



200 Centre Road, Bentleigh



10 Hollywood Grove, Carnegie

## Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Residential) 2019

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Stage 2 Report

City of Glen Eira

**RBA ARCHITECTS** +  
**CONSERVATION CONSULTANTS** PTY LTD  
**FITZROY STREET** 4C/171  
**ST KILDA VIC AUSTRALIA** 3182

**+613 9525 5666** TEL  
**+613 9525 4906** FAX

**rba@rbaarchitects.com.au** EMAIL  
**www.rbaarchitects.com.au** WEB



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**Personnel:**

Anthony Hemingway	Architectural Historian/Senior Associate
Erin Williams	Heritage Consultant
Patrick Wilson	Assistant Heritage Consultant
Ashleigh Ngan	Architectural Graduate
Sebastian Dewhurst	Heritage Research Assistant

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# 1 INTRODUCTION

## 1.1 Overview

This report relating to Phase Two, Stage Two of the *Glen Eira Heritage Review – Bentleigh & Carnegie Structure Plan Areas (Residential)*, has been prepared by RBA Architects + Conservation Consultants for the City of Glen Eira. It provides citations for thirteen recommended (twelve new and one revised) heritage places, both precincts and individual sites, within the residential zones of the Bentleigh and Carnegie Structure Plan areas. The commercial parts of these Structure Plan areas were the subject of review during Phase One of the project.

## 1.2 Brief

At a Council meeting on 27 February 2018, the Bentleigh, Carnegie and Elsterwick Structure Plan Areas were adopted. It was determined that a review of the three structure plan areas should be undertaken to identify any places with potential heritage significance not currently included in the Schedule to the Heritage Overlay.<sup>1</sup>

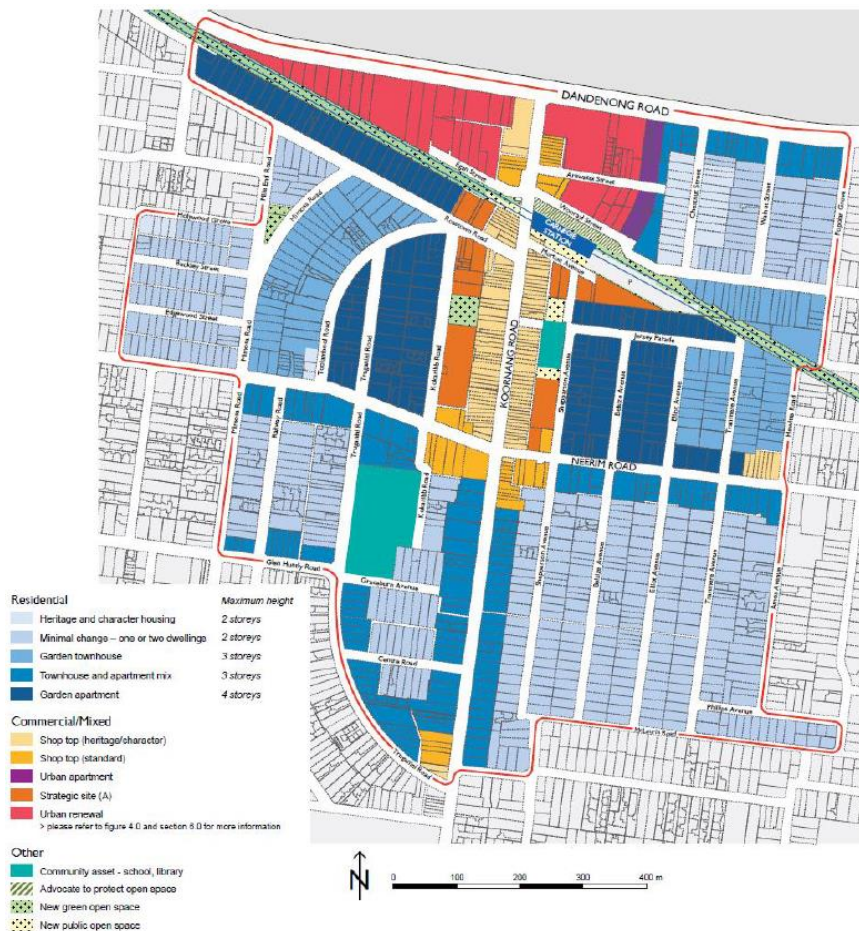
Subsequently, the extent of heritage review was limited to the Bentleigh and Carnegie Structure Plans areas, that is, Elsterwick was removed to form a separate project.<sup>2</sup> Both structure plan areas include the main shopping/commercial zones within each suburb as well as the nearby residential areas. It should be noted that both structure plan areas do not encompass the whole of their respective suburbs.

Maps of the Bentleigh and Carnegie Structure Plan Areas are provided below.



Map of Bentleigh Structure Plan Area  
(Source: Glen Eira City Council)

<sup>1</sup> City of Glen Eira, 'Project Brief: Heritage Review of Elsterwick, Bentleigh and Carnegie Structure Plan Areas', May 2018, np  
<sup>2</sup> City of Glen Eira, 'Project Brief: Heritage Review of Elsterwick, Bentleigh and Carnegie Structure Plan Areas', May 2018, np;  
During the tender process, it was decided that the Bentleigh and Carnegie Structure Plan Areas would be separated from the review of the sites in Elsterwick, due to the differing nature of the requirements for the study of the Elsterwick area.



Map of Carnegie Structure Plan Area  
 (Source: Glen Eira City Council)

The brief for the phase two of the heritage review required an assessment of all residential sites within the two structure plan areas for their potential heritage value/significance. A preliminary list of potential individual sites and precincts was provided by the Council however it was necessary to fully survey the residential areas for other potential heritage places. In addition, a review of the Bentleigh Environs precinct (HO69) was required in order to update the citation to contemporary standards.

### 1.3 Project Structure

The project – the *Glen Eira Heritage Review – Bentleigh & Carnegie Structure Plan Areas* - has been organised into two phases, with review of the commercial areas being undertaken as a priority:

- Phase 1: Commercial areas,
- Phase 2: Residential areas.

Within each Phase, two stages have been devised, summarised as follows

- Stage 1: Preliminary review of potential heritage places within the areas.
- Stage 2: Preparation of citations for the recommended heritage places.

## 1.4 Phase Two – Residential Areas

### 1.4.1 Stage One

Stage One involved a preliminary assessment of the residential areas to establish a list of places for a detailed assessment during Stage Two. Specifically, Stage One involved:

- Inspection of a list of nominated residential places in the Bentleigh and Carnegie structure plan areas as proposed by Council's heritage planner and heritage advisor, as well as others by the local community to determine whether or not they have the potential to reach the threshold for local significance.
- Surveying the residential zones broadly to determine whether other individual sites/groups have the potential to meet the threshold for local significance.
- Summarising the preliminary findings. This was undertaken by way of data sheets for the recommended places and a schedule for other sites of interest but generally not expected to meet the threshold of local significance.

### 1.4.2 Stage Two

Stage Two involved detailed assessments and preparation of citations for the various places, which were resolved to proceed with, after discussions with Council officers and review by Council officers and Council heritage adviser. The group of heritage places that have been assessed in detail are as follows:

#### **Bentleigh & East Brighton**

- Alfred Halley Residence - 178 Centre Road, Bentleigh
- Moore Residence - 200 Centre Road, Bentleigh
- Barton Residence - 56 Thomas Street, Brighton East
- Rose Hill Estate Precinct, Bentleigh
- Bentleigh Heights Estate Precinct (The Highway)

In addition, a review of Bentleigh Environs precinct (HO69) was undertaken and a new citation was prepared. In the process, it has been extended at its eastern and western end and renamed the Bentleigh Residential precinct. The period of significance has also been extended to include early Postwar development.

#### **Carnegie**

- Tyers Residence, 1118 Dandenong Road
- *Peradeniya*, 24 Elliott Avenue
- *The Pines*, 181 Koornang Road
- *Truro*, 185 Koornang Road
- *Ida Villa*, 234 Neerim Road
- Albert Flatman's Estates Precinct
- Carnegie Residential Precinct

## 1.5 Background

### **Existing Listings in the subject areas**

Bentleigh: There is one, previously noted, heritage overlay in the Bentleigh area, a large precinct referred to as the Bentleigh Environs (HO69). This precinct consists of two sections between Centre Road (to the north) and Brewer Road (south) and includes buildings in several streets. From east to west, they are as follows: Daley Street, Bendigo Avenue, Burgess Street, Campbell Street, Gilbert Grove, Cairnes Grove, Eddys Grove, and Sunnyside Grove.

Carnegie: There are two public places within the residential part of the Carnegie Structure Plan area listed in the Schedule to the Heritage Overlay as follows:

- HO47 – (former) Uniting Church, 254 Neerim Road
- HO67 – Carnegie Primary School, 27-63 Truganini Road

### Previous Heritage Studies

In 1996, the 'Glen Eira Heritage Management Plan' was produced by Andrew Ward. The document built on work undertaken by Ward as part of the City of Caulfield Urban Conservation Study which was commissioned in 1990.<sup>3</sup>

The study identified 19 areas that were determined to '...comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state ...'<sup>4</sup> and were recommended for protection as Urban Conservation Areas (UCA), now referred to as precincts. The focus of this study was residential areas with 16 of the 19 UCAs/precincts identified as being of significance due to their residential use with a mix of Victorian, Federation and Interwar periods represented.<sup>5</sup>

There was less of a focus on commercial areas, with only four of the 19 UCA's identified as being significant due to commercial use and only one individual heritage overlay eventuated in the Bentleigh and Carnegie Structure Plan areas at a commercial site (438 Centre Road, HO98).<sup>6</sup> Similarly, the individual places identified in the 1996 plan largely date from the Victoria or Federation period and were mostly residential, with only nine of more than 100 identified places dating from the Interwar period of after.<sup>7</sup>

There has not been a municipal wide assessment of heritage places since the 1996 study although some sporadic work has been undertaken.

In 2014, an addendum to the 1996 plan was produced as part of Amendment C113 to the Glen Eira Planning Scheme that included a review of two largely residential areas centred on Normanby Road and Urandaline Grove in response to community concerns regarding the potential heritage significance of those areas. The result of the addendum was four new residential heritage overlays:

- HO152, Normanby Road and Environs Precinct,
- An extension to HO14, Caulfield North and Environs Heritage Overlay Area,
- HO151, 4 Urandaline Grove, Caulfield,
- HO153, 20 Kambrook Road Caulfield North.<sup>8</sup>

Later, in 2017 Glen Eira City Council prepared a review of the existing heritage overlay precincts as part of Amendment C149. This included a review of the contributory ratings of all properties within each heritage precinct. No changes to precinct boundaries were proposed during this process.

At present, there are approximately 2,995 places in the Schedule to the Heritage Overlay in Glen Eira, most of which are included within precinct-based heritage overlays with 136 places identified as individually significant.<sup>9</sup> These places are largely located within Elsternwick and greater Caulfield with the south and east of the municipality, with Carnegie, Bentleigh and Bentleigh East being relatively underrepresented in the heritage overlay at this time.

## 1.6 Acknowledgements

The authors are grateful for the assistance provided by City of Glen Eira officers and the Glen Eira Historical Society.

<sup>3</sup> Andrew Ward, 'Glen Eira Heritage Management Plan: Volume 1', p2

<sup>4</sup> A Ward, 'Glen Eira Heritage Management Plan: Volume 1', p3

<sup>5</sup> A Ward, 'Glen Eira Heritage Management Plan: Volume 1', p3

<sup>6</sup> A Ward, 'Glen Eira Heritage Management Plan: Volume 1', 1996, p3

<sup>7</sup> Andrew Ward, 'Glen Eira Heritage Management Plan: Volume 3', 1996, pp4-7

<sup>8</sup> City of Glen Eira, Addendum to the Glen Eira Heritage Review, Management Plan (revised) 2014, p1

<sup>9</sup> City of Glen Eira, 'Project Brief: Heritage Review of Elsternwick, Bentleigh and Carnegie Structure Plan Areas', May 2018, np



## 2 METHODOLOGY

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### 2.1 Introduction

The methodology adopted in undertaking Phase Two, Stage Two of the *Glen Eira Heritage Review – Bentleigh & Carnegie Structure Plan Areas (Residential)* was in accordance with the processes and criteria outlined in the *Burra Charter* or *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Australia ICOMOS, 2013). The key tasks included:

- Site inspections.
- Historical research and analysis of the extant fabric in relation to documentary evidence.
- Preparation of a physical description.
- Assessment of the significance of each site based on the research and the extant fabric.
- Preparation of citations (statement of significance, history and description) for those places warranting heritage protection, with reference to the relevant HERCON criteria.

In addition the process has complied with the Planning Practice Note 1 issued by the Victoria Government entitled 'Applying the Heritage Overlay' (August 2018) which provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?
- Writing statements of significance.

The practice note indicates that the HERCON criteria are to be employed when assessing heritage significance.

### 2.2 Site Inspections

Site surveys were limited to a visual assessment from the street/boundary and were initially undertaken during December 2018 with additional surveying during March 2019. A comprehensive review was undertaken of the residential zones within each Structure Plan area, whilst focusing on the group of nominated sites.

Places of individual interest/possible heritage significance were recorded (photographed), their period of construction estimated, and an assessment was made of the intactness of the building.

Each place in the proposed precincts were also recorded and a representative selection within HO69 (Bentleigh Environs).

### 2.3 Research

A combination of primary and secondary sources were consulted as follows.

Primary sources have included:

- Photographs, including aerial photographs held by the State Library of Victoria (SLV), Trove, Public Record Office Victoria (PROV), the University of Melbourne, Landata and the Glen Eira Historical Society,
- Melbourne Metropolitan Board of Works (MMBW) Plans held by the SLV,
- Various newspapers from Trove, especially the major metropolitan newspapers such as the *Argus*, the *Age* and the *Herald*,
- Sands & McDougall's street directories,

- Parish plans,
- Certificates of Title,
- Subdivision Plans,
- Auction Notices,
- Building files held by the Glen Eira City Council,
- Australian Architectural Index.

Key secondary sources have included:

- *From sand, swamp and heath ... A history of Caulfield* (Peter R Murray and John C Wells, 1980),
- *Moorabbin: A Pictorial History 1862-1994* (John Cribbin, 1995),
- *Return to Rosstown: Railways, land sales and sugar beet ventures in Caulfield* (DF Jowett and IG Weickhardt, 1978).

## 2.4 Assessment of Significance

Each statement of significance is provided in the recognised, three part format of:

- What is significant?
- How is it significant?
- Why is it significant?

For precincts, all the contributory and non-contributory places are listed within the 'What is significant?' section. The numbers for paired/semi-detached houses are combined e.g. nos 51-53.

### Burra Charter

For heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* underpins the approach to heritage assessment and conservation adopted by the authors of this report.

As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values. These values have been translated into the HERCON Criteria.

### HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier, and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is outlined is included in brackets within the statements of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

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

## 2.5 Citation Format

For each place and precinct recommended for inclusion in the Schedule to the Heritage Overlay in the Glen Eira Planning Scheme, a citation was prepared. Each citation includes:

- Name and address,
- Level of Significance (local/state),
- Construction date/s,
- Period/s,
- Date Inspected,
- Images,
- Statement of Significance,
- Description,
- History,
- Thematic Context and Comparative Analysis,
- (Assessment of) Condition and Integrity,
- Previous Assessment,
- Heritage Overlay Schedule Controls,
- Extent of Heritage Overlay.

## 2.6 Heritage Overlay Schedule Controls

External paint controls have only been recommended for rendered buildings, which typically have been overpainted although originally they probably were unpainted. It is appropriate that a sympathetic colour scheme is applied to these individually significant buildings.

Trees and fence controls have been recommended for a limited number of sites/locations.

## 2.7 Precinct Gradings

Within precincts, places are graded either contributory or non-contributory, the definitions of which are provided below:

- **Contributory:** The place is a contributory element within a larger heritage precinct. A contributory element could include a building, or building parts such as rooflines, chimneys, verandahs or other structures or works such as landscaping, front fences or paving.
- **Non Contributory:** The place is not individually significant and does not contribute to the Heritage Precinct.<sup>10</sup>

Places may also be individually significant and contribute to the significance of the precinct, and will have their own statement of significance.

### Threshold for Contributory Grading

For the purposes of assessing the contribution, or not, of an individual item (usually a building) to the significance of the precinct, an approach has been adopted in keeping with good heritage practice (as outlined in *The Burra Charter* which is the guiding document for professionals dealing with post-contact cultural heritage in Australia).

In the Review, a place has been attributed a contributory grading if the following apply:

- It contributes to the character of the streetscape/precinct, and
- It was constructed during the period of significance (identified as the main or secondary phases of development in the statement of significance), and
- It is an intact example or a place which though altered, remains largely identifiable as an example of its type/period, and
- It typically retains its form, most original materials, and at least some original detailing (which might include openings [windows + doors], chimneys, verandah or porch, decorative elements, etc.),
- Generally any changes that have occurred are reversible, allowing for accurate reconstruction in accordance with the *Burra Charter*,<sup>11</sup>
- If it forms part of a similar group, then it could be more altered if other examples in the group are intact,
- If there are visible additions, they are sufficiently set back such that the original section is not overwhelmed and the original roof form remains legible.

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<sup>10</sup> Clause 22.01 (Heritage Policy), p8

<sup>11</sup> In the *Burra Charter* 'reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material'.

## 3 STAGE ONE

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### 3.1 Overview

The report for Stage One of the *Glen Eira Heritage Review – Bentleigh & Carnegie Structure Plan Areas (Residential)* was issued in late January 2019.

A summary history of the development of the residential zones in both Bentleigh and Carnegie was provided as context for understanding the potential significance of places.

Data sheets were prepared for all the individual and precincts recommended for more detailed review during stage 2. The intent of the data sheets was to provide a preliminary assessment of the potential and included the following information:

- Address/es,
- Brief history,
- Summary description, including assessment of condition and intactness (poor/fair/good),
- A comment on comparative places,
- Relevant HERCON Criteria (A to H) and comment on their applicability,

The findings were reviewed by Council officers and a final decision made on which sites would proceed to Stage 2.

### 3.2 Findings

For the residential zones within the Structure Plan areas of Bentleigh and Carnegie, development occurred primarily during the first half of the 20<sup>th</sup> century. It was concentrated in Bentleigh to the Interwar period but occurred during the Federation and Interwar periods in Carnegie. Whilst there are some pockets of largely intact streetscapes, there has been much change during the last two decades or so in both suburbs.

#### **Bentleigh**

In regards to Bentleigh, four individual sites and two precincts were nominated. Of the individual sites, one was not approved for further work in Stage 2 – the Bentleigh War Memorial.

The Bentleigh War Memorial in the Jasper Road, Bentleigh Memorial Gardens was built about 1920. It is granite with marble panels and includes a drinking fountain. The Memorial was removed from Stage 2 due to budgetary constraints. The memorial is located on Council land and unlikely to be under threat in the foreseeable future.

In addition, the expansion of the Bentleigh Environs precinct (HO69) eastwards to include adjacent parts of Mitchell and Robert streets was to be considered. Having reviewed the intactness of these two streets, it was determined that Robert Street had undergone considerable change whereas much of Mitchell Street was largely intact. As such, it was recommended that the latter was added to HO69 as well as the adjacent intact section of Brewer Road (nos 115-125). In addition, having re-surveyed the area, it was found that Milton Street to the west of the precinct was also largely intact to the original phase of development and so it too was recommended as was Anstee Grove (nos 2-4, 6-8) and the adjacent part of Brewer Road (nos 51-53), where three late Interwar period semi-detached pairs survived.

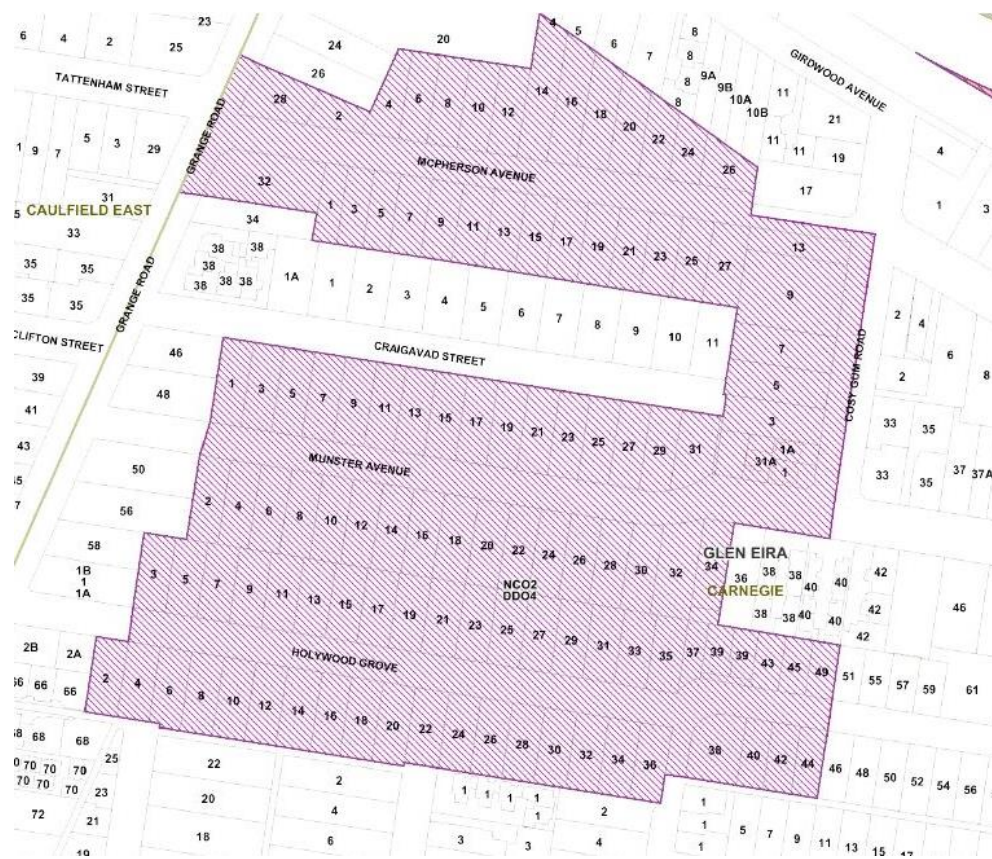
In regards to the boundary for HO69 recommended by A Ward in the HMP of 1996, there is some confluence in that the precinct was originally proposed to include Milton Street (as well as the east side of Adams Street), Anstee Grove and Brewer Road (but more of the adjacent part of the latter). Ward however did not recommend (part of) Mitchell Street to be included. Loranne and Mavho streets were also recommended to be included at that time so that the precinct would have been continuous (rather than be configured in two sections), however these two streets have undergone much change.

## Carnegie

Five nominated individual sites and two precincts were approved for further work in Stage 2 within Carnegie.

The scope of the project increased in regards to one of the recommended precincts on the edge of the study area – the proposed Grand Central Caulfield Estate precinct. This precinct was adjacent to an existing neighbourhood character overlay (NCO2), known as the McPherson Avenue area. This NCO includes parts of Cosy Gum Road, Holywood Grove, Munster Avenue, and McPherson Avenue. NCO2 is an Edwardian era significant character area.

From a preliminary review, it was evident there is a high proportion of Federation period housing, with some complementary Interwar period development, in NCO2. As such, it has a similar profile to that of the adjacent proposed Grand Central Caulfield Estate precinct, and would also likely meet the threshold for a heritage precinct. Whilst the latter, related to a specific subdivision, the area bound by NCO2 was related to a few subdivisions. As such, it was possible to combine the two however as the proposed heritage overlay would not relate to a specific subdivision, a more generic name was deemed appropriate – hence the Carnegie Residential Precinct.



McPherson Avenue area (NCO2)  
(Source: planning maps online)

## 4 STAGE TWO

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### 4.1 Findings

Further research and analysis undertaken during early 2019 has confirmed that the group of thirteen places – 8 individual, and 5 precincts – warranted recommendation for inclusion in the Schedule to the Heritage Overlay in the Glen Eira Planning Scheme. The proposed citations for these places are included in the Appendix.

### 4.2 Bentleigh

#### 4.2.1 Overview of Development

The study area is located in what was initially Henry Dendy's Special Survey of 1841, an 8 square mile holding in the Parish of Moorabbin.<sup>12</sup> During the 19<sup>th</sup> century, the area was widely employed for market gardens, particularly with people of Irish descent. Although the soil was initially thought to be poor, it responded well to fertilisation and careful management.<sup>13</sup>

Although the railway reached Bentleigh in 1881, there was limited additional development until the 1920s. Initially known as East Brighton Station, it was renamed Bentleigh Station in 1907, after the Victorian Premier, Sir Thomas Bent (1838-1909), who was raised in the area. Some subdivision occurred during the 1880s, but few sites were developed. The electrification of the railways, allowing for more and faster services, during the 1920s facilitated Melbourne's suburban development including the Bentleigh area.

By 1931, as evident in the following aerial, extensive development had occurred either side of Centre Road, particularly in the vicinity of the railway, though some large vacant holdings are evident at the east and west ends. Accordingly the population increased more than four-fold in a twelve year period from 1921 (1856) to 1933 (7749).<sup>14</sup>

During the 1920s bungalows were the prevalent housing style but as the 1930s progressed they were supplanted by the Spanish Mission, Moderne and English/Tudor Revival styles.



1931 aerial of study area  
(Source: Landata, Maldon Prison, Project No. 1931, Run 25, Frame 2480)

By 1945, as evident in the following aerial, there was near complete development in the study area.

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<sup>12</sup> Moorabbin Parish Plan, M162(2)

<sup>13</sup> John Cribbin, *Moorabbin: A Pictorial History 1862-1994*, pp33-35

<sup>14</sup> <https://www.victorianplaces.com.au/bentleigh-and-bentleigh-east> (accessed 12/10/1918)



1945 aerial of study area  
(Source: University of Melbourne, maps, 849c1c)

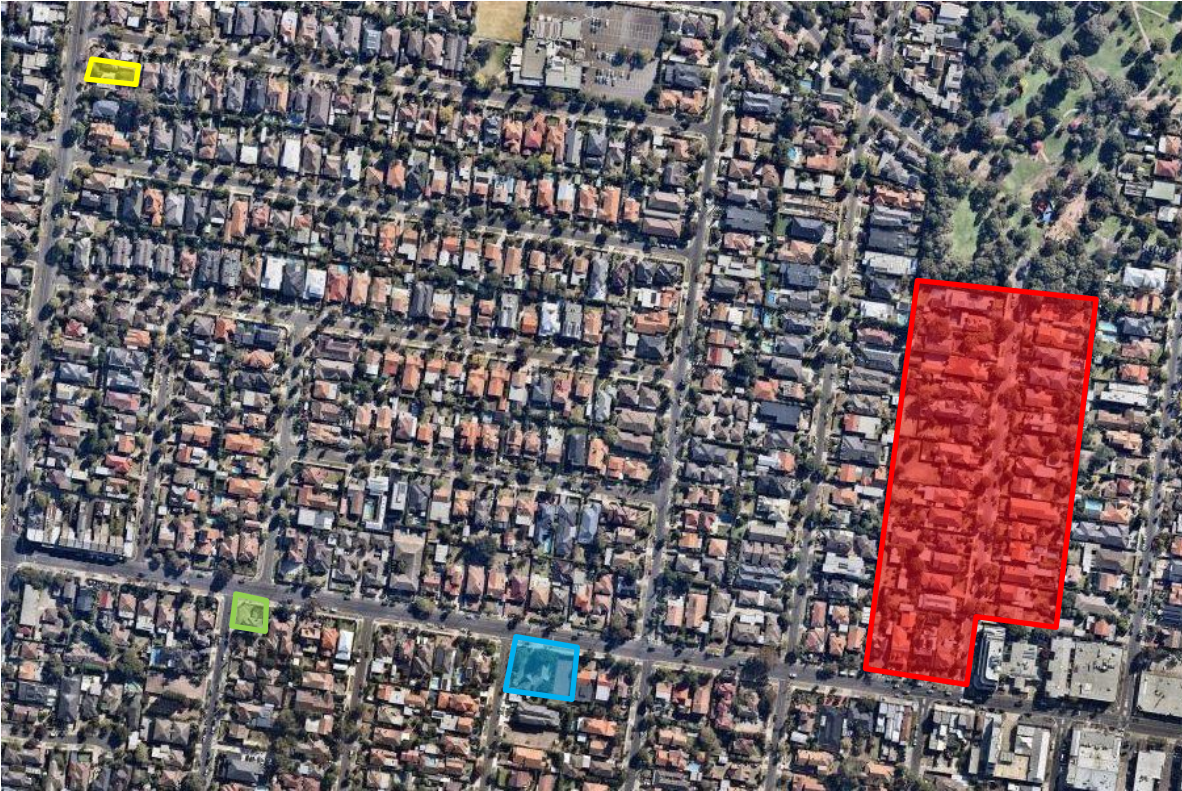
Estate development continued after WWII, such that there are a few pockets where Post WWII (circa 1950s) housing predominates – primarily the north parts of the study area such as in Yawla Street, Seaview Avenue, and Strathmore Street. Although by mid-century, the area was largely developed much housing stock has subsequently been replaced especially to the north of Centre Road. Most of the change dates to the late 20<sup>th</sup> and early 21<sup>st</sup> centuries.

#### 4.2.2 Recommendations

The following five places in Bentleigh are recommended for heritage protection:

- Alfred Halley Residence - 178 Centre Road, Bentleigh
- Moore Residence - 200 Centre Road, Bentleigh
- Barton Residence - 56 Thomas Street, Brighton East
- Rose Hill Estate Precinct, Bentleigh
- Bentleigh Heights Estate Precinct (The Highway)





Rose Hill Estate (red); 56 Thomas Road (yellow); 178 Centre Road (green); 200 Centre Road (blue)  
(Source: Nearmap, April 2019)



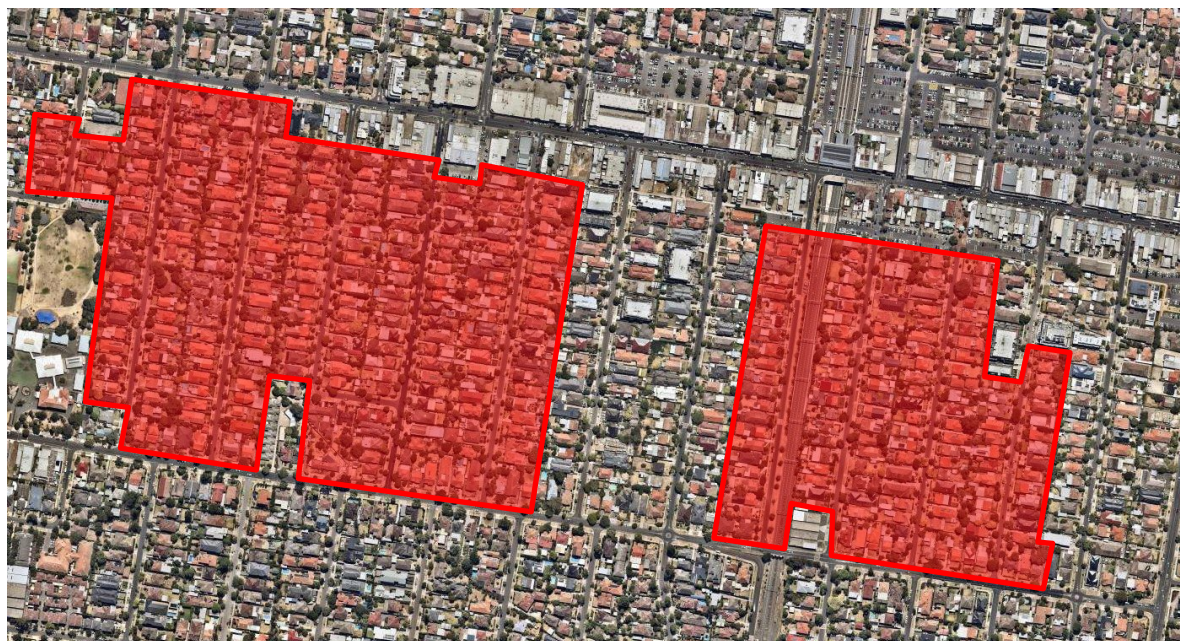
Bentleigh Heights Estate (red)  
(Source: Nearmap, 12.04.2019)

### Bentleigh Environs (HO69)

In addition, a review of Bentleigh Environs (HO69) precinct was undertaken. A new citation has been prepared and it has been renamed the Bentleigh Residential Precinct.

There have been some changes to the boundaries. It has been extended at its eastern end (Mitchell Street nos 52-80, 53-75 and Brewer Road nos 115-125) and western end (Anstee Grove: nos 2-8; Brewer Road: nos 51-53; Milton Street: nos 1-9, 4-10)

The late 20<sup>th</sup> century factory at 99 Brewer Road, at the corner of Bendigo Avenue, has been recommended for removal as it does not relate to the period of significance of the period or the type of building stock.



Bentleigh Residential Precinct (red)  
 (Source: Nearmap, April 2019)

The existing grading of some places has been recommended to change from contributory to non-contributory or vice versa. Details of these places is provided in the following table.

Address	Existing Grading	Recommended grading	Reason
57 Bendigo Avenue	Non-contributory	Contributory	Intact Post War
83 Bendigo Avenue	Contributory	Non-contributory	Heavily altered
43 Burgess Street	Contributory	Non-contributory	Heavily altered
35 Campbell Street	Non-contributory	Contributory	Intact Post War
206 Centre Road	Non-contributory	Contributory	Largey intact, late Interwar
222 Centre Road	Non-contributory	Contributory	Intact Post War
84 Daley Street	Non-contributory	Contributory	Intact Post War
92 Daley Street	Non-contributory	Contributory	Intact Post War
10 Eddys Grove	Non-contributory	Contributory	Intact Post War

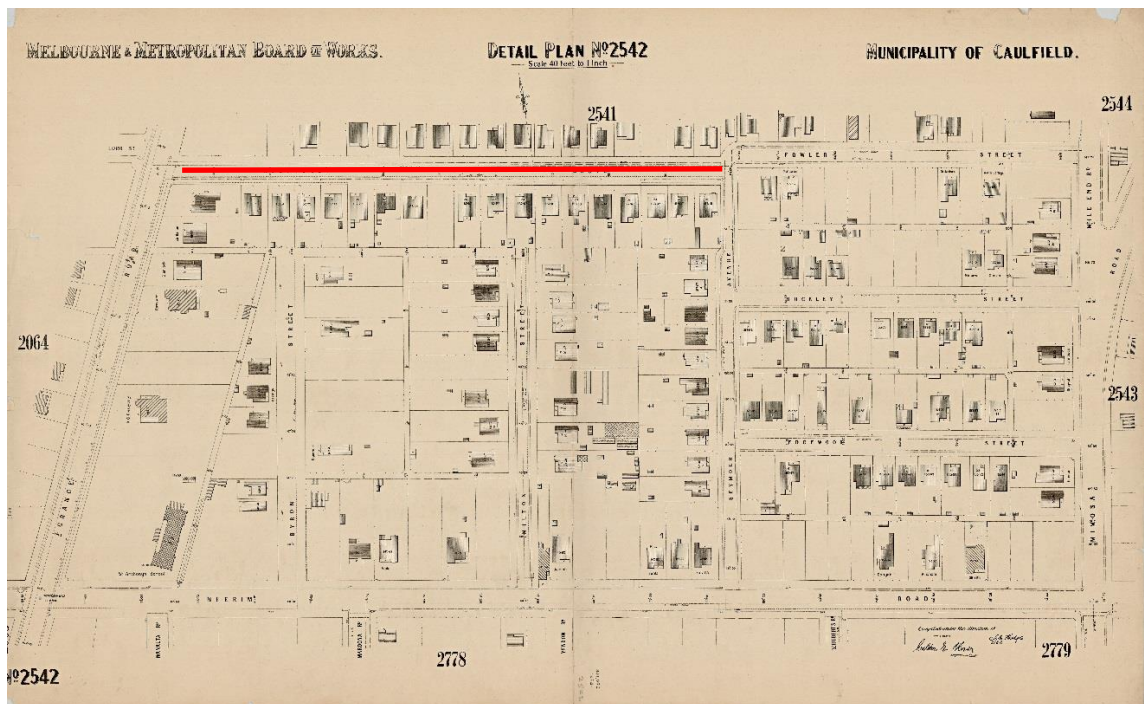
Address	Existing Grading	Recommended grading	Reason
21, 23, 25 Eddys Grove	Non-contributory	Contributory	Largey intact, late Interwar
2 Gilbert Grove	Non-contributory	Contributory	Largey intact, late Interwar
4 Gilbert Grove	Non-contributory	Contributory	Intact Postwar chapel, Interwar to rear, possibly altered
6 Sunnyside Grove	Contributory	Non-contributory	Heavily altered
21A Sunnyside Grove	Non-contributory	Contributory	Intact Post War

### 4.3 Carnegie

#### 4.3.1 Overview of Development

In 1875 William Murray Ross, entrepreneur, announced a suburban development project east of Caulfield to be called Rosstown. The local railway station opened in 1879 providing an initial impetus for subdivision, however the rate was decidedly lacklustre during the last two decades of the 19<sup>th</sup> century.

At the turn of the century, the west part of the suburb (west of Koornang Road) was within Caulfield and the eastern part was within Murrumbeena. It was not until 1929, that the suburb was separately listed in the Sands & McDougall's directories.



1915 MMBW detail plan 2542  
 Hollywood Grove highlighted  
 (Source: State Library of Victoria)

Considerable development had occurred by the end of the Federation period, more so north of Neerim Road and near the railway line.<sup>15</sup> In 1909, citizens of Rosstown had requested a change of its name to Carnegie to avoid further 'connotations of decay and inferiority' for the area by continuing an association with Ross, who died in relative ignominy after his string of failed business ventures. Although many houses survive from this time, by comparison with the MMBW plans dating to 1915-17, it is evident a considerable proportion of the earlier building stock has been replaced.

The Interwar period was another major development phase in the area however the buildings from that period tend to be interspersed with the earlier Federation period houses rather than being in distinct blocks. A primary exception to this is the group at the southern end of Shepparson, Elliot and Belsize avenues. The popular styles of the time are evident, such as the Bungalow, English/Tudor Revival styles, and Spanish Mission, are well as some examples of the Moderne.

By 1931, much development had occurred in the study area. There were some gaps in the regular pattern, with the largest being on the east side, Koornang Road (south of Graceburn Avenue) and Neerim Road, between Belsize and Tranmere avenues, especially south side.



1931 aerial  
(Source: Landata, Maldon Prison, Project no. 1931, Run 26, Frame 2474)

<sup>15</sup> This phase is depicted on several MMBW detail plans from 1915 and 1917, such as nos 2542, 2544, 2552, 2779 and 2780 (available on SLV website)

By 1945, most of the small sections of undeveloped land had been built upon except the east side of Koornang Road, towards the southern end of the study area. The latter section had been developed by 1963.<sup>16</sup>



1945 aerial  
(Source: 849C1A, University of Melbourne library)

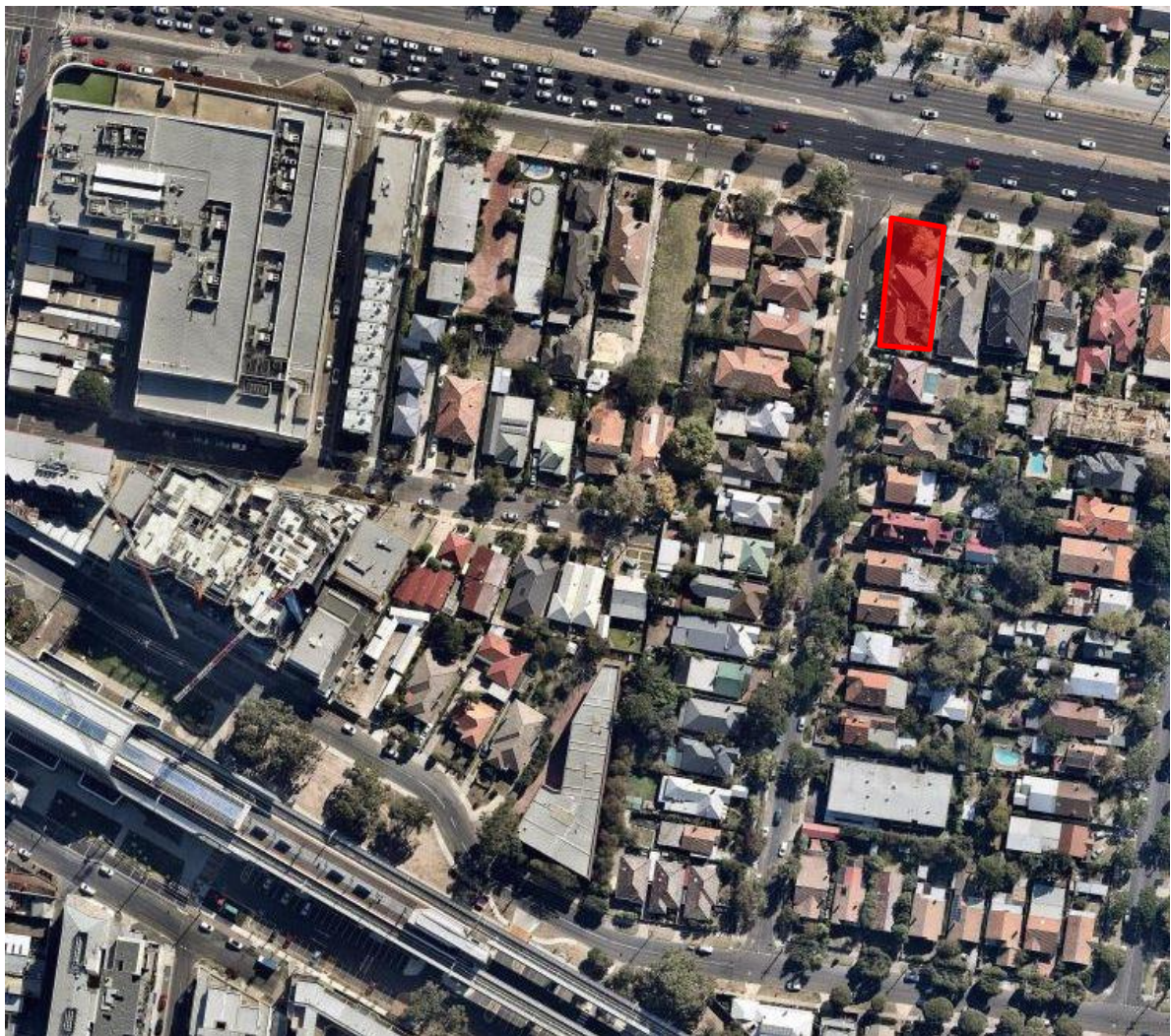
Some Post-WWII development occurred throughout the study area mainly at the south end of Koornang Road and adjacent streets to its east.

<sup>16</sup> 1963, Landata, Melbourne 1963 Project, Project No. 486, Run 18, Frame 153

### 4.3.2 Recommendations

The following seven places in Carnegie are recommended for heritage protection:

- Tyers Residence, 1118 Dandenong Road
- *Peradeniya*, 24 Elliott Avenue
- *The Pines*, 181 Koornang Road
- *Truro*, 185 Koornang Road
- *Ida Villa*, 234 Neerim Road
- Albert Flatman's Estates Precinct
- Carnegie Residential Precinct



Tyers Residence, 1118 Dandenong Road (red)  
(Source: Nearmap 7 April 2019)



*Peradeniya*, 24 Elliott Avenue (red)  
*The Pines*, 181 Koornang Road (yellow)  
*Truro*, 185 Koornang Road (green)  
Albert Flatman's Estates Precinct (blue)  
(Source: Neamap, 7 April 2019)

### **Carnegie Residential Precinct**

During stage 2, the scope of the review increased again in regards to the Carnegie Residential Precinct because of another complementary project – the Caulfield Structure Plan area, Caulfield East and Glen Huntly Heritage Review - which commenced during March 2019. This project was to also include a small portion of Carnegie at the western end of the suburb – between the Carnegie Structure Plan area and Grange Road. As such, the review of the adjoining streets was prioritised to determine if there were any adjacent areas of similar building stock that would warrant inclusion in the proposed Carnegie Residential Precinct. To this end, the area was surveyed and parts of Byron Street, Milton Street, and Grange Road have been included in the proposed precinct.



Carnegie Residential Precinct (red)  
*Ida Villa*, 234 Neerim Road (yellow)  
(Source: Neemap, 7 April 2019)