

# Heritage Impact Statement

Cullymont (VHR 0811)  
4 Selwyn Street Canterbury



Proposal:  
New Four Car Garage

Prepared for:



Project #: 21.15  
29 September 2023

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**Report Register**

The following report register documents the development and issue of the Heritage Impact Statement and Condition Assessment for Cullymont as prepared by Sands de Vos Pty Ltd, Architects and Heritage Consultants.

<b>Version</b>	<b>Issued to</b>	<b>Date Issued</b>
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- A. Victorian Heritage Register Statement of Significance (VHR H0811)**
- B. Garage Options – Hipped vs Parapet Roof**
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## 1. Introduction

This report has been prepared by Sands de Vos Architects and Heritage Consultants, for the owners of Cullymont, Mr. Douglas and Mrs. Jane Patrick.

The report accompanies an application to Heritage Victoria for a new four car garage.

The subject site, also known as Cullymont, located at 4 Selwyn Street Canterbury, is an 1890 Italianate villa of stuccoed brick. The site is of state significance (VHR 0811) and is located within the Boroondara Heritage Overlay (HO119). A new four car garage is proposed to the vacant area directly adjacent to the existing outbuildings to the rear (east) of the site, off the access lane.

An initial preapplication meeting was held with Katrina Dernelley from Heritage Victoria on the 08 September 2022. Following this, an application was submitted to Heritage Victoria for the proposal on 14 April 2023 (reference P38219) and an RFI was subsequently issued by Heritage Victoria, dated 18 April 2023.

This report is submitted to Heritage Victoria, for the attention of Katrina Dernelley, in response to the above, and should be read in conjunction with accompanying documents:

- Architectural drawings, and
- Conservation Works Report

This report identifies the heritage significance of the place; outlines the relevant heritage policies and provides discussion on the heritage impacts of the proposed works. The report has been prepared in accordance with the 'Heritage Victoria Guidelines for Preparing Heritage Impact Statements', and 'The Burra Charter, Australian ICOMOS Charter for Places of Cultural Significance'.

## 2. Location

The subject site, is located at 4 Selwyn Street Canterbury within the local government area of Boroondara. Cullymont is unique as an early example of an 1890 dual occupancy mansion and forms one of a pair of two culturally significant heritage buildings along with Eyre Court (VHR H0817) to the south west. The subject site is made up of multiple Lots numbered 1-8, refer attached Title in the Appendix.

The L-shaped site has an area of 1,412 square meters and is located to the south of Selwyn Street. The adjoining dwelling, Eyre Court, at 4 Molesworth Street, is located to the south west and separated by a party wall easement. The neighbouring sites include, a single storey residence at 1 Molesworth Street to the north west; a single storey residence at 4A Selwyn Street to the north east; and a two-storey residence at 15 Leeds Street to the south east. An access lane runs along the far eastern boundary.



Figure 1: Aerial view of subject site at 4 Selwyn Street Canterbury highlighted. North is to the top of the page (Source: Nearmap, 27/11/2021).

### 3. History

The following history and description have been taken from Hermes (Cullymont No 200) Heritage Citation Report, Historic buildings council - statement of significance, and provides a brief history of the site and description of the two storey Italianate villa.

*Completed in February 1890 as the "country residence" of the rev. Alexander McCully, and his father, John McCully, this villa pair has both architectural and historical significance.*

*Cullymont and Eyre Court has architectural significance as possibly Victoria's largest semi-detached pair of mansion houses. This near intact and fully articulated example of the popular Italianate style is distinguished by its unusual form, its two-level arcades, dividing tower and its splendid interiors. The property is architecturally significant for its rare joined form which directly expresses the former dual occupancy of the McCully father and son. It has been suggested that the designing architect may have been the notable John Beswick. It is historically significant for its associations with the Rev Alexander McCully, a colorful colonial figure, Irish protestant clergyman and professor of elocution, and his father, John McCully, public servant. The pair of houses was built for the McCully's as a "country residence" in 1889-1890 and has the McCully coat of arms with the clan motto 'Viet Animo' (by strength and courage) on the tower and gates and on the keystones over the main windows. Finally, the building has historic interest as a reminder of the period in the last century when the wealthy were purchasing land in outer suburbs such as Canterbury for their "rural retreats".*

The following site history is taken from the Nation Trust database (Classified: 18/06/1990):

*Completed in February 1890 as a country residence for the Rev. Alexander McCully, Irish Protestant clergyman and professor of elocution, and his father, John James McCully, public servant. Cullymont and Eyre Court comprise what may be Victoria's largest semi-detached pair. This near intact and fully articulated example of the popular Italianate style is distinguished by its unusual form, its two-level arcades, a dividing tower and its splendid interior. The house, by its rare joined form, directly expresses both the former dual occupancy and, by the coat of arms on the tower gates with its clan motto Viet Animo (By strength and Courage), recalls the McCully family occupancy.*

## 4. Site Development

The 1907 Melbourne Metropolitan Board of Works (MMBW) plan shows the original L-shaped site and the extent of the 1890 two storey Italianate mansion to the south west of the and its connection to Eyre Court further to the south.

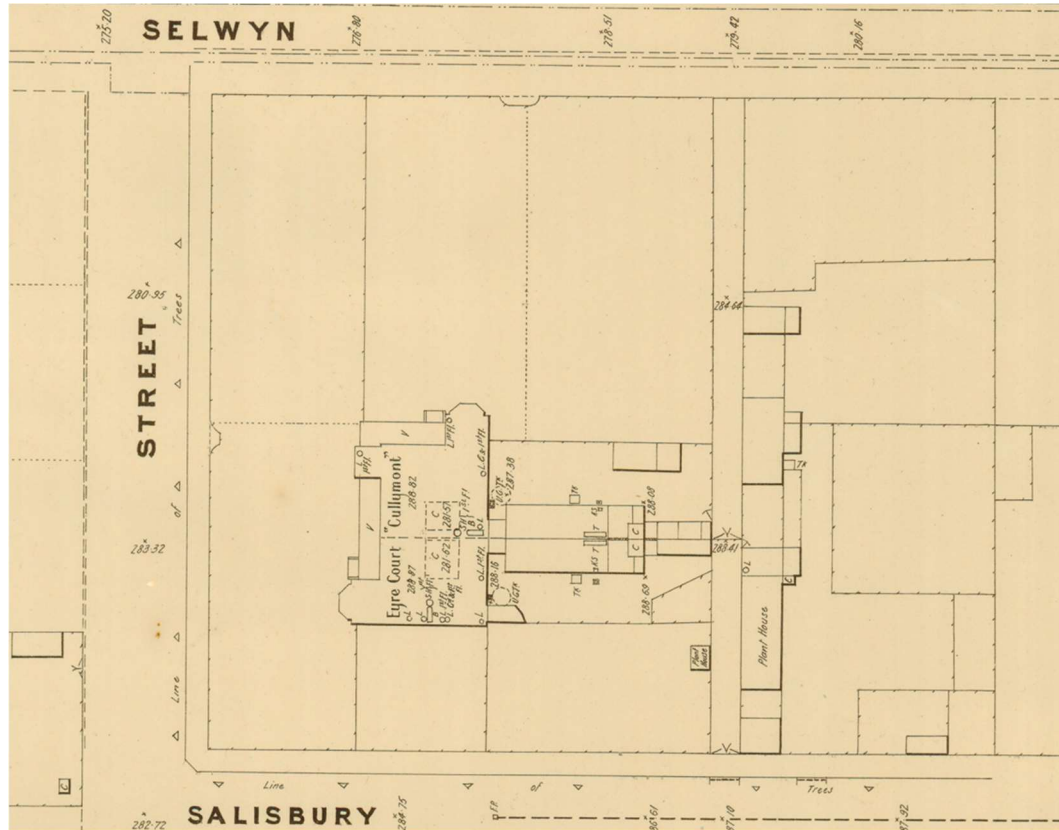


Figure 2: MMBW, Town of Camberwell, Detail Plan No. 1978, dated 1907. North is to the top of the page.



Figure 3: Cullymont, 1890 Italianate villa, south facade. Part of the contemporary addition can be seen to the left of the image.

To the east of the site, off the rear lane, a single storey services wing, of the same period as the villa, with a slate roof and face red brick walls, extends to the east off the two-storey mansion, along the south boundary.

The original 1890's complex included two outbuildings further east, nearer the access lane. The northern outbuilding appears to have been a caretakers' cottage styled in the same manner as the services wing with a slate roof, face brick, and masonry fireplace with a rendered chimney shaft. The rear skillion section to the east of the cottage has since been removed. The other outbuilding to the south boundary appears to have been stables and has also been removed.

An addition to the north of the services wing was added in the late 20<sup>th</sup> century, in the style of the services wing to the south. The addition consisted of a slate hipped roof, red face brick, and timber joinery. During this time the interior of the services wing was altered, this included a modern kitchen laundry, study, and bathroom.

In 2000 an infill addition was constructed between the services wing and the caretaker's cottage extending the study area to the east of the services wing to provide an informal living area under a low flat roof.

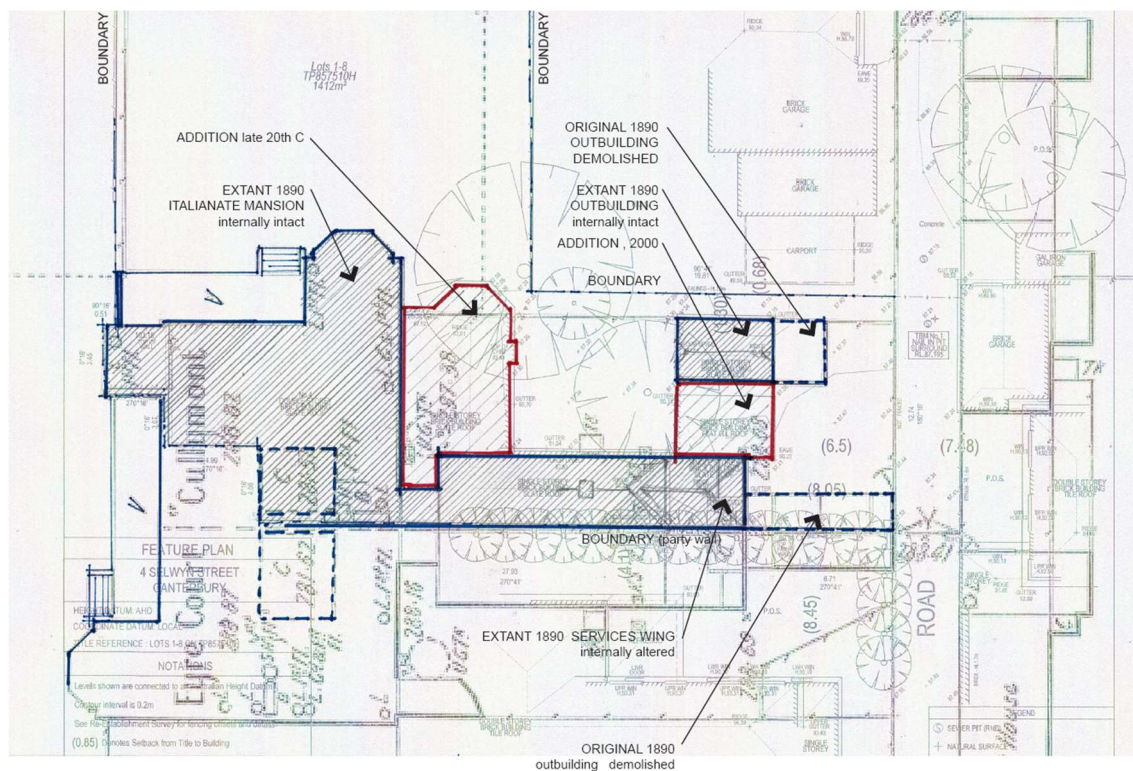


Figure 4: 1907 MMBW plan overlaid on 2022 land survey, identifies the extant mansion and outbuilding, the existing building which have been demolished, and the recent additions. North is to the top of the page.



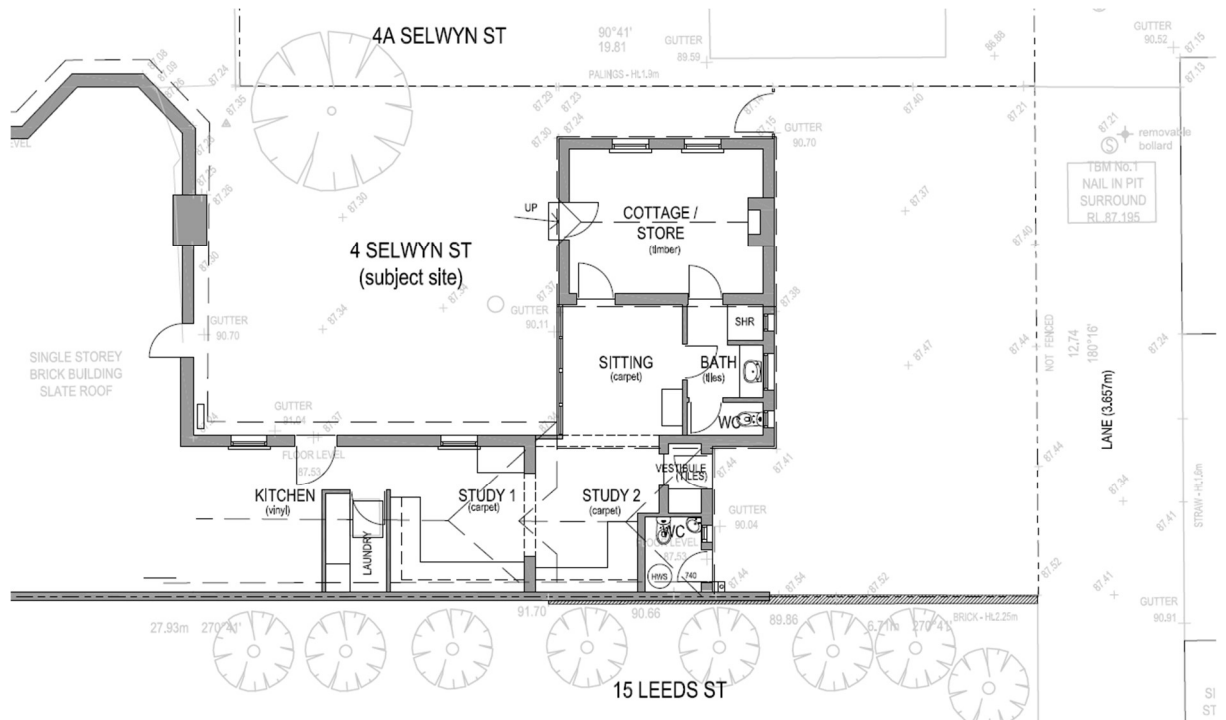


Figure 5: Existing Outbuildings Floor Plan, North is to the top of the page.

## 5. Heritage Significance

### 4.1. Heritage Listings

#### **Australian Heritage Council**

The subject site is not listed on the Australian Heritage Council Register of National Estate Database.

#### **Heritage Victoria**

Cullymont was added to the Victorian Heritage Register on 26 September 1990 – VHR No H0811. There are constraints arising from this inclusion on the register, as all places on the Victorian Heritage Register are protected under the Heritage Act 2017. Refer to Appendix A of this report for the citation in the Register.

#### **National Trust of Australia (Victoria)**

Cullymont was classified by the National Trust of Australia (Victoria) on 18 June 1990 – File No B1517. There are no statutory constraints arising from this classification.

#### **Boroondara City Council**

Cullymont is subject to a heritage overlay (HO472) in the Boroondara Planning Scheme.

### 4.2. Statement of Significance

The following statement of Significance is taken from the Victorian Heritage Database, date of registration 26 September 1990, update on 1 July 1999

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

*The villa known as Cullymont, along with its pair Eyre Court, was completed in 1890 as suburbanization followed the extension of the railway to Lilydale (1882). Constructed in the Italianate style of stuccoed brick, it consists of two opposing two-storeyed bayed wings with an arcaded verandah extending on two levels between the bayed wings. A parapeted tower divides the two villas at the apex. The original owner's coat of arms survives as features on the tower, the gates and on keystones over the main windows, as do also leadlight fanlights depicting Shakespearian characters over the front door.*

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

*Cullymont is historically and architecturally significant to the State of Victoria.*

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

*Together with Eyre Court, Cullymont is important as an unusual example of a villa type. It is important in exhibiting an unconventional integration of the two villas, and for the richness of detail in features, including an arcaded verandah, parapeted tower, leadlight windows and the coat of arms of the original owner. Cullymont is of historical importance because of its association with suburban expansion, the result of rail network extensions. The villa is important in exhibiting social and cultural associations with the nineteenth century ideals of suburbia.*

#### ***Extent of Registration***

*All of the buildings and land shown cross hatched in Certificate of Title Volume 8205 Folio 549*

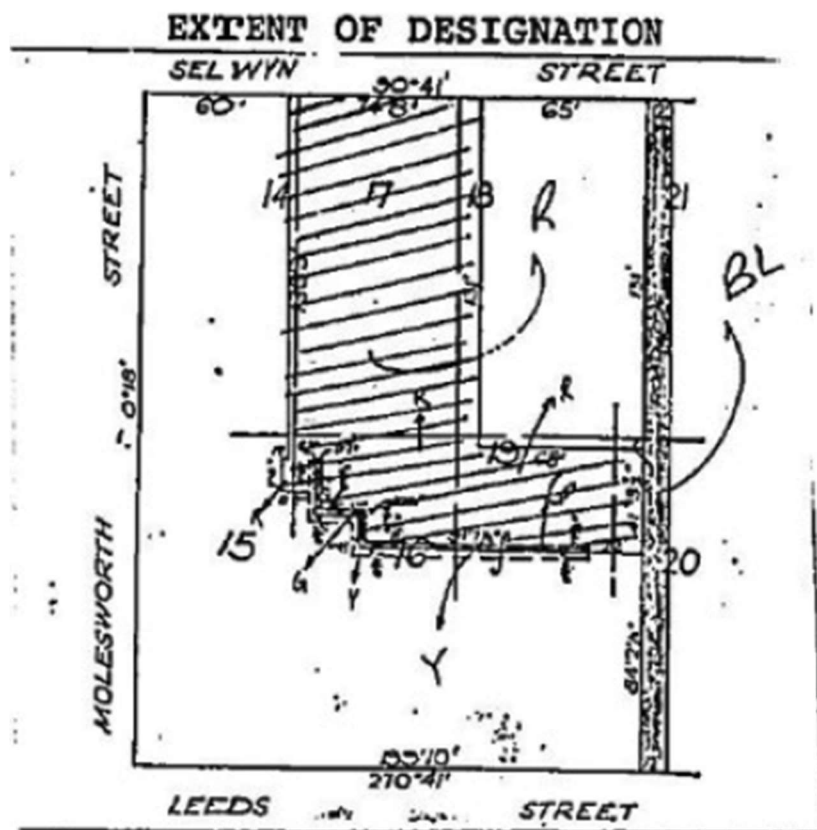


Figure 6: extent of registration detailed on the VHR statement of significance (north is to the top of the page). Source VHD Statement of Significance.

#### 4.3. Levels of Significance

The levels of significance of the of the building have been identified as follows:

- **Primary significance**  
Intact fabric of the extant 1890 building that have remained unaltered and well maintained. This includes the two-story Italianate villa, its verandahs and interiors, and the intact caretaker's cottage, with a slate gable roof and face brick, located to the east of the site. These areas should be retained and conserved with little opportunity for change.
- **Secondary significance**  
Extant parts of the 1890 building that have been substantially altered and interiors changed, but much of the external fabric remains intact. This includes the face brick hipped slate roofed services wing, along the south boundary, with internal alterations. There is greater opportunity for alteration of these areas, however the extant fabric should remain unaltered and conserved wherever possible.
- **Little or no significance**  
These areas include modern additions, that are clearly identifiable and do not contribute to the significance of the place. These areas include the late 20<sup>th</sup> century brick addition to the east of the main villa, and the infill living and bathroom addition between the east end of the services wing and the caretaker's cottage.

These areas may be removed or altered ensuring there is little to no impact on the extant fabric.

The levels of significance are defined on the existing floor plan below:

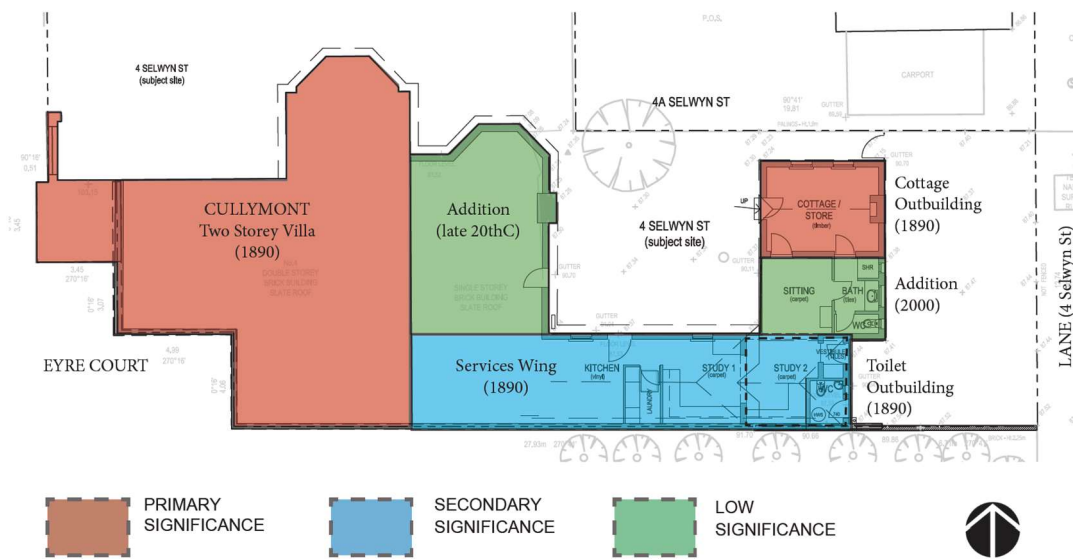


Figure 7: Existing Conditions floor plan, showing the levels of significance.

## 6. Heritage Policies

The following relevant heritage policies have been considered as part of the assessment heritage impacts:

- Clause 15.03-1S – Heritage Conservation
- Clause 43.01 – Heritage Overlay
- Clause 43.01 – Schedule to the Heritage Overlay (HO119)
- Heritage Act 2017 – Section 101, determination of Permit Applications

### 5.1. Clause 15.03-1S – Heritage Conservation

#### **15.03-1L Heritage in Boroondara**

##### OBJECTIVES

*To preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.*

*To facilitate sympathetic new buildings which extend the life of ‘significant’ heritage places.*

*To retain and conserve ‘contributory’ places and fabric in the Heritage Overlay which are visible from the primary street frontage.*

*To facilitate sympathetic additions, alterations and new buildings to ‘contributory’ heritage places which are massed, detailed, finished, and located to preserve the presentation of the place from the street.*

*To ensure buildings and works to ‘non-contributory’ properties are sympathetic to the heritage values of the precinct and complement the precinct’s heritage-built fabric by being respectful of the scale, massing, rhythm, and detailing.*

##### SIGNIFICANT HERITAGE PLACES STRATEGIES

*Retain significant built fabric and not normally allow demolition.*

*Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions, and alterations will not adversely affect the cultural heritage significance of the place and will assist the long-term conservation of the building.*

*Support the demolition of non-original and non-contributory additions.*

*Ensure alterations, including restoration or reconstruction works, maintain the significance and integrity of the heritage place.*

*Encourage reconstruction of features or finishes formerly removed, only where historic evidence of original or earlier appearance can be found.*

*Ensure that materials and restoration techniques consistent with the historic period of the heritage place are used.*

*Discourage the painting of previously unpainted surfaces. This does not apply to non-original features.*

*Discourage the rendering of previously non-rendered surfaces.*

*Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.*

*Discourage sandblasting of rendered, masonry or timber surfaces.*

*Discourage the introduction of architectural features, unless there is evidence that they were originally present.*

*Ensure development does not alter fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place including elements that cannot be seen from the public realm.*

*Ensure development does not obscure fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place that addresses the public realm.*

*Use materials and surface finishes that are complementary to the fabric of the heritage place.*

*Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.*

*Incorporate design details that complement the design of the heritage place (including the type and form of windows, doors, architectural features and verandahs), that are:*

- Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or are a replication of historic forms and detailing.*
- Located and massed in a manner that does not detract from or dominate significant fabric of the heritage place (through siting and massing). This should be achieved utilising a combination of setbacks, heights and physical separation as appropriate. This does not apply to commercial buildings.*
- Located to the rear of the heritage place, where possible.*
- Sympathetic with heritage fabric of the place rather than any 'non-contributory' elements of the place.*

#### *ALL PLACES - VEHICLE ACCOMMODATION, OUTBUILDINGS AND SERVICES STRATEGIES*

*Ensure vehicle accommodation and other services do not dominate heritage places.*

*Minimise new vehicle cross-overs for heritage places with narrow street frontage, where few or no crossovers exist or where rear laneway access is available.*

*Discourage the widening of vehicle crossovers, or the construction of large areas of paving or other hard surfaces in the front setback where this is not responsive to the heritage place, except in the interests of traffic safety.*

*Encourage the location of new carports, garages and outbuildings to the rear of the main building (excluding verandahs, porches, bay windows or similar projecting features) except where the character of the heritage place supports the location of carports, garages and outbuildings to the side of the heritage building behind the main front building line.*

*Encourage any new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials that complement the main building or the characteristics of the heritage precinct.*

*Discourage the location of swimming pools in the front setback.*

*Support rain water tanks, hot water systems, air-conditioning units and other equipment in areas visible from the street only where they will not detract from the heritage significance of the place.*

*Avoid visible roof fixtures, such as solar panels, on the principal visible roof form.*

*Ensure visible roof fixtures are aligned with the profile of the roof and not mounted on protruding frames.*

#### ALL PLACES - ROADS AND LANEWAYS STRATEGY

*Ensure works within and adjacent to roads and laneways maintain the heritage significance of the road or laneway through the use of sympathetic materials and finishes.*

## 5.2. Clause 43.01 Heritage Overlay

### **Purpose**

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To conserve and enhance heritage places of natural or cultural significance.*

*To conserve and enhance those elements which contribute to the significance of heritage places.*

*To ensure that development does not adversely affect the significance of heritage places.*

*To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

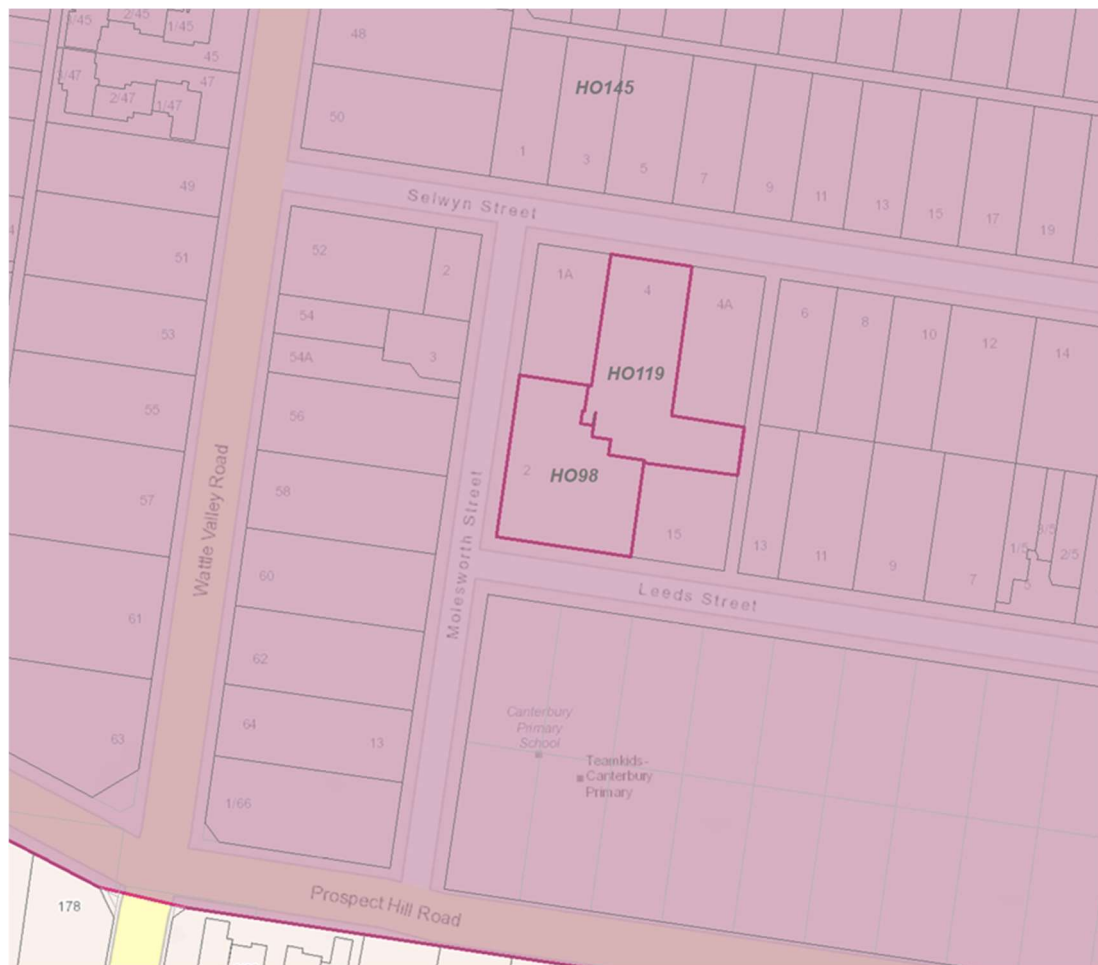


Figure 8: Heritage Overlay HO119 - Cullymont, and HO098 Eyre Court, within the broader heritage precinct HO145 (Maling Road Shopping Centre and Residential Environs, Canterbury)

### 5.3. Heritage Act 2017 – Section 101, determination of Permit Applications

*(2) In determining whether to approve an application for a permit, the Executive Director must consider the following—*

*(a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;*

*(b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;*

*(c) any submissions made under section 95 or 100;*

*(d) if the applicant is a public authority, the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to perform a statutory duty specified in the application;*



*(3) In determining whether to approve an application for a permit, the Executive Director may consider—*

*(a) the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is—*

*(i) included in the Heritage Register; or*

*(ii) subject to a heritage requirement or control in the relevant planning scheme; or*

*(b) any other relevant matter.*

## 7. Proposal

### 7.1. Proposed New Works

The proposed works include a new four car garage to the vacant section of land to the east end of the subject site, off the access lane.

The new garage is a single storey brick structure, consisting of mottled brick tones which extends to the north and south boundaries. The roof consists of a double hipped Colorbond corrugated roof with no eaves, and new flat metal deck roof extends over the internal courtyard to the west. The west wall of the garage is a lightweight infill wall, that abuts the existing bathroom addition to the south, and the extant cottage to the north. The vehicular doors consist of two roller doors with a slate grey finish. The floor is a raft slab with a polished finish.

The compacted rock access lane to the east is part of the subject site and extends from Leeds Street to the south, to Selwyn Street in the north. The lane has a 300mm fall from south to the north across the length of the proposed garage. No works are proposed to the lane.

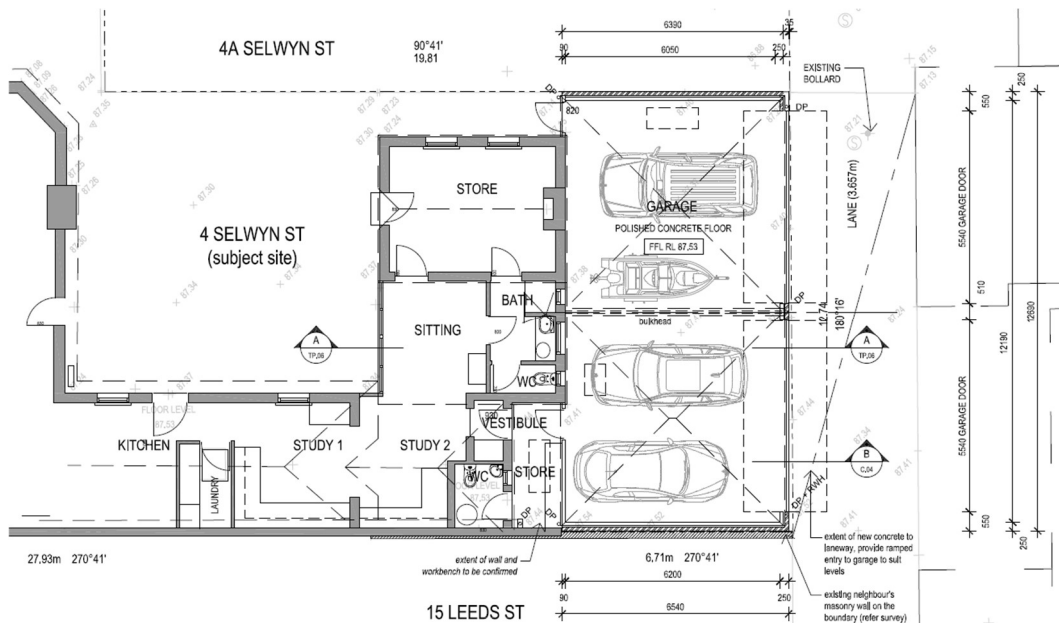


Figure 2: Proposed garage floor plan (north is to the top of the page).

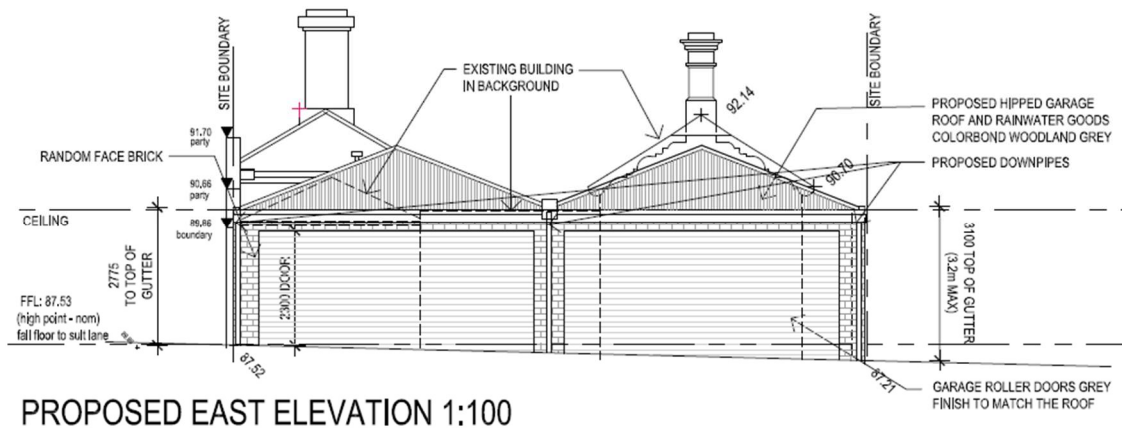


Figure 3: Proposed east elevation.

## 7.2. Proposed Conservation Works

The extant outbuildings to the east of the site, directly adjacent to the proposed garage (refer to Figure 7) have been condition surveyed and a suite of conservation works are proposed to be undertaken as part of this project. Refer to Conservation Works Report for more information, providing recommendations for remedial work where required (in scope of the heritage permit application), and future maintenance work (out of scope of the heritage permit application).

## 8. Heritage Impacts

### 8.1. Context

Car parking to the subject site is currently provided via the crossover to Selwyn Street, via ornate steel palisade gates, in a rendered masonry fence. There is pedestrian access provided via a separate matching gate further east. The fence and gates appear to be of the same period as the 1890's house. Off-street parking is provided for two cars directly behind the front fence. There is currently no covered parking to the site.

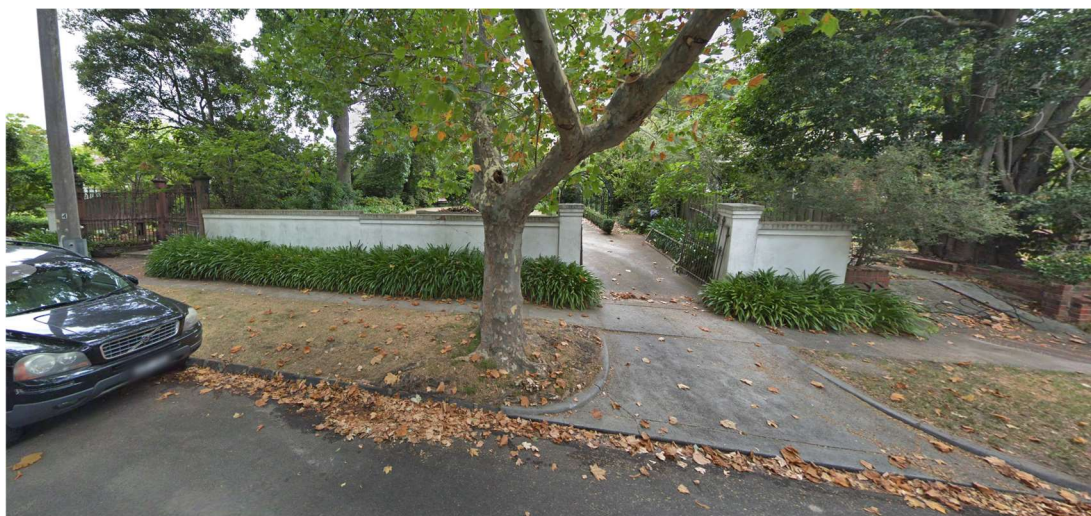


Figure 4: 4 Selwyn Street (subject site) North View of the view of front fence and gates. (source: Google Streetview, February 2019).

The vacant open area to the rear east of the site, off the rear lane, measures 12.8m (along the boundary) and 6.8m east west (into the site). The area is directly adjacent to the rear of the 1890's cottage, and the contemporary additions. The rear lane is part of the subject site and provides access to several other garages, with carriageway rights.



*Figure 5: Subject site, east view off the rear lane. The 1890's cottage with rendered masonry chimney is to the right. The contemporary flat roof addition is to the left in matching painted brick. The east facade of the two-storey villa is visible in the background.*

## 8.2. Location and Views

The two possible locations for the new garage are to the north of the site, off Selwyn Street, or to the rear of the site, off the lane.

The proposed location to the east does not dominate the heritage place, has no impact on crossovers to the front of the site, is not visible from the street, and is located to the rear of the main buildings. This location generally complies with local heritage policy. There is some visual impact to the rear of the extant cottage, and minor impact to the eastern upper level of the villa, however when compared with the northern alternative the impact is relatively low.

## 8.3. Form and Materials

The proposed garage presents as a simple form with a low double hipped roof, face red brick of mottled tones, corrugated slate grey Colorbond roofing, and two slate grey garage roller doors, to match the roofing. The garage is built to the north and south boundaries and abuts the existing cottage and contemporary addition to the west.

The proposed double hipped roof and face brick is influenced by the extant outbuildings, providing a simple contemporary interpretation which is easily distinguishable from the original fabric.

No part of the extant fabric is being removed. The proposed garage abuts the existing outbuilding, the east wall of the cottage will be retained and will form the internal wall of the garage. There will be some fixing to the masonry wall for roof support.

The proposed form and material palette comply with heritage policy in that it does not alter the significant fabric and uses material and surface finishes that complement the extant buildings.

## 8.4. Scale and Mass

The scale of the proposed garage considers the visual impact on the extant cottage, and the more distant east façade of the two-storey villa. The two options which were considered include:

- a) a parapet roof, with a flat metal decking,
- b) a double hipped roof with no eaves, with slate grey Colorbond roofing.

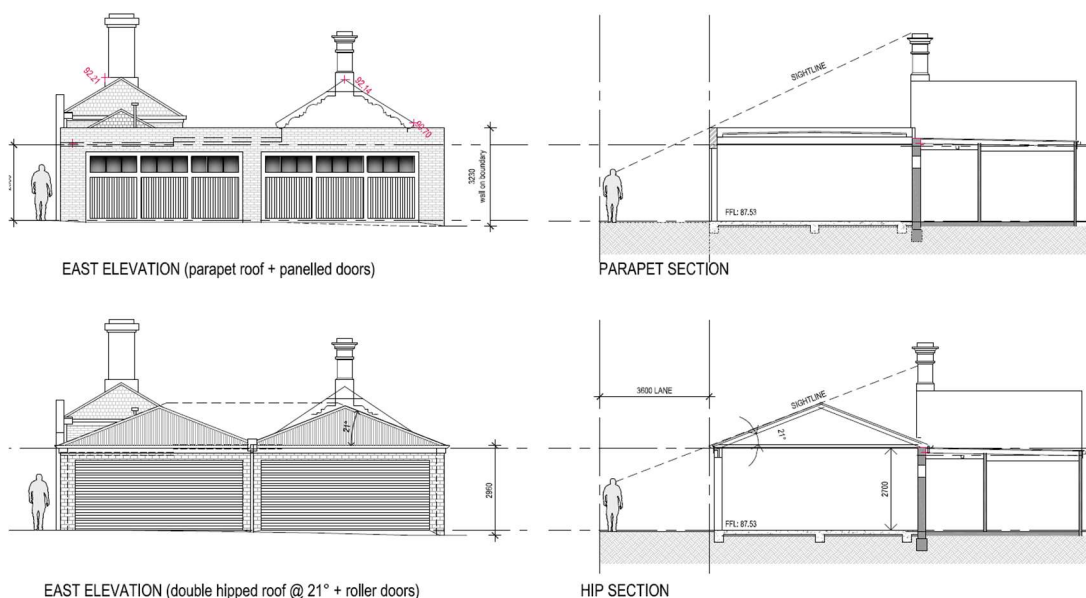


Figure 6: Proposed Garage, parapet, and hipped roof options. sightlines from the 3.6m wide lane shows that the hipped roof option provides greater visibility of the extant buildings.



Figure 7: Proposed garage mass model, showing the visibility over the parapet (left) and hipped roof (right) alternatives.

The parapet roof is approximately 300mm higher than the eave line of the hipped roof. When viewed from the 3.6m wide lane, the parapet option presents greater visual bulk and less transparency to the extant buildings.

Two options were considered for the hipped roof alternative:

- i. a single hipped form, and
- ii. a double hipped alternative.

The double hip option provides less roof mass and greater transparency. When compared with the parapet alternative, the lower eave height of the hipped roof results in improved

amenity to the north and south neighbours, providing a lower wall along the boundary, further reducing visual bulk and overshadowing.

Therefore, it was found that the lower eave line and double hipped roof option resulted in a more recessive appearance, with less visual bulk and great visual permeability to the buildings beyond, as well as better amenity to the adjacent neighbours.

## 9. Heritage Impacts Conclusion

Cullymont (VHR 0811) (and its partner Eyre Court - VHR H0817) was constructed in 1890 and is located to the south of Selwyn Street in Canterbury. The two-storey villa is architecturally significant as possibly Victoria's largest semi-detached pair of mansion houses. This near intact and fully articulated example of the popular Italianate style is distinguished by its unusual form, its two-level arcades, dividing tower and its splendid interiors. The property is architecturally significant for its rare, joined form which directly expresses its dual occupancy<sup>1</sup>.

The single storey services wing, extant outbuildings, and contemporary additions, extend to the east of site, off the existing right of way to the rear.

The VHR Statement of Significance defines the cultural heritage significance of the place is defined as follows:

*Together with Eyre Court, Cullymont is important as an unusual example of a villa type. It is important in exhibiting an unconventional integration of the two villas, and for the richness of detail in features, including an arcaded verandah, parapeted tower, leadlight windows, and the coat of arms of the original owner. Cullymont is of historical importance because of its association with suburban expansion, the result of rail network extensions. The villa is important in exhibiting social and cultural associations with the nineteenth century ideals of suburbia.*

The proposal is for a new masonry four car garage, with a double hipped roof, to the rear (east) of the site, accessed off the right of way.

The proposed garage is in accordance with local and state heritage policy, in that it minimizes the removal of significant fabric, is located to the rear of the site, is adjacent to areas of lesser heritage significance, and does not detract from the principal façade of the main two storey villa.

When viewed from the rear lane the proposed garage obscures the lower sections of the extant outbuildings, and the upper level of the distant villa in the background. Hipped and parapet roof options were considered to maximize the visibility of the significant buildings. The double hipped roof alternative provided the most visual permeability.

The main heritage significance of the place is attributed to the two-storey villa to the front of the site, including its high Italianate detailing and unusual dual occupancy configuration. The buildings to the rear of the site are of lesser significance. The two possible locations for the garage are either to the front of the site, to Selwyn Street, or the rear lane to the east. The proposed location to rear provides the best conservation outcome in accordance with heritage policy.

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<sup>1</sup> Victorian Heritage Database, *Statement of Significance*, 1 July 1999.

## 10. Glossary

The following definitions have been taken from *The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance, 2013*:

<i>Adaptation</i>	means modifying a place to suit the existing use or a proposed use.
<i>Associations</i>	mean the connections that exist between people and a place.
<i>Compatible use</i>	means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
<i>Conservation</i>	means all the processes of looking after a place so as to retain its cultural significance.
<i>Cultural significance</i>	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places, and related objects.  Places may have a range of values for different individuals or groups.
<i>Fabric</i>	means all the physical material of the place including elements, fixtures, contents, and objects.
<i>Interpretation</i>	means all the ways of presenting the cultural significance of a place.
<i>Maintenance</i>	means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
<i>Meanings</i>	denote what a place signifies, indicates, evokes or expresses to people.
<i>Place</i>	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
<i>Preservation</i>	means maintaining a place in its existing state and retarding deterioration.
<i>Reconstruction</i>	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
<i>Related object</i>	means an object that contributes to the cultural significance of a place but is not at the place.
<i>Related place</i>	means a place that contributes to the cultural significance of another place.
<i>Restoration</i>	means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
<i>Setting</i>	means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
<i>Use</i>	means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.



# APPENDIX A

Victorian Heritage Register Statement of Significance (VHR H0811)

# CULLYMONT



CULLYMONT SOHE 2008



CULLYMONT SOHE 2008



CULLYMONT SOHE 2008



1 cullymont selwyn street canterbury  
front view



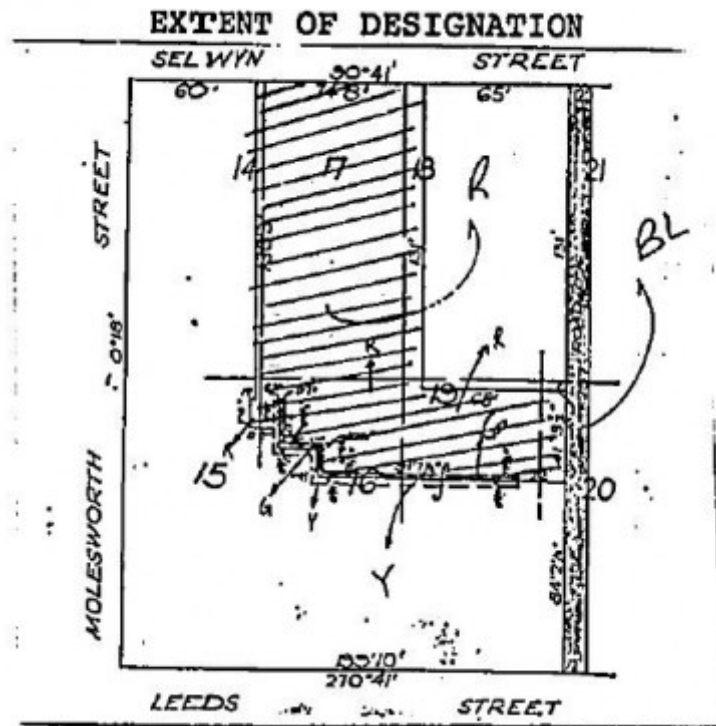
cullymont selwyn street canterbury  
balcony



cullymont selwyn street canterbury  
entrance gates



cullymont selwyn street canterbury side  
view



h00811 plan h0811

**Location**

4 SELWYN STREET CANTERBURY, BOROONDARA CITY

**Municipality**

BOROONDARA CITY

**Level of significance**

Registered

**Victorian Heritage Register (VHR) Number**

H0811

**Heritage Overlay Numbers**

HO119

**VHR Registration**

September 26, 1990

**Heritage Listing**

## Statement of Significance

Last updated on - July 1, 1999

What is significant?

The villa known as Cullymont, along with its pair Eyre Court, was completed in 1890 as suburbanisation followed the extension of the railway to Lilydale (1882). Constructed in the Italianate style of stuccoed brick, it consists of two opposing two-storeyed bayed wings with an arcaded verandah extending on two levels between the bayed wings. A parapeted tower divides the two villas at the apex. The original owner's coat of arms survives as features on the tower, the gates and on keystones over the main windows, as do also leadlight fanlights depicting Shakespearian characters over the front door.

How is it significant?

Cullymont is historically and architecturally significant to the State of Victoria.

Why is it significant?

Together with Eyre Court, Cullymont is important as an unusual example of a villa type. It is important in exhibiting an unconventional integration of the two villas, and for the richness of detail in features, including an arcaded verandah, parapeted tower, leadlight windows and the coat of arms of the original owner. Cullymont is of historical importance because of its association with suburban expansion, the result of rail network extensions. The villa is important in exhibiting social and cultural associations with the nineteenth century ideals of suburbia.

Construction dates	1890,
Heritage Act Categories	Registered place,
Hermes Number	200
Property Number	

---

## Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 811.

Cullymont

4 Selwyn Street

Canterbury

(All of the buildings and land shown cross hatched in Certificate of Title Volume 8205 Folio 549).

[*Victoria Government Gazette* No. G38 26 September 1990 p.2962]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

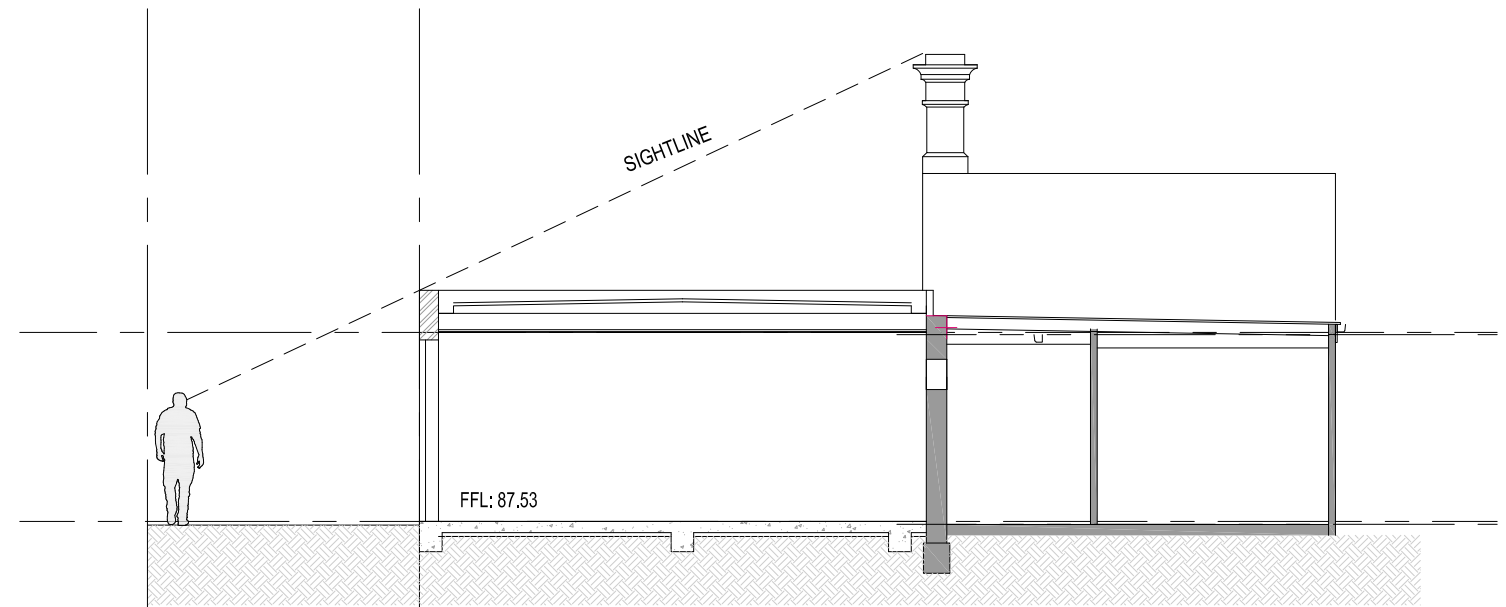
*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*

# APPENDIX B

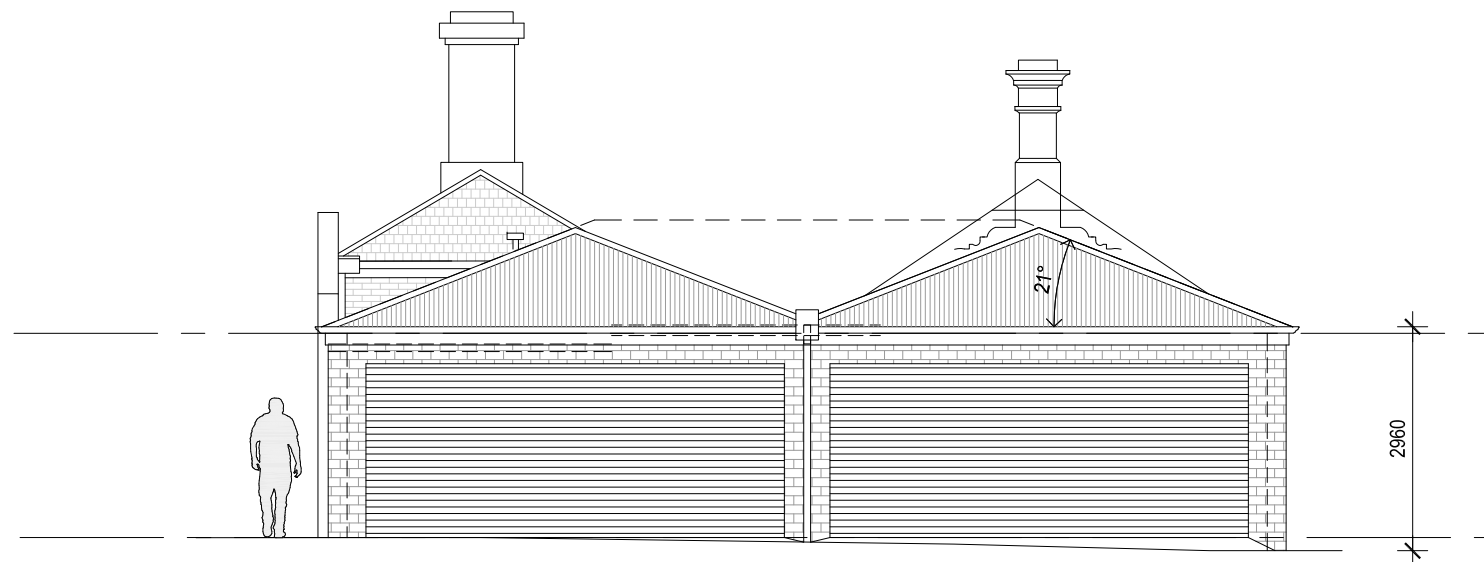
Garage Options – Hipped vs Parapet Roof



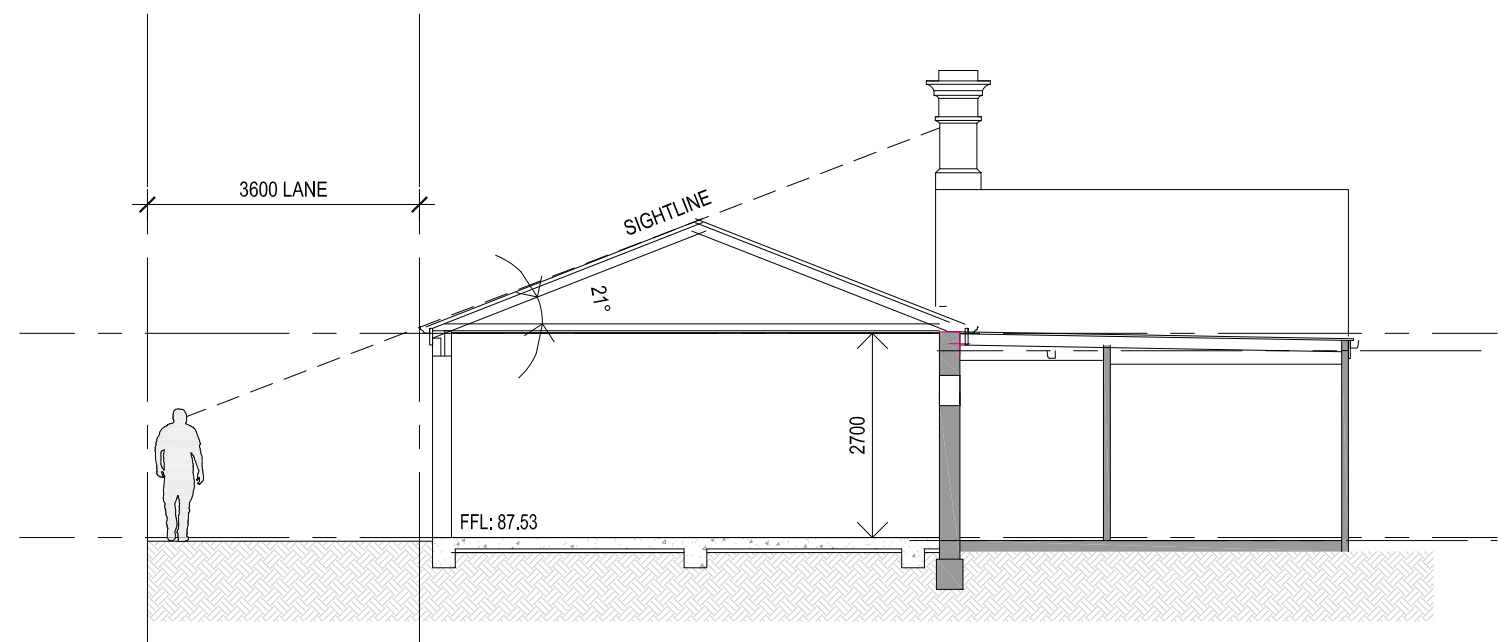
EAST ELEVATION (parapet roof + panelled doors)



PARAPET SECTION



EAST ELEVATION (double hipped roof @ 21° + roller doors)



HIP SECTION

# APPENDIX C

Copy of Title

## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08205 FOLIO 549

Security no : 124096076420M  
Produced 10/03/2022 05:41 PM

### LAND DESCRIPTION

Lots 1,2,3,4,5,6,7 and 8 on Title Plan 857510H (formerly known as part of Lot 15 on Plan of Subdivision 001632, part of Lot 14 on Plan of Subdivision 002505, part of Lot 16 on Plan of Subdivision 002505, Lot 17 on Plan of Subdivision 002505, part of Lot 18 on Plan of Subdivision 002505, part of Lot 19 on Plan of Subdivision 002505, part of Lot 20 on Plan of Subdivision 002505, part of Lot 21 on Plan of Subdivision 002505).

PARENT TITLE Volume 03330 Folio 841

Created by instrument A361722 02/07/1957

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JANE ELIZABETH PATRICK of "CULLYMONT" 4 SELWYN STREET, CANTERBURY  
R622383G 04/11/1991

### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 16(2) Historic Buildings Act 1981

REGISTER NO. 811

R064375N 25/10/1990

### DIAGRAM LOCATION

SEE TP857510H FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END





# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP857510H</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/03/2022 17:43</b>

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The document is invalid if this cover sheet is removed or altered.

<h1>TITLE PLAN</h1>	EDITION 1	<h1>TP 857510H</h1>
<b>LOCATION OF LAND</b> Parish: BOROONDARA Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP 1632 & LP 2505 Derived From: VOL.8205 FOL.549 Depth Limitation:	Notations          ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

**Description of Land/Easement Information**

**APPURTENANCIANCIES**

AS TO THE LAND COLOURED GREEN TOGETHER WITH THE USE AND ENJOYMENT OF HALF A PARTY WALL WHICH HALF WAS ON THE 27th DAY OF NOVEMBER 1891 STANDING ON THE LAND COLOURED YELLOW ON THE SAID MAP

**ENCUMBRANCES**

AS TO THE LAND COLOURED BLUE ANY EASEMENTS AFFECTING THE SAME

AS TO THE LAND COLOURED GREEN THE PARTY WALL EASEMENT CREATED BY INSTRUMENT OF TRANSFER No. 314103

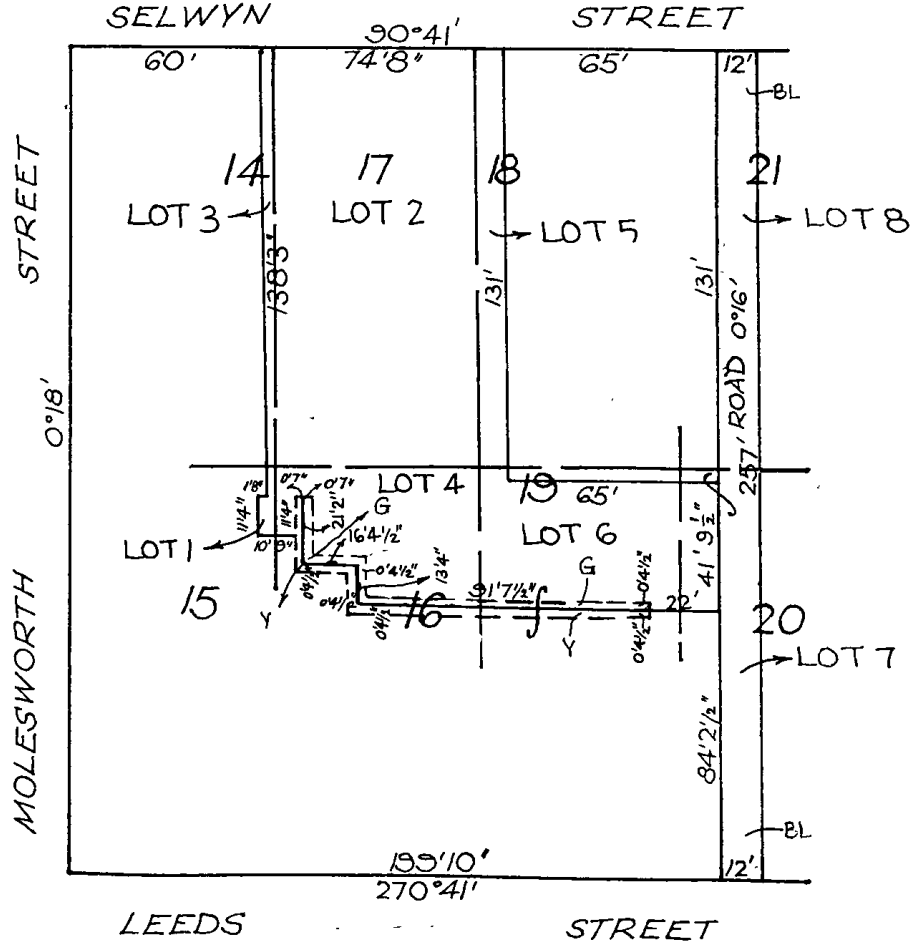
THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 11/10/06

VERIFIED: A. DALLAS  
Assistant Registrar of Titles

**COLOUR CODE**

Y= YELLOW  
G = GREEN  
BL= BLUE



**TABLE OF PARCEL IDENTIFIERS**

WARNING. Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

- LOT 1 = LOT 15 (PT) ON LP 1632
- LOT 2 = LOT 17 ON LP 2505
- LOT 3 = LOT 14 (PT) ON LP 2505
- LOT 4 = LOT 16 (PT) ON LP 2505
- LOT 5 = LOT 18 (PT) ON LP 2505
- LOT 6 = LOT 19 (PT) ON LP 2505
- LOT 7 = LOT 20 (PT) ON LP 2505
- LOT 8 = LOT 21 (PT) ON LP 2505