

HERITAGE CITATION

Woodmason's Melrose Dairy Shops, 1125-1131 Malvern Road & 320 Glenferrie Road, Malvern



Figure 1. 1125-1131 Malvern Road (southern elevation, to right) & 320 Glenferrie Road (western elevation, to left), Malvern (GJM Heritage, November 2020).

DATE: June 2021

WOODMASON'S MELROSE DAIRY SHOPS, 1125-1131 MALVERN ROAD & 320 GLENFERRIE ROAD, MALVERN

Place type: Shops	Architect: Herbert Stanley Harris (1930s)
Construction Date: c1919; c1935 (remodelling)	Builder: Not known
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To the extent of the property boundary

Locality History

The City of Stonnington stands on the Traditional Lands of the Woi wurrung and Boon Wurrung Peoples of the East Kulin Nations. Archaeologists believe that Aboriginal People have been in Victoria for more than 30,000 years. Throughout this long history their relationship with the landscape (where and how they live) has changed according to factors such as climate change, resource availability, and cultural change (Context 2006:10).

The first European settler in the Malvern district was John Gardiner in 1835, a pastoralist from New South Wales who was one of the first overlanders to Port Phillip. He pastured his stock near the junction of Gardiner's Creek and the Yarra River and is the namesake of Gardiner's Creek, Gardiner's Creek Road (now Toorak Road) and both the locality and the Shire of Gardiner (before they were re-named Malvern). The first recorded use of the name Malvern was in January 1854, when barrister Charles B. G. Skinner named his hotel on the corner of Malvern and Glenferrie roads the 'Malvern Hill' after a district in England. The name for the Shire of Malvern was derived from Malvern Hill Estate, a private subdivision in the area dating to 1856 (City of Stonnington [CoS]; Context 2006:34).

The first land sales in the area were held in 1854 and most original Crown grantees subdivided their allotments for resale (Context 2006:41; 2009:4). Gardiner's Road District was proclaimed in 1856 before Gardiner Shire was formed in 1871, which was renamed Malvern Shire in 1878 (CoS). The municipal boundary comprised the current localities of Malvern (previously Gardiner), Malvern East, Glen Iris (south of Gardiners Creek), Kooyong, Armadale (east of Kooyong Road), Toorak (east of Kooyong Road) and Chadstone (west of Warrigal Road). Early directories listed Malvern and Malvern East as the one locality, until 1910.

The former Malvern Shire saw slow population growth to 1881, by which time it totalled just under 2,000 people (Victorian Places). In 1879, the Oakleigh Railway Line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway coincided with the start of the land boom, which resulted in considerable urban growth. In the 1880s the district comprised substantial residences on large allotments, as well as pastoral and agricultural holdings (including market gardens and orchards) and commercial development (Context 2006:41, 65-6). During the 1880s boom period, the municipality saw a dramatic increase in population, quadrupling to approximately 8,000 by 1891, and steadily increasing to 10,000 by 1901 (Victorian Places). In the 1890s a number of timber houses were built in Malvern as an economy measure, but some residents complained that wooden houses would degenerate into slums. Concern about this development led to a slum abolition movement and subsequently, c1912, Malvern Council began to declare brick areas, where timber houses were not permitted. By 1916 the Council had also fixed a minimum area for individual housing allotments at 6000 square feet, with minimum frontages of fifty feet (Context 2006:128).

The railway line along the northern extent of the municipality was established in 1890 through the Glen Iris Valley from Burnley. Stations were established at Heyington, Kooyong, Tooronga, Gardiner, Glen Iris and Darling, however, expected residential development in their vicinity stalled during the 1890s following the

economic collapse (Context 2006:66). The 1893 *Australian Handbook* (as cited in Victorian Places) described Malvern as 'an elevated residential suburb', served by a line of omnibuses from Prahran, with many leading merchants and professional men living in the area in pleasantly situated 'dwellings of a superior class'. The entry noted that a number of notable mansions had been erected by this date, and that the market gardens and orchards were 'steadily being reduced, and cut up into building allotments, on which [were] being erected many handsome villas and business establishments' (Victorian Places). The municipality saw rapid development and urbanisation from 1900 and it was declared a Borough and then a Town in 1901. In 1911 the municipality was declared a City, with a residential population of 16,000 (Context 2006:86; Victorian Places).

The Prahran and Malvern Tramways Trust was established in 1908, with electric tramlines opening along High Street in 1910-14, Glenferrie Road in 1910-13, to the south along Wattletree Road in 1910-12, and Malvern Road in 1915. The arrival of the tramlines further drove the development of commercial centres in the immediate vicinity and residential development beyond. New train stations were built at Armadale, Hawksburn, Malvern and Toorak between 1908 and 1918, and at Malvern East in 1929 (Context 2006:70-2, 113; Victorian Places).

Residential development during the early twentieth century generally occurred on newly subdivided estates or on nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5). In 1912 it was reported that 800 houses a year were being built in the (by then) City of Malvern, which boasted 'a progress unprecedented by any other suburb' (Context 2009:128). In the decade between 1911 and 1921 the population in the City of Malvern doubled, from 16,000 to 32,000 residents, and then increased steadily to 43,000 by 1933 (Victorian Places). This population growth saw development spread to the Glen Iris Valley and the outer reaches of the City, in Malvern East. The housing stock in this eastern part of the municipality was more characteristically uniform and unadorned in comparison to housing in Malvern. Kooyong's development was substantially completed by the end of the 1920s (Context 2006:128, 131).

By 1946 the *Australian Blue Book* (as cited in Victorian Places) stated that Malvern was one of the 'leading residential suburbs of the Metropolis'. It comprised the substantial homes of many of Melbourne's leading citizens, in what was termed 'The Garden City' due to the number of parks and public gardens. Development in the City of Malvern steadied from the 1930s, with the population averaging 45,000 until the 1990s (Victorian Places). The City of Malvern amalgamated with the City of Prahran in 1994, to form the City of Stonnington.

History of Dairying in Stonnington

[The following contextual history is drawn from the Stonnington Thematic History, Context 2006 & 2009.]

In the nineteenth century and well into the twentieth century, a local neighbourhood dairy, or dairy depot, was an essential urban service (Context 2009:8). Dairy products were delivered to the urban dairy in bulk, then sold directly or delivered to the neighbourhood twice daily. The dairy was often located on an urban-size allotment, ideally sited on a corner lot or adjacent to a laneway for access to outbuildings and stables, and could include a residence for the dairyman. The lack of refrigeration during transport and threat of contamination was a problem during this early period, resulting in frequent deliveries and the later development of associated ice works. In 1905, there were a large number of dairies listed in the *Sands & McDougall Directories* within the inner, more densely populated localities, such as Abbotsford, Brunswick, Carlton, Clifton Hill, Collingwood, Fitzroy, North Melbourne, Prahran, Richmond and South Melbourne (S&M). The 1905 *Sands & McDougall Directory* listed approximately 19 dairies in Prahran, with six 'dairy produce' locations. The remainder of the municipality had approximately 31 dairies, six 'dairymen' and 13 'dairy produce' locations in 1905 (S&Mc).

Refrigeration played an increasingly important role in the supply and distribution of milk from circa 1911 (Context 2009:9). In the 1920s and 30s metropolitan milk supplies took on a new appearance as the so-called 'Model Suburban Dairies' were constructed with the latest in hygiene and commercial packaging. It was during this period that the almost universal system of bottling pasteurised milk and delivery throughout the metropolitan area began (Vines 1993:11). Legislative changes made it increasingly difficult for small local dairies to survive. In 1933, a new Milk Board raised standards in dairies, resulting in the de-licensing of about half of Melbourne's dairies. The remaining dairies were forced to make improvements to their facilities and many flourished. Many of the new dairies were constructed or remodelled in the Moderne style popular at the time.

Further reductions in the number of dairies came after World War II. In 1951 the Milk Board broke the relationship between farmers and dairies, and began purchasing milk from farmers for resale to the dairies, effectively making dairies the agents of the Milk Board. By the 1960s, the expansion of Metropolitan Dairies saw the decline of small urban dairies, which gradually dwindled as milk production and distribution changed. Many closed or became the local neighbourhood store or 'Milk Bar'.

Place History

The Woodmason's Melrose Dairy Shops at 1125-1131 Malvern Road & 320 Glenferrie Road are located at the intersection of Malvern and Glenferrie roads on land originally owned by William Woodmason. Woodmason arrived in Australia from England in the 1840s and in the late 1850s established a market garden on an extensive block of land at the north-east corner of Glenferrie and Malvern roads in what would later become the suburb of Malvern. Together with his brother James, Woodmason cultivated a highly successful garden with prize winning produce (Context 2009:45, 93; *Leader* 6 January 1877:8).

Woodmason was a prominent figure in the local area, recognised as 'one of the most successful market gardeners in the neighbourhood of Melbourne' (*Leader* 12 October 1889:10). He was Shire President and a long serving member of the Malvern Council and is said to have imported the first Jersey cattle to Australia from the Channel Islands (*Age* 19 June 1879:1; *Argus*, 8 July 1940:2). Upon his death in 1892, the *Weekly Times* reported (13 August 1892:27):

Mr Woodmason, who was born in Devonshire, England, in 1830, settled at Malvern in 1859, having bought in that district an acre of land, which laid the foundation of his future fortune. By assiduous skill he made his plot the wonder of his compeers and a marvel of fertility. Afterwards he added to his area, until at the time of his death he was the owner of upwards of forty acres of freehold land in Malvern and thirteen acres in Glen Iris. He cultivated about thirty-five acres as a market gardener...

At the time of his death, Woodmason's holdings on the north-east corner of Malvern and Glenferrie roads comprised a brick villa and a weatherboard villa with outhouses (PROV Probate). He had also established a dairy on the site, which was later reported to 'bear a high reputation for the quality of the milk supplied' (*Leader* 4 September 1897:6). For a short time following his death, his widow, Jemima Woodmason, occupied the residence on the property (located at No 79, current 1133, Malvern Road and since demolished, Figure 3) (S&M).

Woodmason's son, William James Woodmason, took over the prize-winning jersey herd following his father's death and continued to breed pure-bred jersey cattle. He showed the cattle from the 1890s and won several championships at the Royal Melbourne Show. They were noted as one of the best herds in Victoria (SHC, catalogue entry for Ref No. MH8442; *Argus*, 8 Jul 1940:2).

William J Woodmason's dairy was first listed on the north-east corner of Malvern and Glenferrie roads in the Sands & McDougall Directories in 1900, at which time it was addressed as 79 Malvern Road. The 1907 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (**Error! Reference source not found.**) shows

the various buildings of the dairy complex at the time. These were located to the east of the existing shops at 1125-1131 Malvern Road. The corner lot remained vacant at this date. In 1910 the Melrose Dairy Farm comprised a new modern sanitary dairy, refrigeration chambers, milking shed and herd of 70 jersey cattle (*North Western Advocate* 20 August 1910:3).

In 1913 Woodmason subdivided his vast holdings as the Woodmason's Estate. The estate comprised 30 residential lots and created Woodmason Street (**Error! Reference source not found.**) (LV:V3608/F447). Woodmason retained the reduced corner lot at the intersection of Malvern and Glenferrie roads and the dairy and shops complex developed in stages in the ensuing years. By 1919, a large single-storey brick building with frontages to both Malvern and Glenferrie roads had been constructed on the corner site. This building, originally addressed as 69 Malvern Road, can be seen in a c1925 photograph (Figure 5). It comprised a series of shopfronts with elaborate parapet detailing and the lettering 'Melrose Dairy'. From 1919, Mrs E Dolan's confectionary store was listed in the Sands & McDougall Directory at this address. The remainder of the building was described as a brick factory and store (Malvern Rate Books). The building was likely designed by architect Sydney H Wilson, who applied the same design scheme to the Woodmason's Ice Works building that was constructed to the north of the corner building (addressing Glenferrie Road) in 1925-29. The dairy complex was called Woodmason's Melrose Dairy Pty Ltd in 1925 (S&M).

In January 1933, Woodmason sold the corner building and dairy buildings (current 1125-1131 and 1133-1145 Malvern Road) to brothers, Joseph, Hugh, Frank and Patrick Ryan, all Malvern dairymen (LV: V3608/F447). The Ryan brothers operated under the company name 'Woodmason's Melrose Dairy Pty Ltd' (*Herald* 18 August 1937:10). This name is evident on the existing façade of the corner building.

The building appears to have undergone a series of remodelling works in the 1930s. A letter dated August 1932 from shopfitters TS Gill & Son Pty Ltd to Council's building surveyor sought permission for 'shop front work', including 'dismantling the existing shops fronts' and construction of new shop fronts, to be constructed of 'metal sheathed mouldings, using highly polished copper' (Figure 6). The following year, three new brick lock-up shops fronting Malvern Road (then addressed as 71a, b & c) were listed in the rate books. In 1935 these shops were occupied by Woodmason's confectionary (the corner; no. 69, now 1125), a fruiterer (69a, now 1127), cake shop (69b, now 1129) and J A Bowman, dairy produce (69c, now 1131). Woodmason's Melrose Dairy, located adjacent to the shops, was addressed as 71 Malvern Road at this date (current 1133-39) (S&M).

The three shops fronting Glenferrie Road (now Nos 320B-320C) were identified as 'proposed new shops' on a site plan dated 1934 (Figure 7) for new owners the Ryan brothers, but were not yet completed on a site plan dated February 1936 (Figure 8). The three shops were listed in the rate books the following year, at which date they were owned by Melrose Dairy Co Pty Ltd (Malvern Rate Books). It is likely that the existing façade for the corner building dates to the 1930s redevelopment of the site. It was possibly designed by architect H Stanley Harris, who designed other buildings for the dairy complex in the same period in a similar style (Figure 9). In 1940 the shops fronting Glenferrie Road were occupied by a milliner, fine art gift shop and a newsagent. In subsequent years, the trade of each of the seven stores has generally remained the same, though the trader's names have changed (S&M).

The Ryan brothers sold the dairy complex (1133-1145 Malvern Road) to Associated Dairies Ltd in October 1941 but retained ownership of the corner building. The shops remained in the Ryan family until 1983, after which the property had various owners (LV:V6446/F140; V6659/F690). A 1945 aerial (Figure 10) shows the dairy complex, comprising the dairy buildings fronting Malvern Road, and the subject site at 1125-1131 Malvern Road and 320 Glenferrie Road. Woodmason's Ice Works (built in 1923 and demolished in 1988) is located to the immediate north of the subject site.

The Woodmasons' Melrose Dairy (and associated Ice Works) was a local landmark for many years (Context 2009:93). The dairy buildings at 1133-45 Malvern Road were demolished in 1985 (Malvern Valuation Field Card). The corner building at 1125-1131 Malvern Road & 320 Glenferrie Road is the only remaining fabric associated with the dairy complex.

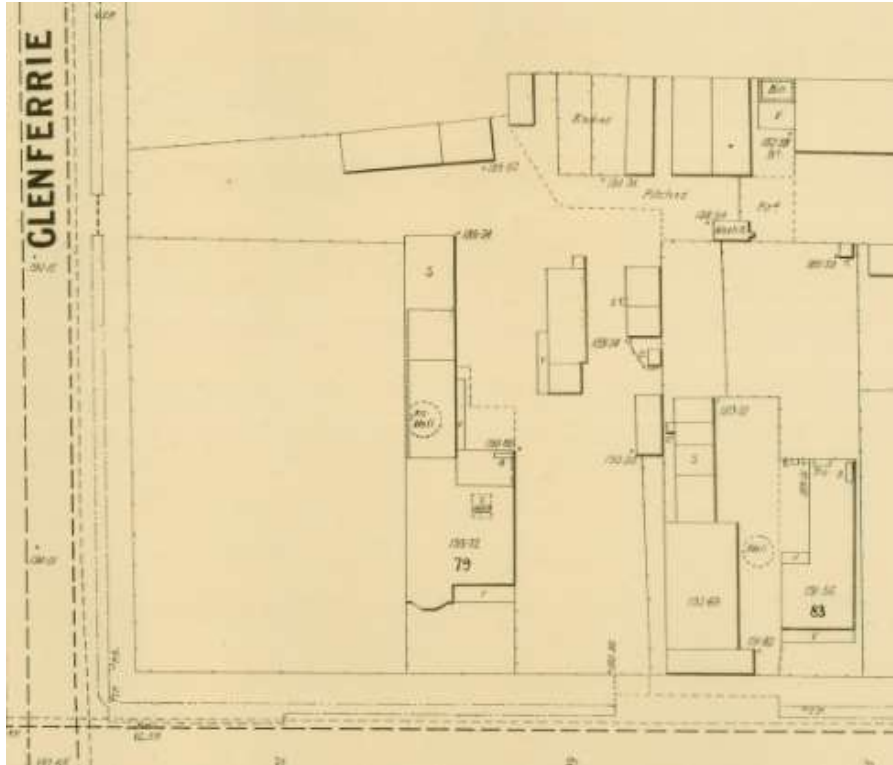


Figure 2. MMBW Detail Plan No 1774 showing the vacant land at the corner of Malvern and Glenferrie roads, and the house at 79 Malvern Road, 1907. At this stage the dairy buildings were located to the north of the house (SLV)



Figure 3. Photograph showing the house at 79 Malvern Road and Woodmason's dairy buildings to the rear, c1915 (Malvern Historical Society)

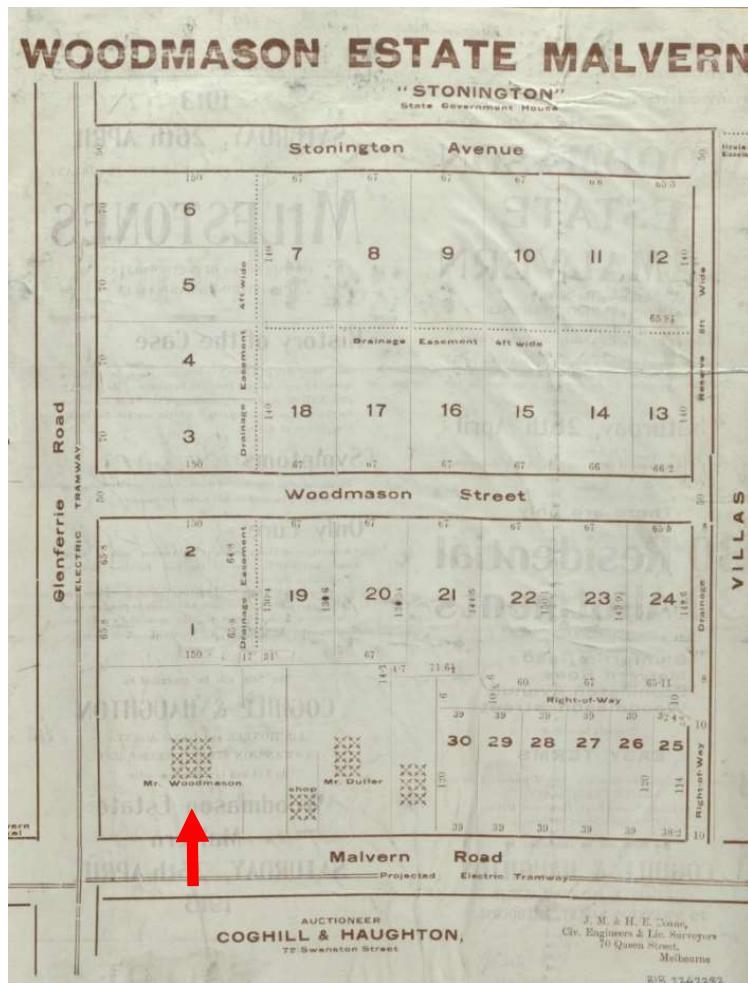


Figure 4. Auction notice for Woodmason's Estate, 1913. Woodmason's dairy complex was located on the reduced corner allotment (indicated by red arrow, SLV)

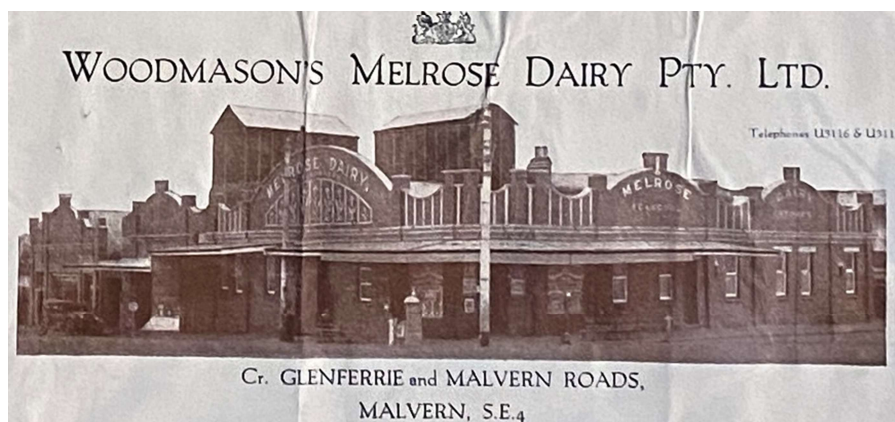


Figure 5. Melrose Dairy building at the corner of Malvern and Glenferrie Roads, c1925-1933. The dairy buildings can be seen to the rear and the associated Ice Works is evident at far left (SHC MB5101)

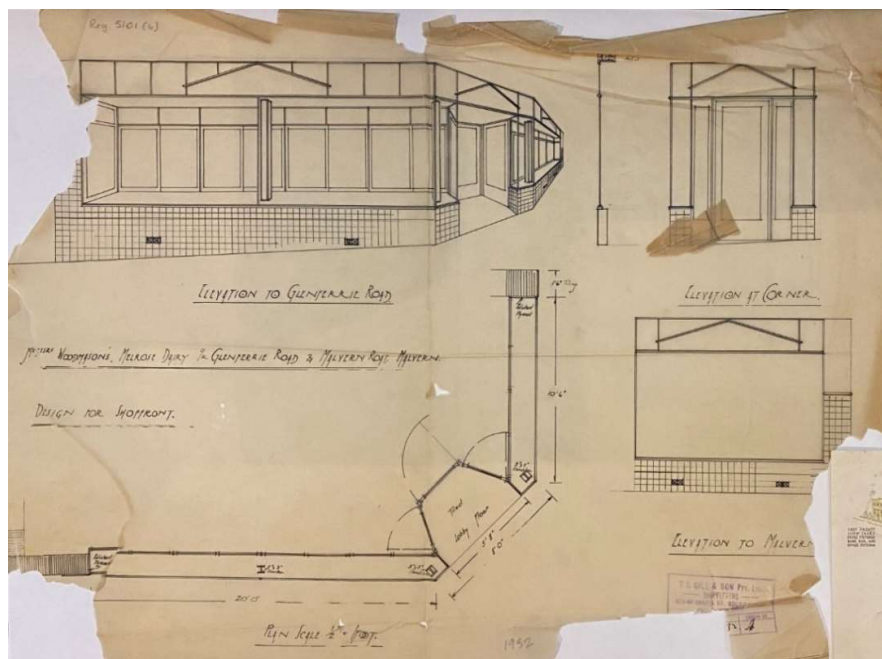


Figure 6. Drawing showing a design for the corner shopfront by TS Gill & Son, 1932 (SHC MB5101)

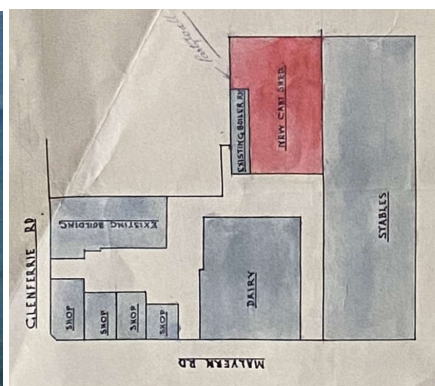
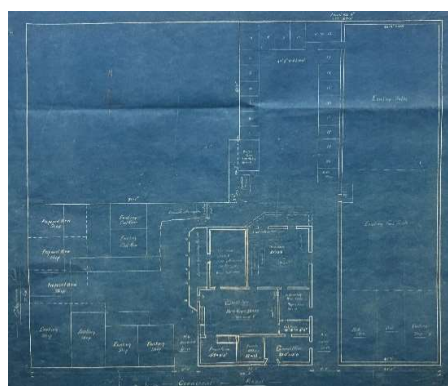


Figure 7. (L) Site plan for the corner building, proposed dairy building (centre) and stables, 1934 (SHC Ref No 11920)

Figure 8. (R) Site plan for the corner building, dairy building (centre) stables and proposed cart shed, 1936 (SHC MB5101)

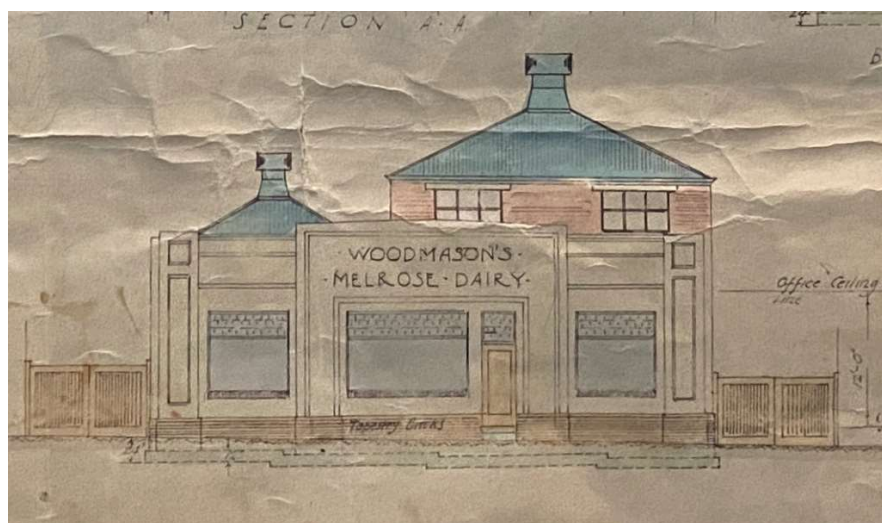


Figure 9. Design for a new dairy building by architect H Stanley Harris, 1934 (SHC Ref No 11920)



Figure 10. Aerial photograph showing extent of development of the site, 1945. Woodmason's Melrose Dairy Shops are indicated by the red arrow (Landata Victoria)

Herbert Stanley Harris, architect

H Stanley Harris was an architect and 'consulting engineer' who practiced in the 1920s and 30s in the Melbourne metropolitan area. Not much is known of his career. His known commissions were for industrial projects, including for multiple dairies in Hampton, St Kilda and the subject site in Malvern (*Age*, 6 Feb 1926:1; 31 Oct 1931:6; 6 Apr 1935:1; 24 Aug 1935:3).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 4 Transforming and managing the land
 - 4.4 Farming
- 5 Building Victoria's industries and workforce
 - 5.3 Marketing and retailing
- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs

Description

The Woodmason's Melrose Dairy Shops are located on the northeast corner of the major intersection of Glenferrie and Malvern roads. Various changes throughout the twentieth century have reduced the original complex to a single remnant: the corner building addressed as 1125-1131 Malvern Road and 320 Glenferrie Road.

This building comprises a large, L-shaped corner building that is mostly single-storey – a rectangular, two-storey skillion-roofed service wing is located to the rear – of rendered masonry construction. The building is built to the southern and western boundaries, and abuts the adjacent building to the north at 322 Glenferrie Road. Vehicular access is provided to the at-grade carpark at the rear (northeast) of the site via a crossover at the far eastern boundary. The roof is formed from two gables with a skillion section to the north, with ridgelines running parallel with Malvern Road and these are concealed by a tall, flat parapet that steps up to emphasise the corner. The parapet is decorated with three rendered bands capped with thin string mouldings

– the layers step back slightly and are continuous around the chamfered corner of the building, following the parapet where it steps up to form a parallel line motif. Below this, large rendered lettering proclaims the building's former use, with 'WOODMASONS' on the Glenferrie Road (west) elevation and 'MELROSE DAIRY' on the Malvern Road (south) elevation. Additional detailing is applied to the corner element, with two pairs of horizontal mouldings and a central panel of fluted render.

The building contains seven separate shops: three shops address Malvern Road, three address Glenferrie Road and one that is accessed via a corner entry at the chamfered corner of the building. The shops that face the south are shallower (approximately 5m deep) than those that face the west (approximately 7.5m deep). The corner shop has been the most heavily altered, while four of the six other shops retain recessed entries with terrazzo floor finishes. All shops have expansive glazing, most of which has been replaced, but the original fenestration pattern of large shop windows beneath a transom with highlight windows above appears to have been retained.

A canopy runs the full length of the south and west elevations and wraps around the chamfered corner. It is hung from the building's parapet with steel rods, and clad in profiled metal sheet with a wide fascia.

Key Features:

- Strong Moderne character
- Prominent corner building with two principal elevations
- Parapeted facades with pitched roof behind
- No front setbacks
- Rendered detailing to parapet including applied horizontal and vertical mouldings and raised nameplate lettering to both elevations
- Suspended verandah canopy
- Repetitive shopfront arrangement, including recessed entries, terrazzo floor finishes, large shop windows, some remnants of pressed metal ceilings and highlight windows.

Intactness/Integrity

The Woodmason's Melrose Dairy Shops at 1125-1131 Malvern Road & 320 Glenferrie Road retain a high degree of integrity to their Interwar period remodelling in fabric, form and detail, with recessed entries with pressed metal ceilings, and expansive shopfront and highlight windows. The corner shop at 1125 Malvern Road and adjacent shopfront at No 1127 have been heavily modified and no longer retain their original recessed entries or shopfront window arrangements. The parapet detailing remains intact and retains its raised nameplate lettering 'Woodmason's Melrose Dairy'. While the building has undergone alterations, these do not diminish the ability to understand and appreciate the place as an example of a 1930s commercial building in the City of Stonnington.

Comparative Analysis

The Woodmason's Melrose Dairy Shops at 1125-1131 Malvern Road & 320 Glenferrie Road is of note as a surviving remnant of a larger dairy complex which was established in the municipality in the mid-nineteenth century and as an intact representative example of a Moderne-style commercial building in the City of Stonnington.

Comparative analysis of dairies in Stonnington

Neighbourhood dairies were an essential urban service in City of Stonnington in the late nineteenth and early twentieth centuries and their numbers increased with the growth of suburban development throughout the

municipality. Legislative changes and the advent of a new Milk Board in 1933 raised standards in dairies, resulting in the de-licensing of about half of Melbourne's dairies. The remaining dairies were forced to make improvements to their facilities. Many were rebuilt or remodelled in the then popular Moderne style.

Within the City of Stonnington, a small number of dairies dating to the interwar period remain to demonstrate this historic theme and examples of these are included in the Heritage Overlay of the Stonnington Planning Scheme as either individual heritage places or as significant or contributory buildings within precincts. These include:

- Former Malvern Dairy, 37-39 Clarence Street, Malvern East (HO421), c1930
- Former Comer Dairy, 5 High Street, Prahran (HO422), 1926
- Former Moama Dairy, 35 Emo Road, Malvern East (graded significant within HO356), c1930s
- Coughlin's Dairy, 105 Wattletree Road, Armadale (graded significant within HO349), c1930s
- Waverley Dairy, Malvern East (graded contributory within HO354), c1930s

The former Malvern and Comer dairies retain both their dairies and associated residences and are of historical significance as rare surviving examples of suburban dairies that were established in the 1930s when tighter controls were placed on the processing and supply of milk. They are also significant as intact representative examples of small suburban dairies dating to the Interwar period.

In a similar manner, the Woodmason's Melrose Dairy Shops are important for their clear association with the once essential dairy service in the City of Stonnington and as the only surviving remnant of the Woodmason's Dairy complex, which operated for a substantial period from as early as the 1860s until well into the twentieth century.

Comparative analysis of Moderne-style commercial buildings in Stonnington

The Woodmason's Melrose Dairy Shops are an intact representative example of a Moderne-style commercial building in the City of Stonnington. A number of Moderne-style commercial buildings are included in the Heritage Overlay of the Stonnington Planning Scheme within heritage precincts as either contributory or individually significant places. Examples of these include:

- Shops, 508 Malvern Road, Prahran (significant within HO124)
- Shops, 109 Wattletree Road, Armadale (significant within HO349)
- Bank, 146-8 Glenferrie Road, Malvern (contributory within HO349)
- Former Moama Dairy, 35 Emo Road, Malvern East (significant within HO356), c1930s
- Coughlin's Dairy, 105 Wattletree Road, Armadale (significant within HO349), c1930s

These properties demonstrate typical characteristics of the Moderne style, including simple geometric forms, strong horizontal compositions, parapeted facades concealing roof forms behind, cantilevered balconies, metal framed windows, and face brick or rendered brick construction.

In a similar manner, Woodmason's Melrose Dairy Shops retains a high degree of integrity to clearly demonstrate the characteristics of a Moderne style commercial building in the City of Stonnington.

Assessment against Criteria

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

Criterion A: Importance to the course or pattern of our cultural or natural history

The Woodmason's Melrose Dairy Shops at 1125-1131 Malvern Road & 320 Glenferrie Road are of historical significance for their clear association with the local dairying industry in Malvern and as the only surviving remnant of Woodmason's Dairy – established by prominent Malvern identity William Woodmason – which operated on the site from as early as the 1860s until well into the twentieth century.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments

Woodmason's Melrose Dairy Shops at 1125-1131 Malvern Road & 320 Glenferrie Road are an intact representative example of a 1930s commercial building in the City of Stonnington. The building displays typical features of the Moderne style, popular in Stonnington and across Victoria more broadly in the interwar period, including a strong horizontal composition with no front setbacks, simple rendered parapet concealing the roof form behind with applied horizontal and vertical mouldings and raised nameplate lettering, and a repetitive shopfront arrangement with recessed entries, pressed metal ceilings, metal-framed shop windows and highlight windows.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

Extent of the Recommended Heritage Overlay

To the extent of the property boundary, as shown in Figure 11 below.



Figure 11. Recommended Extent of Heritage Overlay

References

- Context Pty Ltd, Stonnington Thematic Environmental History, 2006 & 2009 addendum.
- J B Cooper, *The History of Malvern, From its First Settlement to a City*, Melbourne, 1935.
- Landata Victoria (LV), Certificates of Title, as cited
- Landata Victoria, historical aerial photographs.
- Malvern Rate Books.
- Malvern Valuation Field Cards.
- Malvern Historical Society, 'Woodmasons' Melrose Dairy'
<<https://www.mbemalvern.com.au/mhs/woodmasons-melrose-dairy/>>, accessed May 2021.
- Melbourne and Metropolitan Board of Works Detail Plan No. 1774, 1907.
- N Lewis & Associates, *City of Malvern Heritage Study*, 1992.
- Public Records Office Victoria (PROV), Probate and Administration Files for William Woodmason, VPRS 28, PO, unit 643, item 50/792.
- Sands & McDougall Directory.
- Stonnington History Centre (SHC), reference numbers as cited.
- The Age*.
- The Argus*.
- The Herald*.
- The Leader*.
- The North Western Advocate and the Emu Bay Times*
- Victorian Places, 'Malvern' & 'Malvern East', <http://www.victorianplaces.com.au>.
- Weekly Times*.