsulates several different trends in modernist residential architecture of the 1960s. The *In-Line* house at 20 Rawson Court, with its spreading gabled roofline and prominent brick piers, shows the pervasive influence of Frank Lloyd Wright (whom Don Fulton met in 1954) that is otherwise evinced in the houses of Geoffrey Woodfall and Charles Duncan. The *U-Line* house at No 22, with its courtyard plan, low roofline and stark planar walls, is more akin to the minimalist modernism of such local architects as McGlashan & Everist. Lastly, the *Square Line* house at No 24, with its centralized plan, modified pyramid roof and symmetrical façade, pays homage to the timeless classically-influenced style that is mostly associated with Guilford Bell and Wayne Gillespie. (*Criterion E*)

### Primary source

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

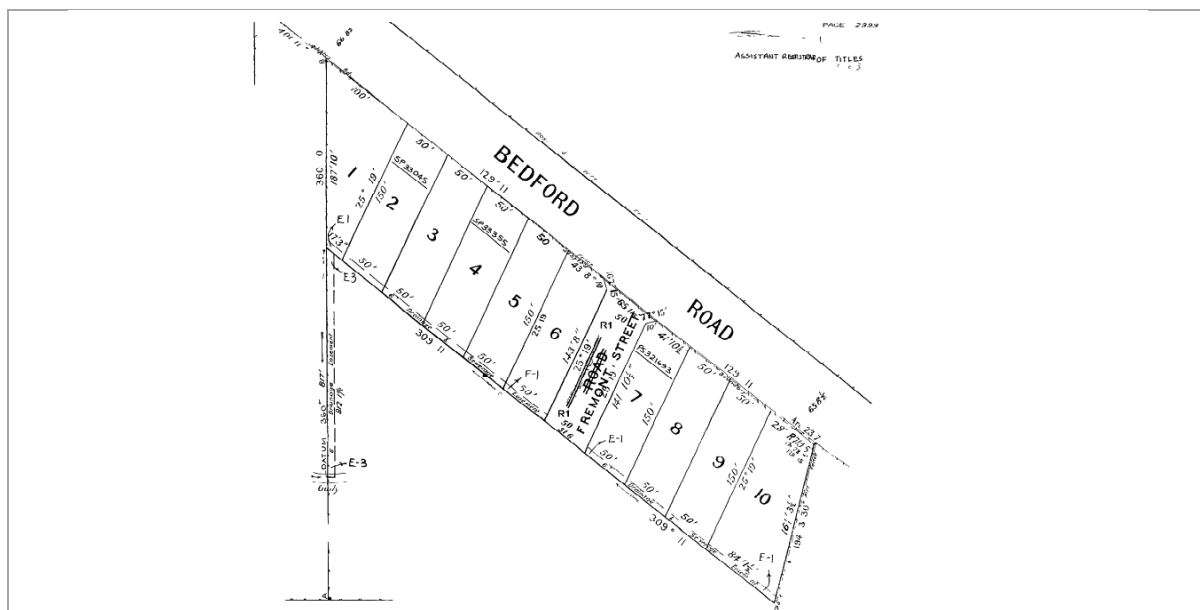
Statement of Significance

MAROONDAH PLANNING SCHEME

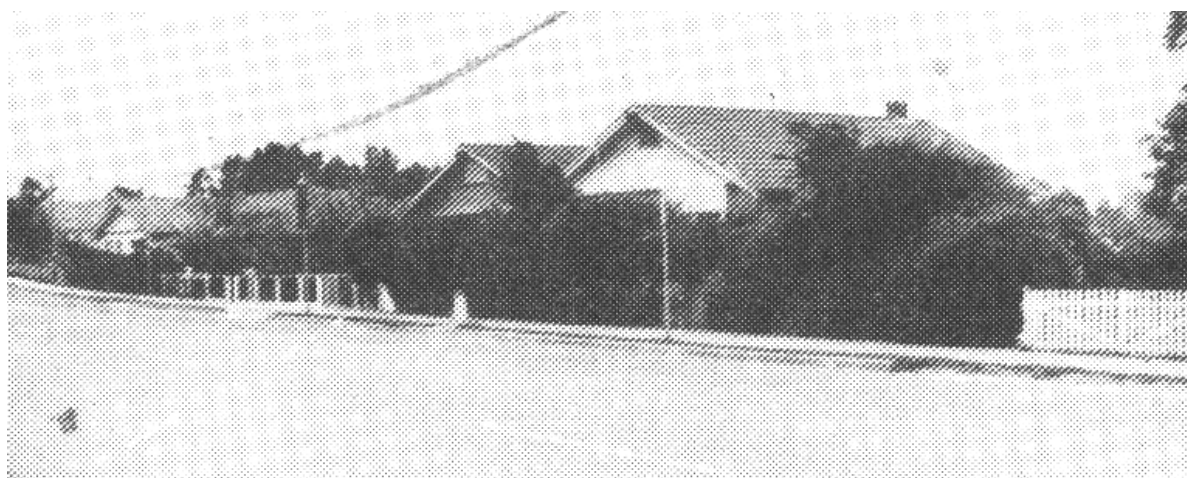
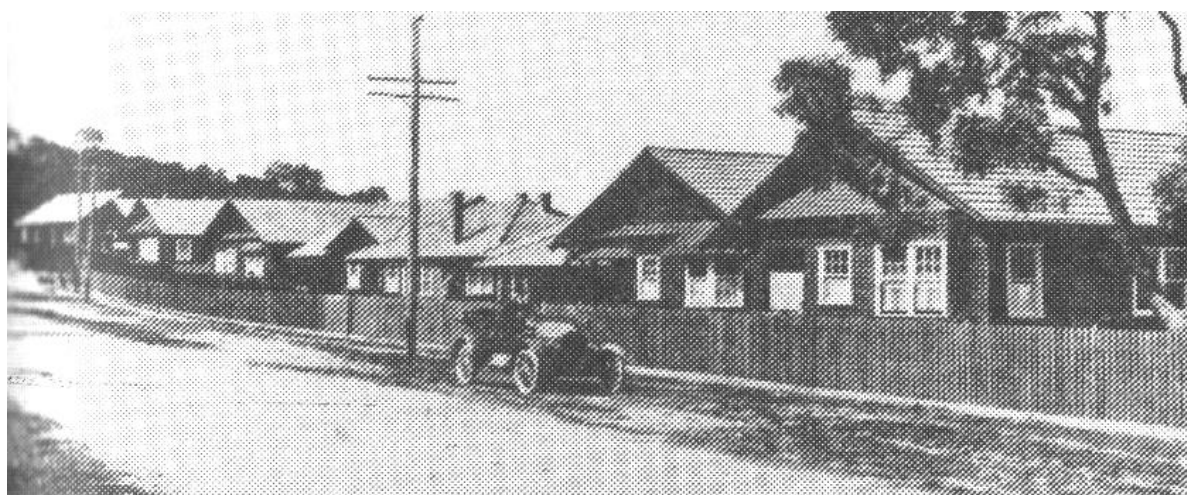
Statement of Significance: War Service Homes Precinct,  
1/110, 116, 120, 122 & 124 Bedford Road, Heathmont (March  
2024 )

Heritage Place:	Residential Precinct	PS ref no:	HO186
-----------------	----------------------	------------	-------





*Lodged Plan No 10405, showing the original ten-lot subdivision as gazetted in November 1924  
(source: [www.landata.com.au](http://www.landata.com.au))*



*The estate of War Services Homes as it appeared soon after completion in 1924 (top) and in 1973 (below)  
(source: Hugh Anderson, *Ringwood: Place of Many Eagles*, p 207)*





*House at No 1/110 Bedford Road*



*House at No 116 Bedford Road*



*House at No 120 Bedford Road*



*House at No 122 Bedford Road*



*House at No 124 Bedford Road*

---

**What is significant?**

---

The five houses at 1/110, 116 and 120-124 Bedford Road, Heathmont, represent the surviving components of a larger estate of ten dwellings that was established here in the early 1920s by the War Service Homes Commission to provide housing for returned WW1 servicemen. The houses, of timber construction with terracotta tiled gable roofs, represent several standard designs and thus differ in expression and detailing, with various permutations of canted or rectilinear bay windows, shingled cladding and corner porches.

The significant fabric is defined as the exterior of all five houses. Specific elements of significance include the broad gabled rooflines, weatherboard and shingle cladding, louvred or trellised gable vents, bay windows and timber-framed windows, often with multi-paned sashes.

---

**How is it significant?**

---

The precinct of five houses satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion A: Importance to the course, or pattern, of Maroondah's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

---

**Why is it significant?**

---

The former War Services Homes in Bedford Road are significant for associations with the early activities of the War Service Homes Commission, which was established by the Commonwealth after the passing of legislation in 1918 to provide housing loans for ex-servicemen who had served overseas during WW1. In its early days, the Commission not only provided financing (administered by the Commonwealth Bank) but also oversaw the construction of houses to standard designs by its in-house architects. The War Service Homes scheme was an immediate success, with many hundreds of dwellings built by the early 1920s, not only as individual examples but also as larger groups and estates. The group of ten dwellings at Bedford Road, Heathmont (of which five now survive) was developed from 1920 and thus represents a substantial and notably early example of the Commission's activity in what is now the City of Maroondah. (*Criterion A*)

The former War Services Homes are significant as a cohesive group of timber dwellings from the early 1920s reflecting prevailing bungalow idiom of that period. Developed contemporaneously as a single group, the houses demonstrate a pleasing consistency in scale, setback, finishes and detailing. At the same time, they also exhibit individuality due to the use of three different standard house designs. While the dwelling at No 116, with a longitudinal gabled roof, represents a one-off survivor of its particular design, the other four dwellings at Nos 1/110 and 120-124 are clearly based on the same design (with broad transverse gabled roofs, louvred vents and asymmetrical facades) with subtle variations deliberately introduced to avoid creating a bland streetscape of identical dwellings. (*Criterion E*)

---

**Primary source**

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



## Statement of Significance

MAROONDAH PLANNING SCHEME

### Statement of Significance: Jope Residence (former), 1/30 and 2/30 Bayswater Road, Croydon ( March 2024)

**Heritage**  
**Place:** Houses

**PS ref no:** HO149



#### What is significant?

The former Jope Residence at 1/30 and 2/30 Bayswater Road, Croydon, is a single-storey timber house on an L-shaped plan (since divided into two flats) with low-pitched roof, weatherboard cladding and varied fenestration. Erected in 1948-49 for Stephen and Betty Jope, it was designed by noted architect Robin Boyd, who was then director of the Small Homes Service and operating (for the only time in his life) a sole practice.

The significant fabric is defined as the exterior of the entire house(s). Specific elements of significance include the weatherboard cladding, low gabled roofline and simple repetitive fenestration with timber framed sash windows.

#### How is it significant?

The former Jope Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

- Criterion H: Special association with the life or works of a person, or group of persons, of importance in Maroondah's history.

### Why is it significant?

---

The former Jope Residence is significant for the following reasons:

The building is significant as an important early example of modernist residential architecture in the City of Maroondah. Dating from 1948, the house prefigures the maturing modernism of the 1950s through its carefully zoned planning, with living spaces and bedrooms articulated as separate wings, and with varied fenestration that similarly responds to the functions of spaces within (*Criterion E*).

The Jope Residence is significant as an early residential project by Robin Boyd, one of Australia's most eminent architects (and architectural writers) of the post-war era. While Boyd is well represented in the City of Maroondah by several buildings dating from the later phase of his career, including the last house he ever completed before his death in 1971, the Jope House remains as important evidence of the opposite end of his illustrious career when he made his first forays into private practice after the Second World War. While Boyd designed numerous houses during this early phase, many have been demolished or altered beyond recognition. The Jope Residence is one of few surviving pre-partnership Boyd houses for which the original form, finishes and fenestration remain strongly evident (notwithstanding some changes) (*Criterion H*).

### Primary source

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*



# Statement of Significance

MAROONDAH PLANNING SCHEME

## Statement of Significance: Hume-Cook Residence (former) Keera, 3-5 Braemar Street, Croydon (March 2024 )

Heritage Place:	House	PS ref no:	HO150
-----------------	-------	------------	-------



### What is significant?

The house at 3-5 Braemar Street, Croydon, is a single-storey skillion-roofed timber house on an elongated rectangular plan. Erected for Keith and Cora Hume-Cook, it was designed in 1947 by Sydney architect Roy McCulloch but not completed until 1949 due to McCulloch’s premature return to Sydney and problems in securing building approval from the Shire of Lilydale, which was troubled by the innovative skillion roof.

The significant fabric is defined as the exterior of the entire house, excluding recent rear addition. Specific elements of significance include the elongated expression of the street façade, low gabled roofline and stone chimney, broad weatherboards, regular fenestration with timber-framed sashes, and cursive metal sign

---

**How is it significant?**

---

The former Hume-Cook Residence satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Maroondah planning scheme:

- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

---

**Why is it significant?**

---

The former Hume-Cook Residence is significant for the following reasons:

The building is significant as one of the first skillion-roofed houses to be erected in Melbourne after the end of the Second World War. Although many flat-roofed houses had been built in Melbourne in the 1930s and '20s (and even earlier), the re-introduction of the skillion roof in post-war residential architecture was seen as a controversial issue, with a number of local councils (including the Shire of Lilydale) refusing to allow such houses to be built. The Hume Cook-House was one of a number of such houses that could only be constructed after prolonged pressure (and threatened litigation) from the client. Breaking new ground in post-war modernist residential architecture and paving the way for innumerable skillion-roofed houses of the 1950s, this pioneering example demonstrates a high degree of creative achievement (*Criterion F*).

---

**Primary source**

---

*City of Maroondah Heritage Study Review: Volume 1 Post-WW2- Thematic Environmental History, 11 May 2022; Volume 2: Citations for Individual Heritage Places & Heritage Precincts, March 2024*

.

This document is an incorporated document in the Maroondah Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*