
INNISFAIL



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Location

25-27 Outlook Drive EAGLEMONT, Banyule City

Municipality

BANYULE CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO2

Heritage Listing

Banyule City

Statement of Significance

Last updated on - October 9, 2005

Innisfail is a good example of an American influenced bungalow style in the municipality, notable for its large scale and enhanced by its elevated site and original garden setting. The garden is of local interest for its typical inter-War period style, and its level of intactness. It is also significant as it reflects the original design intent of Walter Burley Griffin for the gardens and broader landscape within the Mount Eagle Estate.

Heritage Study/Consultant	Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Hermes Number	31395
Property Number	

Historical Australian Themes

Ivanhoe and Heidelberg emerged as affluent residential areas during the inter-War period. 25-27 Outlook Drive is one of the many houses erected in the area at this time.

Usage/Former Usage

Residence (Original and Current)

Physical Conditions

Good

Physical Description 1

BUILDINGS: Innisfail is a large, asymmetrically planned attic-style bungalow, constructed of rendered brickwork and with broad terracotta tiled roofs with exposed rafter ends. The house has a two-storey porte-cochère, with a sleepout balcony above, now glazed. Windows are double-hung sashes with bracketed sills. **LANDSCAPE:** The garden is typical of the area, and features a substantial rock wall on the street frontage, and a number of low stone retaining walls within the garden. The driveway forms a semi-circular approach to the house and enters the street at the west and east extents of the boundary. Each entrance is defined by a substantial rendered pergola, in the same material as the house. A central white pergola within the garden, and a prominent rock wall appear to be more modern additions. The garden features a number of mature specimens, including Tulip Tree (*Liriodendron tulipifera*), Lillypilly (*Acmena smithii*), and an Italian Cypress (*Cupressus sempervirens*) to the rear of the property. Other plants include a large Flowering Cherry (*Prunus CV*) and a large *Viburnum* sp. The vegetation at the front of the property cascades over the footpath, which blurs the line between street frontages and property lines, and was an original design intent for the Griffin estate.

Intactness

Good

Physical Description 2

Lot 1, Mount Eagle Estate

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/>