

Malvern House
5 – 15 Willoby Avenue Glen Iris

Heritage Council Registrations Committee

DECISION OF THE HERITAGE COUNCIL

After considering the Executive Director’s recommendation and submissions received, pursuant to Sections 42(1)(a) and 54 of the *Heritage Act 1995*, the Heritage Council has determined to amend item H0379, Malvern House, in the Victorian Heritage Register.

Andrew May (Chair)
Louise Honman
Lucinda Peterson

Decision Date – 6 July 2018

INTRODUCTION

The Place

- 1 Malvern House at 5-15 Willoby Avenue, Glen Iris ('the Place') is a large Italianate two storey mansion in ornate stuccoed brick with a servants' wing and detached laundry building.
- 2 Malvern House is included in the Victorian Heritage Register (VHR H0379) as an early registration, or 'gazetted' (1975). Only the two-storey mansion, and not the land on which it stands or associated buildings or plantings, was included because the *Historic Buildings Act 1974* restricted gazetted to buildings. The Place as gazetted was transferred to the Victorian Heritage Register ('the Register') with the commencement of the *Heritage Act 1995* ('the Act').

Recommendation of the Executive Director

- 3 On 21 July 2017, the Executive Director recommended that the entry in the Register for the Place (H0517) be amended ('the Recommendation') in accordance with s.54 of the Act by way of:
 - *'Adding land*
 - *Re-formatting the Statement of Significance to meet current practice*
 - *Including permit exemptions (the [original] registration included no permit exemptions)*
- 4 The Executive Director's stated reasons for the proposed amendment were:
'Any development of the land on which Malvern House is located, or which immediately surrounds it, would have the potential to negatively impact the cultural heritage significance of the registered place. It is therefore recommended that the cadastral block – defined as part of Plan of Consolidation 352196 – be included as part of the registration of the place.'

Submission in response to the Recommendation

- 5 One submission from Caulfield Grammar School ('the Owner') pursuant to section 38(1) of the Act was received by the Heritage Council in response to the Recommendation. The Owner did not request that a hearing be held.
- 6 Pursuant to section 41(5) of the Act, a Heritage Council Registrations Committee ('the Committee') was constituted to determine the matter.

ISSUES

- 7 The following section is not intended to be a complete record of submissions that were made to the Committee. It is a summary of what the Committee considers to be the key issues, followed by an explanation of the position the Committee takes on each issue.

Summary of issues raised in relation to the Recommendation

Submissions and evidence

- 8 In response to the Recommendation, the Owner submitted a number of points for the Heritage Council's consideration, in particular expressing concerns in relation to: the reasons given for the addition of land; the proposed inclusion of some landscaped elements in the Description Summary; and, the wording of certain proposed Permit Exemptions.

Discussion and conclusion

- 9 The Committee has considered the Recommendation and the Owner's submissions in relation to it.
- 10 In relation to addition of land the Committee agrees with the Executive Director, with reference to section 27(1)(a) of the Act, and determines that the cultural heritage significance of the Place could be negatively impacted if the subject land were developed without the consideration of heritage impacts through the heritage permit process.
- 11 In relation to reference to elements of the landscape the Committee agrees with the balance of the Description Summary on the basis that description summaries should generally be inclusive of all elements within an extent of registration, and that the Statement of Significance and the assessment against criteria provide the analysis for elements which are of State-level significance. The Committee supports the approach of the Executive Director but determines to insert wording to note that the elements referred to are not of State-level significance (see **Attachment 2**).
- 12 In relation to the proposed Permit Exemptions, the Committee is of the view that there is sufficient scope for replacement materials to be substituted through the heritage permit process and that the word 'generally' should not go before the term 'like for like' as submitted by the Owner in this case. The Committee agrees with the Permit Exemptions as per the Recommendation.
- 13 The Committee determines that the registration of the Place should be amended and as a record of its determination records changes made to material included in the Recommendation document (see **Attachment 2**).

CONCLUSION

- 14 The Committee determines, in accordance with sections 42(1)(a) and 54(1) of the *Heritage Act 1995*, to amend the registration of Malvern House in the Victorian Heritage Register to include additional land (see **Attachment 2**).
- 15 The extent of registration, Permit Exemptions and other registration material take the form detailed and described in **Attachment 2**.
- 16 In response to issues raised in relation to the registration of the Place and the Recommendation, the Committee makes certain amendments which it records by way of endorsement of **Attachment 2**.

ATTACHMENT 1

HERITAGE COUNCIL CRITERIA FOR ASSESSMENT OF PLACES OF CULTURAL HERITAGE SIGNIFICANCE

CRITERION A	Importance to the course, or pattern, of Victoria's cultural history
CRITERION B	Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
CRITERION C	Potential to yield information that will contribute to an understanding of Victoria's cultural history.
CRITERION D	Importance in demonstrating the principal characteristics of a class of cultural places or environments.
CRITERION E	Importance in exhibiting particular aesthetic characteristics.
CRITERION F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
CRITERION 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.
CRITERION H	Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

These were adopted by the Heritage Council at its meeting on 7 August 2008, and replace the previous criteria adopted by the Heritage Council on 6 March 1997.

Recommendation of the Executive Director and assessment of cultural heritage significance under s.32 of the *Heritage Act 1995*

Name	Malvern House
Location	5-15 Willoby Avenue Glen Iris, City of Stonnington
Date Registered	22 October 1975
VHR Number	VHR H0379
VHR Category	Heritage Place
Hermes Number	551



Malvern House, Glen Iris (May, 2017)

EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

To amend the existing registration for VHR H0379 in accordance with s.54 of the *Heritage Act 1995* by:

- Adding land
- Re-formatting the Statement of Significance to meet current practice
- Including permit exemptions (this registration currently has no permit exemptions).

Reasons for the proposed amendment:

The registration of Malvern House, which was gazetted in 1975, requires updating. No land was able to be registered under the *Historic Buildings Act* until 1982. For places added before that time, only the buildings are included in the registration, not the land on which they sit or an appropriate curtilage. Places registered since 1982 include both buildings and land. Early registrations are currently being updated to reflect this change. In this case, the addition of land includes the addition of buildings, trees and landscape elements associated with the cultural heritage significance of the place.

The existing registration documentation is provided at Attachment 1 of this report.



STEVEN AVERY
Executive Director

Recommendation Date: 21 July 2017

CURRENT EXTENT OF REGISTRATION

No. 202A. Malvern House, 5-15 Willoby Avenue, Glen Iris.
[*Victoria Government Gazette* No. 86 22 October 1975 p. 3640].
Number changed to 379
[*Victoria Government Gazette* No.77 18 August 1976 p. 2573].

No extent diagram accompanied^{ds} the 1975 registration.

RECOMMENDED EXTENT OF REGISTRATION

All of the place shown hatched on Diagram 379 encompassing part of Plan of Consolidation 352196.



The extent of registration of Malvern House in the Victorian Heritage Register affects the whole place shown on Diagram 379 including the land, all buildings (interiors and exteriors), trees, landscape elements and other features.

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RATIONALE FOR EXTENT

The proposed extent of registration is the 1.2 hectare (3 acre) cadastral block encompassing part of Plan of Consolidation 352196. This land provides a protective curtilage around Malvern House and a sufficient area to allow it to be understood and managed in its setting.

AERIAL PHOTO OF THE PLACE SHOWING ~~PROPOSED~~ EXTENT OF REGISTRATION



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RECOMMENDATION REASONS

REASONS FOR RECOMMENDING THE INCLUSION OF ADDITIONAL LAND IN THE VICTORIAN HERITAGE REGISTER

Following is the Executive Director's assessment of the place.

The cultural heritage significance of this registered place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed. [Section 27(1)(a)]

The significance of Malvern House has been recognised by its inclusion on the Victorian Heritage Register (VHR H0379). This is an early listing (1975) and only the two-storey mansion and not the land on which it stands or its associated buildings or plantings are included in the registration.

Malvern House is a large mansion (originally named 'Valentines') commissioned by land speculator and later politician John Mark Davies, built during the early stages of the economic crash of the 1890s. As a result, the mansion's construction proceeded in a piecemeal manner through the 1890s, and its originally intended driveways, entrance gates and formal landscaping were never added. In 1923, Valentines was purchased by Malvern Grammar School and opened as its new campus in February 1924. In 1960, Malvern Grammar was incorporated into Caulfield Grammar School and Valentines, renamed 'Malvern House', became its junior school campus. Malvern House remains as the primary school campus of Caulfield Grammar School, with the rooms of the early Mansion providing classroom, teacher and library spaces.

Any development of the land on which Malvern House is located, or which immediately surrounds it, would have the potential to negatively impact the cultural heritage significance of the registered place. It is therefore recommended that the cadastral block – defined as part of Plan of Consolidation 352196 – be included as part of the registration of the place.

PROPOSED STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

WHAT IS SIGNIFICANT?

Malvern House (also known as 'Valentines') is a large Italianate two storey mansion in ornate stuccoed brick with a servants' wing and a detached laundry building.

History Summary

In 1890 John Mark Davies purchased a 10.1 hectare (25 acre) allotment at the north-eastern corner of the intersection of Burke and Wattletree Roads, in what is now Malvern East, from Robert Clark Morgan for £25,000. The architect Thomas Watts designed a 40-room mansion for the site, and in April 1891 called tenders for its construction. Davies named the mansion 'Valentines', the name of his former house off Irving Road in Toorak and also of a substantial property near London which had been owned by his ancestors George and William Finch. By the time construction started, Melbourne's economy was beginning to falter. As a result the mansion's construction proceeded in a piecemeal manner through the 1890s, and its originally intended driveways, entrance gates and formal landscaping were never added. Davies sold the property back to Morgan in 1895, but he and his family continued to occupy the servants' wing of the house on lease from the mortgagees. The mansion building was eventually completed, although Davies himself was never to live in its main wing. In 1911-12 Morgan subdivided most of the mansion's originally large grounds into 65 allotments for separate sale. In 1923, Valentines was purchased by Malvern Grammar School and opened as its new campus in February 1924 with 75 students. Numerous changes have occurred from the 1920s until the present day associated with the school use, including works to the grounds. It is not clear if an undated (but likely c.1924-1930s) landscape plan by Edna Walling was implemented, but the School's oval and tennis court are located in the positions shown on the Walling plan. In 1960, following negotiations begun in the late 1950s, Malvern Grammar was incorporated into Caulfield Grammar School and Valentines (renamed 'Malvern House') became its junior school campus. Malvern House remains as the core of the primary school campus of Caulfield Grammar School, with the rooms of the early mansion providing classroom, teaching and library spaces. Additional stand-alone buildings and landscaping elements have been constructed in separate stages on the site during the twentieth and twenty-first centuries.

Description Summary

Malvern House is a two-storey brick building with applied external decorative render. It is of Italianate style, with decorative elements derived from Classical Revival sources. The two-storey building consists of two adjoining wings. The larger main wing of the building is highly decorated and its 27 rooms are planned symmetrically around a large central ground-floor former Ballroom (now the 'Main Hall') and first-floor Gallery. To this main wing's north is the smaller and less ornate former servants' wing, which incorporates more straightforward detailing. The two wings together comprise Malvern House's principal elevation, facing Harold Avenue to the site's west. The building is roofed by a total of ten separate hipped volumes that are connected by a series of box gutters and arranged around a central lantern above the main wing's former Ballroom and Gallery. A two-room basement area, accessed by an original staircase, is located beneath the rear stairs of the servants' wing. To the north of the servants' wing is a separate single-storey former laundry building – now used as changing rooms – of painted face brick with a slate roof. The current landscaping and layout of the grounds appear to relate to the school use of the site. In addition to the School's oval and tennis court the grounds include shrub planting, trees and lawn areas to the mansion's east. Two large oaks – a *Quercus canariensis* and *Quercus ~~Robur-robur~~* – along the south side of Malvern House's east entrance path, and which likely date from around 1900, may be those depicted on the Walling landscape plan and are significant as long-standing elements on the site. Outside the main wing, there are garden bed areas to the north and south sides of the east entry steps. There are three River Red Gum (*Eucalyptus camaldulensis*) stumps along the west (Harold Avenue) boundary which are the remnants of trees which likely pre-date the construction of Malvern House. There is also a single River Red Gum tree at that boundary which appears to

date from the mid-1980s. The three River Red Gum stumps and the single River Red Gum which appears to date to the 1980s are not elements of state-level cultural heritage significance.

Traditional owners/Registered Aboriginal Parties

Malvern House is located on the traditional lands of the Boon Wurrung (Bunurong) people. There is no Registered Aboriginal Party for this area.

HOW IS IT SIGNIFICANT?

Malvern House satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

WHY IS IT SIGNIFICANT?

Malvern House is historically significant as a monument to the extravagance of Melbourne's land boom of the 1880s and early 1890s. Commissioned in 1891 by solicitor, land speculator and later politician John Mark Davies (1840-1919), it was designed by English-born architect Thomas Watts (1827-1915) and originally named Valentines. Davies made his fortune in land speculation and Malvern House was one of the largest of the boom period mansions constructed in Melbourne, and is comparable to the scale of the mansion Stonington [VHR H1608] in Glenferrie Road, Malvern – built 1890, and used as Victoria's vice regal residence between 1901 and 1931. Malvern House became a symbol of the financial crash during the 1890s as Davies was brought to the brink of bankruptcy and he and his family lived in the servants' wing of the partially completed mansion for some time. [Criterion A]

Malvern House is architecturally significant as an unusually grand Italianate mansion which demonstrates the extravagance in mansion building at the height of Melbourne's land boom of the 1880s and early 1890s. Its most striking features are its impressive scale, austere Italianate expression, towering, top-lit ballroom and elaborate interiors. While it is a late and somewhat unremarkable example of the Italianate mode, it is distinguished by its size and forms a landmark within Melbourne's inner eastern 'mansion belt'. The place is a fine example of the work of the long-established architect Thomas Watts, whose works include the pioneering Italianate design for Bontharambo [VHR H0359] in Wangaratta. While mansions are reasonably common in Melbourne's inner east they rarely survive on the scale found at Malvern House. [Criterion D]

Malvern House is historically significant for its associations with English-born solicitor, land speculator and politician John Mark Davies (1840-1919). Davies played a prominent role in public life in Melbourne and gained substantial personal wealth as a speculator in Melbourne's land boom of the 1880-90s. The 1890s economic crash interrupted his career, bringing him to the brink of bankruptcy and embroiling him in financial scandals. Davies rebuilt his career and served in the Victorian Legislative Council, becoming Victoria's Attorney-General in the early 1900s. He was made a Knight Commander of the Order of St Michael and St George (KCMG) in 1918 and was given a state funeral in 1919. [Criterion H]

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PROPOSED PERMIT POLICY

Preamble

The purpose of the Permit Policy is to assist when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

The extent of registration of Malvern House in the Victorian Heritage Register affects the whole place shown on Diagram 379 including the land, all buildings, trees, landscape elements and other features. Under the *Heritage Act 1995* a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a **permit exemption** is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.42 of the Heritage Act) or after registration (under s.66 of the Heritage Act).

It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

Conservation Management Plan

A Conservation Management Plan (CMP) for ‘Valentines’ (Malvern House) was completed in 2016 by Lovell Chen Architects & Heritage Consultants for Hayball Architects on behalf of the owners of the place, the Caulfield Grammar School. This CMP should be read in conjunction with Lovell Chen’s separate 2015 *Conditions Assessment & Recommendations Report, Malvern House*. The 2016 CMP addresses the former mansion’s main wing, the attached servants’ wing and the adjacent separate former laundry building – but does not include a detailed assessment or analysis of landscape or later buildings and elements at 5-15 Willoby Avenue, Glen Iris. A detailed analysis of these elements should be conducted to provide a broader and more encompassing review of heritage assets on the site and to ensure that other elements of heritage significance are formally identified, and the CMP should be updated based on this analysis and assessment.

Aboriginal cultural heritage

If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the *Aboriginal Heritage Act 2006*.

Other approvals

Please be aware that approval from other authorities (such as local government) may be required to undertake works.

Archaeology

This place has the potential to contain historical archaeological deposits. If any historical archaeological remains are discovered or exposed at any time, it is necessary to immediately contact Heritage Victoria.

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Cultural heritage significance

Overview of significance

The cultural heritage significance of Malvern House lies in the physical fabric of the place, particularly the architectural elements of and within the Main Wing, Former Servants' Wing and the Former Laundry Wing. The additional standalone buildings and sitescaping elements that have been constructed in separate stages on the site during the twentieth and twenty-first centuries are of no cultural heritage significance.

- a) All of the buildings and features listed here are of **primary cultural heritage significance** in the context of the place. The buildings and features of cultural heritage significance are shown in **red** on the diagram. A permit is required for most works or alterations. See Permit Exemptions section for specific permit exempt activities:
- The Main Wing;
 - The Former Servants' Wing; and
 - The Former Laundry building.
- b) The following buildings and features are of **no cultural heritage significance**. These are shown in **yellow** on the diagram. Specific permit exemptions are provided for these items:
- The small twentieth-century addition to the east side of the Former Laundry building.
 - The demountable building to the immediate west of the Former Servants' Wing; and
 - All of the other twentieth and twenty-first century buildings and structures on the site.



Malvern House

Permit Policy & Exemptions Diagram: Cultural Heritage Significance.

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~~PROPOSED~~ PERMIT EXEMPTIONS (UNDER SECTION 42 OF THE HERITAGE ACT)

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66 of the Heritage Act)

General Condition 1

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

SPECIFIC PERMIT EXEMPTIONS

Landscape Exemptions:

- The process of gardening, including mowing, hedge clipping, bedding displays, disease and weed control, and maintenance to care for existing plants.
- Subsurface works involving the installation, removal or replacement of watering and drainage systems or services outside the tree protection zone of trees in accordance with AS4970.
- Works associated with the management of possums and vermin.
- Removal, or maintenance and repair of all recreational infrastructure including but not limited to the tennis courts, oval infrastructure, running track, play equipment.
- Removal, or maintenance and repair of existing paving and other hard landscaping elements, like for like.
- Removal, or maintenance, repair and replacement of existing fences and gates, like for like.

Specific Exemptions:

Mansion Main Wing and attached Former Servants' Wing, Laundry (Primary Significance)

Exteriors

- Repairs and maintenance which replace like with like.
- Demolition and removal of non-original additions such as the addition on the eastern side of the former laundry and the porch and fire escape additions to the main wing of the Mansion.
- Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.

- Installation or repair of damp-proofing by either injection method or grouted pocket method.
- Painting of previously painted surfaces provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Interiors

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping by non-abrasive methods.
- Installation, removal or replacement of carpets and/or flexible floor coverings, curtain track, rods, blinds and other window dressings, hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- Refurbishment of bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings, kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ.
- Installation, removal or replacement of bulk insulation in the roof space.
- Installation, removal or replacement of smoke detectors.
- All internal works to the former laundry providing these do not affect the external presentation of the building.

All other buildings (No Significance)

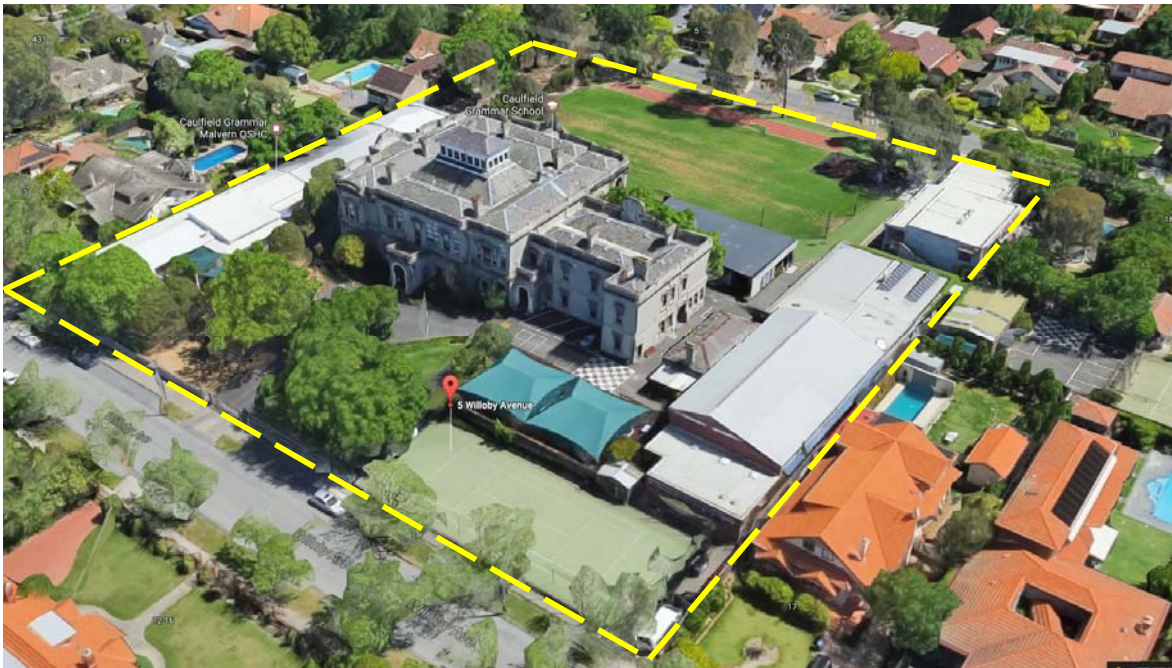
Exteriors

- Repairs and maintenance which replace like with like.
- Demolition and removal of buildings and elements.
- Alteration of buildings, within the existing footprints and envelopes of those buildings.
- Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae and aerials.
- Installation or repair of damp-proofing by either injection method or grouted pocket method.
- Painting of previously painted surfaces.

Interiors

- All works.

IMAGES



Malvern Campus of the Caulfield Grammar School from the north-east, with the extent of proposed Registration highlighted. (2017: Google streetview)



Malvern House from north-west – servants' wing on left is obscured by new demountable building, with main wing on right. Lantern roof and walls are visible above main wing's parapet. (2017)

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Malvern House main wing from south-west. (2017)



The former laundry building, now used as student changing rooms. (2017)

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(L) Malvern House servants' wing from north-west; (R) Shrub planting within garden bed area to the north side of the main wing's east entry steps. (2017)



Shrub planting within garden bed area to south side of east entry steps. (2017)

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c.1900 *Quercus canariensis* (L) and *Quercus robur* (R) to the south side of the School's east (Willoby Avenue) entrance path. (2017)

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Ground-floor Main Hall and main stairs with first-floor Gallery above.
Source: *CMP* 2016, Lovell Chen



First-floor Gallery.
Source: *CMP* 2016, Lovell Chen

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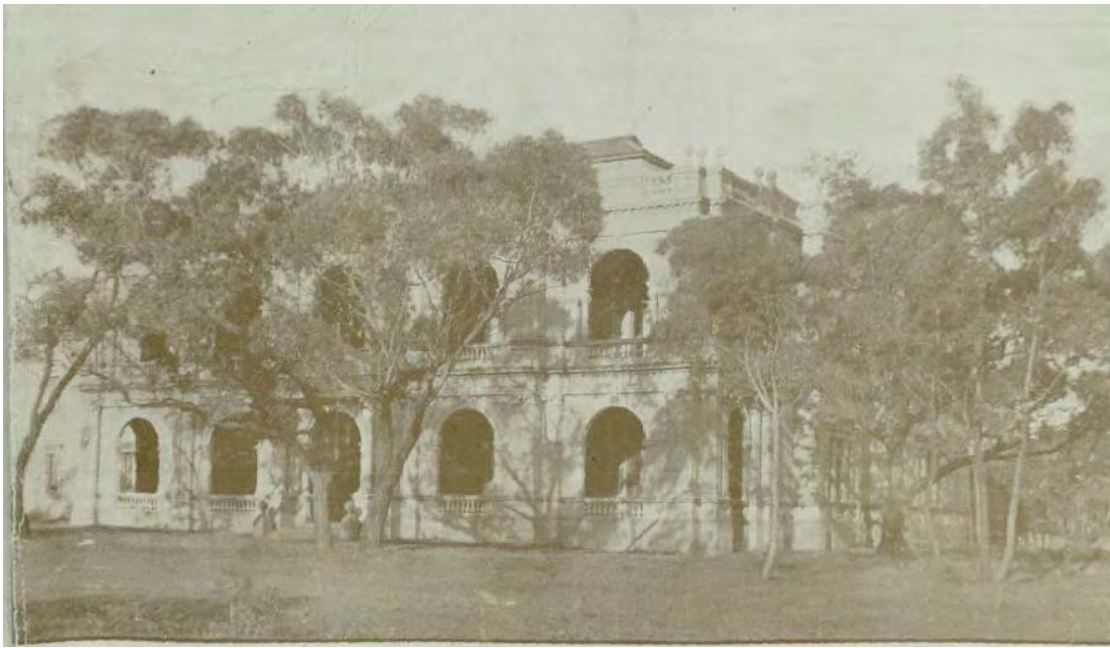


First-floor – (L) Library South, looking east; (R) Gallery with lantern above, looking south-east. (2017)



Lantern ceiling, windows and walls. (2017)

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1913: Photograph from south-west of Valentines mansion in advertising material for its auction.
Source: State Library of Victoria (via *CMP* 2016, Lovell Chen)



c.1924: Entrance to main school building from Willoby Avenue. *Quercus canariensis* is visible at left.
Source: Public Buildings File 746, VPRS 7882/P1/155, Public Record Office Victoria (via *CMP*, Lovell Chen)

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c.1930: Malvern Grammar students in the Main Hall.
Source: Stonnington History Centre (via *CMP* 2016, Lovell Chen)

KEY REFERENCES USED TO PREPARE ASSESSMENT

Bryce Raworth Pty Ltd in association with Di Foster, *Dorrington Avenue Proposed Conservation Area* report, October 1997.

Lovell Chen, *Conservation Management Plan: Valentines*, May 2016.

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