

# Council Meeting

to be held at the Civic Centre, Civic Drive, Greensborough  
on Tuesday 29 June 2021 commencing at 7:00pm.

## Attachments

**Carl Cowie**  
**Chief Executive Officer**

Thursday 24 June 2021

Distribution: Public

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## Nillumbik Shire Council

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## Council Meeting

held at the Civic Centre, Civic Drive, Greensborough  
on Tuesday 25 May 2021 commenced at 7:00pm.

### Minutes

**Carl Cowie**  
**Chief Executive Officer**

Friday 28 May 2021

Distribution: Public

Civic Drive, Greensborough  
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**Council Meeting Minutes**

**25 May 2021**

**Nillumbik Shire Council**

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**Council Meeting Minutes**

**25 May 2021**

**Nillumbik Shire Council**

**Minutes of the Meeting of Nillumbik Shire Council held Tuesday 25 May 2021.  
The meeting commenced at 7.00pm.**

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**Councillors present:**

Cr Richard Stockman	Blue Lake Ward
Cr Karen Egan	Bunjil Ward
Cr Peter Perkins	Ellis Ward ( <b>Mayor</b> )
Cr Ben Ramcharan	Sugarloaf Ward
Cr Frances Eyre	Swipers Gully Ward ( <b>Deputy Mayor</b> )
Cr Geoff Paine	Wingrove Ward

**Officers in attendance:**

Carl Cowie	Chief Executive Officer
Blaga Naumoski	Executive Manager Governance, Communications and Engagement
Katia Croce	Governance Lead

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**1. Welcome by the Mayor**

**2. Acknowledgement of Country**

Acknowledgement of Country was read by the Mayor, Cr Peter Perkins.

Nillumbik Shire Council acknowledges the Wurundjeri Woi Wurrung people who are the Traditional Custodians of this Land. We would also like to pay respect to the Elders both past and present and extend that respect to other First Nations people present.

**3. Good Governance Pledge**

The Good Governance Pledge was ready by Cr Richard Stockman.

**4. Prayer**

A prayer was read by Fr. Steven Rigo, Parish Priest, Sacred Heart Parish, Diamond Creek; St Mary's Parish, Greensborough; St Thomas Parish, North Greensborough.

**5. Presentations**

Nil

**Council Meeting Minutes**

**25 May 2021**

**6. Confirmation of minutes**

Confirmation of minutes of the Council Meeting and Confidential Council Meeting held on Tuesday 27 April 2021.

**Council Resolution**

**MOVED: Cr Geoff Paine**  
**SECONDED: Cr Frances Eyre**

**That Council:**

1. Confirms the minutes of the Council Meeting and Confidential Council Meeting held on Tuesday 27 April 2021 (**Attachment 1** and **Attachment 2**).
2. Resolves that the Confidential Council Meeting minutes (**Attachment 2**) remains confidential in accordance with section 3(1) of the *Local Government Act 2020*.

**CARRIED UNANIMOUSLY**

**7. Apologies**

An apology was received from Cr Natalie Duffy.

**Council Resolution**

**MOVED: Cr Karen Egan**  
**SECONDED: Cr Ben Ramcharan**

**That** Cr Natalie Duffy's apology be noted.

**CARRIED UNANIMOUSLY**

**8. Disclosure of conflicts of interest**

Mayor Cr Peter Perkins disclosed a general conflict of interest in CM.078/21 – Contract 2021 – 059 – Essential Safety Measures and Auditing – Council Facilities because he is employed by the parent company of one of the tenderers.

**9. Petitions**

Nil

**Council Meeting Minutes**

**25 May 2021**

**10. Questions from the gallery**

**Gila Schnapp** asked the following questions:

**Question 1**

Why was there not a separate engagement process whereby the new Municipal Planning Strategy was exhibited and submissions called for?

**Response 1**

The new Municipal Planning Strategy (MPS) will be prepared with alignment to a community engagement program that will be undertaken later this year.

**Question 2**

Can the public be heard on this new Strategy prior to its adoption in June 2021?

**Response 2**

Early community engagement on the MPS has been integrated with the 'Our People Our Place Our Future' work. Outcomes of the OPOPOF survey report along with the outcomes of the survey for the Climate Action Plan will form the basis for the draft that will be subject to consultation to be undertaken in August – October 2021.

A proposed amendment to Planning Scheme to implement a new MPS is anticipated in late 2021 / early 2022 where the amendment would be subject to full exhibition and notification (re-consultation).

**Esther Caspi** asked the following questions:

**Question 1**

In the draft revenue and rating plan currently on exhibition for submissions (due 30th May), there is the definition 'other land' under differential rates (p.4). 'Other land' however is not included in the proposed rating system- Type or class of land Rate in the dollar (p.5). Does Council have another agenda for this land, which I understand is all unoccupied, vacant land in all rural and conservation zones?

**Response 1**

No Esther, Council does not have another agenda for this land, the differential rating structure is as per the draft budget document.

**Question 2**

As the adoption of the new Community Engagement Policy coincided with 'Our People, Our Place, Our Future' could there please be further public consultation to inform and modify both the Council Plan and the new Municipal Planning Strategy prior to both drafts being exhibited, which I understand the MPS is replacing Nillumbik's current Municipal Strategic Statement MSS which refers to Nillumbik Council's Local planning scheme?

**Response 2**

Early community engagement on the MPS was integrated with the 'Our People Our Place Our Future' work. Outcomes of the OPOPOF survey report along with the outcomes of the survey for the Climate Action Plan will form the basis for the draft that will be subject to consultation to be undertaken in August – October 2021. No additional consultation is proposed to be undertaken between the recently completed Our People, Our Place, Our Future engagement, the Climate Action Plan engagement and the draft MPS.

A proposed amendment to Planning Scheme to implement a new MPS is anticipated in late 2021 / early 2022 where the amendment would be subject to full exhibition and notification (re-consultation), providing an additional round of consultation to the aforementioned engagement being undertaken to inform the amendment.

**Council Meeting Minutes**

**25 May 2021**

**11. Reports of Advisory Committees**

**AC.005/21 Advisory Committee Report - 25 May 2021**

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**Distribution:** Public

**Manager:** Blaga Naumoski, Executive Manager Governance, Communications and Engagement

**Author:** Janet Taylor, Governance Officer

**Summary**

Council has a range of Advisory Committees which provide a formal mechanism for Council to consult with key stakeholders, seek specialist advice and enable community participation. Although they do not make any formal decisions, they provide valuable advice to Council.

In accordance with Advisory Committee Terms of Reference, the following minutes of Advisory Committee meetings are attached (**Attachment 1**) and presented to Council for noting:

1. Environment & Sustainability Advisory Committee Meeting held 17 February 2021;
2. Health and Wellbeing Advisory Committee Meeting held 8 April 2021; and
3. Youth Council Advisory Committee Meeting held 12 April 2021.

<b>Council Resolution</b>
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**MOVED:** Cr Ben Ramcharan

**SECONDED:** Cr Geoff Paine

**That** the minutes of the Advisory Committee meetings be noted (**Attachment 1**).

**CARRIED UNANIMOUSLY**



**Council Meeting Minutes**

**25 May 2021**

**12. Reports of Special Committees**

Nil

**AC.006/21      Confirmation of Minutes of Council Meeting held 27 May 2021**  
**Attachment 1.   Minutes of Council Meeting held 25 May 2021**

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.068/21 Our People Our Place Our Future Summary Report - Integrated Community Engagement**

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**Distribution: Public**

**Manager: Jeremy Livingston, Executive Manager Business Transformation and Performance**

**Author: Yasmin Green, Strategy and Policy Advisor  
Nichole Johnson, Manager Community Partnerships**

**Summary**

The *Local Government Act 2020* (the Act) requires councils to develop an integrated longer-term approach to strategic planning organised around a community vision. Other legislated documents under this framework include a Council Plan, Municipal Public Health and Wellbeing Plan, Municipal Planning Strategy, Financial Plan and Asset Plan.

In February 2021, Council endorsed an integrated community engagement program under the banner of 'Our People, Our Place, Our Future' to help inform the development of these documents. The engagement program commenced on 15 February 2021 and concluded on 28 March 2021.

During the program, Council engaged with over 2,000 participants through community engagement activities including community pop-ups, surveys, community workshops, forums and children's activities. A summary of engagement activities and key engagement findings is provided in the Summary Report (**Attachment 1**).

While participant responses to 'Our People, Our Place, Our Future' were wide and varied, what was very strongly reinforced through this engagement was that our community wants our Shire to be a place where:

- Equity, inclusion and participation is championed
- Mental and physical wellbeing is supported
- Liveability is prioritised
- The environment, including the Green Wedge, is valued, admired and protected
- Actions to mitigate the effects of climate change are undertaken
- Risk and emergency management underpins Council's practices.

The Summary Report will now be made available on Council's website and communicated through social media channels. Survey participants who provided contact details will be advised directly of how and where to access this report.

Further analysis of the engagement data and subsequent engagement phases will be delivered over the coming months in line with the following legislated strategic planning requirements for the Community Vision, Council Plan, Municipal Public Health and Wellbeing Plan, Municipal Planning Strategy and Financial Plan (all of which have to be adopted by Council before 31 October 2021).

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.068/21 Our People Our Place Our Future Summary Report - Integrated  
Community Engagement**

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<b>Council Resolution</b>
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**MOVED: Cr Geoff Paine**

**SECONDED: Cr Ben Ramcharan**

**That Council:**

1. Receives and notes the results of the Our People, Our Place, Our Future Summary Report (**Attachment 1**).
2. Makes the Summary Report available to the public on Council's website and promotes access to the Summary Report via social media channels.
3. Requests that officers thank participants who have provided contact details and advise them where to access the Summary Report.
4. Notes that further analysis of the engagement data will be used over the coming months to develop the Community Vision, Council Plan, Financial Plan, Municipal Public Health and Wellbeing Plan and Municipal Planning Strategy in accordance with individual document requirements required by legislation.

**CARRIED UNANIMOUSLY**

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.069/21 Final Draft Yarra Strategic Plan for Endorsement**

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**Distribution: Public**

**Manager: Rosa Zouzoulas, Executive Manager Planning and Community Safety**

**Author: Leigh Northwood, Strategic Planning Lead**

**Summary**

The purpose of this report is to present the final draft of the Yarra Strategic Plan (YSP) for Councillors consideration of endorsement at the request of Melbourne Water (**Attachment 1**). The final report will be subject to a list of edits detailed in (**Attachment 2**).

Before the YSP can be approved by the Minister for Water it must be endorsed by each of the responsible public entities listed in the *Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017* (the Act) which includes (among others) Nillumbik Shire. Each agency or authority endorsing the YSP is required to:

- a. agree in principle with the objectives and actions outlined in the YSP ;
- b. commit that it will not act inconsistently with the directions outlined in Part 2 of the YSP, the land use framework;
- c. have regard to the protection principles of the Act and the YSP when performing its own work and decisions that affect Yarra River land;
- d. commit to collaborate in delivering the YSP's actions and priority projects where they relate to their remit and function and where resourcing is available;
- e. contribute to rolling implementation plans and may apply the YSP's decision-making framework to projects that may impact Yarra River land;
- f. agree to submit implementation reports to the lead agency to inform an annual report to the Birrarung Council, which will be tabled in parliament.

The YSP will come into operation after its approval by the Minister for Water. The 15 state and local government authorities involved in co-designing the YSP, in partnership with recognised Traditional Owners, will continue to collaborate and work together for implementation.

Implementation of the land use framework will be multi-staged and occur iteratively across the 10-year life of the YSP, beginning with an initial planning scheme amendment. Where implementation of land use framework directions require additional strategic work to be undertaken, further planning scheme amendments will be progressed once relevant strategic and technical work is complete.

**Council Resolution**

**MOVED: Cr Ben Ramcharan**

**SECONDED: Cr Frances Eyre**

**That** Council adopts the Yarra Strategic Plan (**Attachment 1**) subject to the edits identified by Melbourne Water in (**Attachment 2**).

**CARRIED UNANIMOUSLY**

**AC.006/21      Confirmation of Minutes of Council Meeting held 27 May 2021**  
**Attachment 1.   Minutes of Council Meeting held 25 May 2021**

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.070/21 Adoption of Budget 2021-2022, declaration of Rates and Charges**

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**Distribution: Public**

**Manager: Vince Lombardi, Chief Financial Officer**

**Author: Robert Malignaggi, Business Services Lead  
Melika Sukunda, Finance Manager**

**Summary**

This report recommends that Council formally adopts the Budget and declare the rates and charges for the 2021-2022 Financial Year.

Council commenced preparation of the 2021-2022 Budget in late 2020 in order that it could then be exhibited for public consultation, and adopted prior to 30 June 2021.

The draft Budget was exhibited and the community invited to comment on it. Written submissions were received and considered by a meeting of the Planning and Consultation Committee on 11 May 2021. A separate report from the Committee to Council regarding the submissions was included in that agenda.

**Rates and charges for 2021-2022**

The 2021-2022 Budget has been prepared in compliance with the rate capping legislation introduced by the Victorian Government.

The draft Budget proposes a 1.50 percent increase in rates per property, the maximum allowable set by the Minister under the Fair Go Rates System.

**Capital Works**

The Budget proposes a number of significant capital works projects that have been identified through planning and community consultation.

A full list of capital works projects is included in the draft Budget document (**Attachment 2**).

**Policy, planning and services initiatives**

In addition to capital works, the Budget also includes resources for a range of initiatives regarding policy, planning and services.

**Strategic Resource Plan**

As part of the budget process, the Strategic Resource Plan has also been reviewed and updated. Council adopts the Strategic Resource Plan in conjunction with the budget by 30 June each year.

The Strategic Resource Plan shows that Council can maintain a balanced Budget within the rate cap, provided that the assumptions in the Plan are met.

Council Meeting Minutes

25 May 2021

13. Officers' reports

CM.070/21 Adoption of Budget 2021-2022, declaration of Rates and Charges

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**Council Resolution**

**MOVED:** Cr Geoff Paine

**SECONDED:** Cr Karen Egan

That Council:

1. Having considered the submissions received, adopts the proposed 2021-2022 Budget (**Attachment 2**).
2. The Chief Executive Officer be authorised to give public notice of the decision to adopt the Budget, and to submit a copy of the adopted Budget to the Minister for Local Government.
3. The amount of rates and charges intended to be raised are:
  - a) an amount of \$69.499 million (or such greater amount as is lawfully levied as a consequence of this recommendation being adopted) be declared as the amount which Council intends to raise by general rates and annual service charge (described later in this recommendation). The amount declared is calculated as follows:

General Rates	\$58,780,166
Annual Service Charge	\$10,719,059
4. General Rates
  - a) That general rates be declared in respect of the 2021-2022 Financial Year.
  - b) It be further declared that the general rates be raised by the application of differential rates.
  - c) A differential rate be respectively declared for rateable land having the respective characteristics specified below, which characteristics will form the criteria for each differential rate so declared.
    - I. Farm Land  
Any land which is 'farm land' within the meaning of section 2(1) of the *Valuation of Land Act 1960*.
    - II. Commercial/Industrial Land  
Any land which is used or adapted to be used primarily for commercial or industrial purposes.
    - III. Vacant Land – General Residential / Activity Centre Zone / Neighbourhood Residential Zone and Specified Low Density Residential Zones.  
Any land located in a General Residential / Activity Centre Zone / Neighbourhood Residential Zone, or in the Low Density Residential Zone (LDRZ) to which DPO4 applies, on which no habitable dwelling is erected.



**Council Meeting Minutes**

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**13. Officers' reports**

**CM.070/21 Adoption of Budget 2021-2022, declaration of Rates and Charges**

IV. Other Land

Any land which is not:

- Farm Land
- Commercial/Industrial Land or
- Vacant Land – General Residential / Activity Centre Zone / Neighbourhood Residential Zone and Specified Low Density Residential Zones.

- d) The quantum of rates payable in respect of each rateable land will be determined by multiplying the Capital Improved Value of such land (categorised by the characteristics described in paragraph 4(c) above) by the relevant rates indicated in the following table:

Category	Rate in Dollar
Farm Land	0.002310 (or 0.2310 cents in the dollar of Capital Improved Value)
Commercial / Industrial Land	0.003153 (or 0.3153 cents in the dollar of Capital Improved Value)
Vacant land – General Residential / Activity Centre Zone / Neighbourhood Residential Zone and Specified Low Density Residential Zones	0.004031 (or 0.4031 cents in the dollar of Capital Improved Value)
General Rate / Other Land	0.002718 (or 0.2718 cents in the dollar of Capital Improved Value)

- e) It be recorded that Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions, and that the:
- I. respective objectives, uses and levels of each differential rate be those specified in Schedule A – Rating Strategy (**Attachment 1**).
  - II. respective types or classes of land which are subject to each differential rate be those defined in part 4(d) above.
- f) It be confirmed that no amount is fixed as the minimum amount payable by way of general rate in respect of each rateable land within the municipal district.
- g) In accordance with section 4(4) of the *Cultural and Recreational Lands Act 1963*, the amount of rates payable in respect of each of the rateable lands to which that Act applies be determined by multiplying the Capital Improved Value of that rateable land by 0.001060 (or 0.1060 cents in the dollar of Capital Improved Value).

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.070/21 Adoption of Budget 2021-2022, declaration of Rates and Charges**

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**5. Annual Service Charge**

- a) An annual service charge be declared in respect of the 2021-2022 Financial Year.
- b) The annual service charge be declared for the collection and disposal of residential refuse and other waste.
- c) Except in the case of elderly persons units, the amount of the annual service charge so declared is dependent upon the option chosen by the owner of the land. The options are:

Option 1: \$477.73 per service in respect of the following three bins:

- 120 litre green waste bin
- 240 litre recycling bin
- 120 litre landfill bin.

Option 2: \$382.18 per service in respect of the following three bins:

- 120 litre green waste bin
- 240 litre recycling bin
- 80 litre landfill bin.

Option 3: \$668.82 per service in respect of the following four bins:

- 120 litre green waste bin
- 240 litre recycling bin
- 2 x 120 litre landfill bins.

Option 4: \$525.50 per service in respect of the following four bins:

- 120 litre green waste bin
- 240 litre recycling bin
- 140 litre landfill bin.

Option 5: \$859.91 per service in respect of the following four bins:

- 120 litre green waste bin
- 240 litre recycling bin
- 120 litre landfill bin – weekly collection.

- d) The amount of the annual service charge so declared in respect of elderly persons units, being units occupied by elderly persons or persons with a disability where the applicable form of declaration has been received by Council, is \$119.43.
- e) For each rateable land or non-rateable land in respect of which an annual service charge may be levied, the annual service charge will apply irrespective of whether the owner or occupier of the land avails himself, herself or itself of the service.

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**13. Officers' reports**

**CM.070/21 Adoption of Budget 2021-2022, declaration of Rates and Charges**

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- f) The annual service charge is not declared in respect of, and is not be levied on, any land on which no habitable dwelling is erected.
- 6. Rebates – Sustainable Agricultural Land
  - a) It be recorded that subject to paragraph 4(c) of this recommendation, Council may grant a rebate to each owner (or, where applicable, occupier) of land which:
    - i) is not less than 30 hectares in area.
    - ii) is otherwise 'farm land' under section 2(1) of the *Valuation of Land Act 1960*.
  - b) The rebate be granted to:
    - i) assist the proper development of the municipal district.
    - ii) preserve places within the municipal district which are of environmental interest.
    - iii) restore or maintain places of environmental importance within the municipal district.
    - iv) more generally achieve the objectives outlined in the Sustainable Agricultural Rebate (SAR) Guidelines.
  - c) The grant of the rebate be:
    - i) subject to the criteria detailed in the SAR Guidelines.
    - ii) set at a level based on the following two components:
      - Component A - a single fixed amount of \$100 per eligible property (or per single aggregate of 'continuous' properties, as defined in section 13 DC (6) of the *Valuation of Land Act 1960*).
      - Component B - \$15 per hectare of 'productive agricultural land' across each eligible property. The area of productive agricultural land is calculated for each property by subtracting the apparent area of bushland and domestic use from the total property area. Landowners will be given a single opportunity to challenge this area calculation, after which that figure will be set and documented within the relevant Property Management Plan. Any future change in bushland area will not change the set figure for productive agricultural land.
    - iii) subject to development of an approved Property Management Plan (PMP) for each eligible property. The development of a PMP will replace the need for an annual SAR application form, yet each Plan must satisfy the following conditions:
      - PMP Condition A - The PMP must be submitted for approval to the Environment Department of Council. The approval date for each ratified PMP will be noted and a copy of the document will be retained for Council records.

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**13. Officers' reports**

**CM.070/21 Adoption of Budget 2021-2022, declaration of Rates and Charges**

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- PMP Condition B - A separate PMP will be required for each property or aggregate of properties where the owner receives the \$100 fixed payment component of the SAR.
- PMP Condition C - Landowners who have previously received the SAR must return their PMP by the date indicated in correspondence that has been sent to the recipient (further detail regarding this point can be obtained from the Sustainability and Environment Unit of Council).
- PMP Condition D - All SAR applicants who have not previously received the SAR will require an approved PMP prior to being eligible for the rebate.
- PMP Condition E - All PMPs will need to be revised by the owner and submitted for re-approval every four years (approximately). Council's Environment Team will notify landholders when PMP revision is required and will allow ample time and assistance to facilitate this process.

**7. Payment:**

- a) In accordance with section 167 of the *Local Government Act 1989*, Council determines that rates and charges may be paid by four equal quarterly instalments due on:

30 September 2021

30 November 2021

28 February 2022

31 May 2022.

**8. Consequential further actions:**

- a) The Manager Finance be authorised to levy and recover the general rates and annual service charge in accordance with the *Local Government Act 1989*.
- b) Pursuant to section 172(1) of the *Local Government Act 1989*, Council records that it will require the payment of interest on any amounts of rates and charges which have not been paid by the date specified under section 167 of the said Act for their payment.

9. Council writes to all those who have made a submission on the 2021-2022 Budget, thanking them for their input and advising them of Council's decision and reasons for the decision.

**CARRIED UNANIMOUSLY**

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.071/21 Audit and Risk Committee Meeting May 2021**

---

**Distribution: Public**

**Manager: Vince Lombardi, Chief Financial Officer**

**Author: Melika Sukunda, Finance Manager**

**Summary**

In accordance with section 53 of the *Local Government Act 2020* and good governance principles, councils must have an Audit and Risk Committee.

As resolved at the 23 June 2020 Ordinary Council Meeting, the minutes of an Audit and Risk Committee meeting are to be reported and presented to a subsequent Council Meeting.

The Audit and Risk Committee met on 12 May 2021. The minutes for the meeting are shown in **Attachment 1**.

<b>Council Resolution</b>
---------------------------

**MOVED: Cr Frances Eyre**

**SECONDED: Cr Ben Ramcharan**

**That** Council notes the minutes of the Audit and Risk Committee meeting held on 12 May 2021 **Attachment 1**.

**CARRIED UNANIMOUSLY**

**AC.006/21      Confirmation of Minutes of Council Meeting held 27 May 2021**  
**Attachment 1.   Minutes of Council Meeting held 25 May 2021**

Council Meeting Minutes

25 May 2021

13. Officers' reports

CM.072/21 Quarterly Risk and Safety Report - March 2021

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**Distribution:** Public

**Manager:** Jeremy Livingston, Executive Manager Business Transformation and Performance

**Author:** Craig Commene, Risk and Safety Lead

**Summary**

This report provides a summary of Council's Risk and Safety Report for the quarter ending March 2021.

The report is presented in accordance with the Local Government Performance Reporting Framework (LGPRF). This reporting framework requires the presentation of a report to Council at least every six months, detailing the strategic risks, operational risks, the consequences and likelihood of occurrence, and risk mitigation strategies.

Risk and Safety reporting to Council is tabled each quarter following consideration by Council's Audit and Risk Committee.

The full confidential Quarterly Risk and Safety Report for the March 2021 is attached to this report (**Attachment 1**) and provides detailed information for Council's consideration.

<b>Council Resolution</b>
---------------------------

**MOVED:** Cr Frances Eyre

**SECONDED:** Cr Geoff Paine

**That Council:**

1. Notes the summary of the confidential Quarterly Risk and Safety Report for the March 2021 quarter.
2. Resolves that the attached report (**Attachment 1**) remains confidential in accordance with section 3(1)(a) and (f) of the *Local Government Act 2020*.

**CARRIED UNANIMOUSLY**

**AC.006/21      Confirmation of Minutes of Council Meeting held 27 May 2021**  
**Attachment 1.   Minutes of Council Meeting held 25 May 2021**



**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.073/21 Nillumbik Pandemic Recovery Plan**

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**Distribution: Public**

**Manager: Corrienne Nichols, Executive Manager Communities**

**Author: Melissa Ensink, Social Planner & Policy Officer**  
**Lauren Treby, Coordinator Social Planning and Equity**  
**Nichole Johnson, Manager Community Partnerships**

**Summary**

The Nillumbik Pandemic Recovery Plan 2021-2022 ("the Plan") (**Attachment 1**) outlines how Council has responded to the COVID-19 pandemic, and the approach we are taking to continue to support the community through the recovery process.

This plan states our focus for the short to medium term recovery process. Longer term approaches will be embedded in key strategic documents such as the Council Plan and the Municipal Public Health and Wellbeing Plan, as well as other relevant documents.

The purpose of this report is to present the Nillumbik Pandemic Recovery Plan 2021-2022 and provide context as to how the Plan was developed.

Council's approach to community engagement for the Plan is guided by the IAP2 framework for community engagement and informed by Council's Community Engagement Policy (**Attachment 2**). This Plan is informed by community consultation through the Together in Nillumbik community survey (**Attachment 3**), conducted in late 2020. In addition, officers conducted a benchmarking activity to understand best practice in developing a Pandemic Plan and members of the Health & Wellbeing Advisory Committee were invited to provide feedback on the draft Plan. Some minor changes were made based on this feedback and incorporated into the Plan.

**Council Resolution**

**MOVED: Cr Richard Stockman**

**SECONDED: Cr Ben Ramcharan**

**That** Council endorses the Nillumbik Community Pandemic Recovery Plan 2021-2022 (**Attachment 1**).

**CARRIED UNANIMOUSLY**

**AC.006/21      Confirmation of Minutes of Council Meeting held 27 May 2021**  
**Attachment 1.   Minutes of Council Meeting held 25 May 2021**

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.074/21 Amendment C135nill - Planning Policy Framework (PPF) Translation**

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**Distribution:** Public

**Manager:** Rosa Zouzoulas, Executive Manager Planning and Community Safety

**Author:** Leigh Northwood, Strategic Planning Lead

**Summary**

Amendment C135nill facilitates the translation of the Nillumbik Planning Scheme to the new format as required by the Minister for Planning by 1 June 2021.

The amendment replaces the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policies at Clause 22 of the Nillumbik Planning Scheme with local policies within the Planning Policy Framework (PPF) and operational provisions, consistent with the *Victoria Planning Provisions* (VPP) as a result of Amendment VC148 and the Ministerial Direction – The Form and Content of Planning Schemes.

The translation requires a 'fast-track' planning scheme amendment to implement the updated Local Planning Policy Framework (LPPF) which is specifically a policy neutral translation of LPPF content, implemented with expedited priority processing and utilisation of Section 20(4) of the *Planning and Environment Act 1987 (the Act)*.

Due to the policy neutral nature of the amendment the amendment process pursuant to Section 20(4) of the Act does not include exhibition and therefore no community engagement as no new content is proposed.

**Council Resolution**

**MOVED:** Cr Ben Ramcharan

**SECONDED:** Cr Geoff Paine

**That Council:**

1. Notes the process to introduce Amendment C135nill to the Nillumbik Planning Scheme will be undertaken by the Minister for Planning pursuant to Section 20(4) of the *Planning & Environment Act 1987*.
2. Requests officers to draft and consult on a revised Municipal Planning Strategy (MPS) and undertake an amendment to the Nillumbik Planning Scheme following endorsement of the MPS.
3. Directs officers to make the tracked changed and final amendment material available on the Nillumbik website.

**CARRIED UNANIMOUSLY**

**AC.006/21      Confirmation of Minutes of Council Meeting held 27 May 2021**  
**Attachment 1.   Minutes of Council Meeting held 25 May 2021**

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.075/21 Victorian Electoral Commission - Nillumbik Shire Council Election Report**

---

**Distribution: Public**

**Manager: Katia Croce, Governance Lead**

**Author: Emma Christensen, Senior Governance Officer**

**Summary**

The *Local Government Act 2020* (the Act) outlines that the general election of Councillors for all councils must be held on the fourth Saturday in October 2020 and every four years thereafter.

On 24 October 2020 local government general elections were held for 76 out of 79 Councils, with Nillumbik being one of the 76 councils. As they currently sit under administration, South Gippsland, Casey and Whittlesea are the three councils that did not hold elections.

Regulation 83(1) of the *Local Government (Electoral) Regulations 2020* (Regulations) require the Victorian Electoral Commission (VEC) to prepare a report to the Chief Executive Officer of a council on the conduct of the election within the period of six months after election day.

The Regulations require the Chief Executive Officer to ensure that the report is submitted to the Council at the earliest practicable meeting of the Council held after the report is received.

The 2020 Nillumbik Shire Council – Election Report (**Attachment 1**) prepared by the VEC, was received on 19 April and this officers' report to Council satisfies the requirements of the Regulations.

<b>Council Resolution</b>
---------------------------

**MOVED: Cr Karen Egan**

**SECONDED: Cr Frances Eyre**

**That Council notes the 2020 Nillumbik Shire Council – Election Report (**Attachment 1**).**

**CARRIED UNANIMOUSLY**



**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.076/21 Expert Panel's Comprehensive Review of Victoria's Building System - Framework for Reform**

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**Distribution: Public**

**Manager: Rosa Zouzoulas, Executive Manager Planning and Community Safety**

**Author: Mehran Khademollah, Manager Building Services**

**Summary**

The Victorian Government established the independent Building Reform Expert Panel (the Panel) to lead its review of the building legislative and regulatory system (the Review). The reasons the Government commissioned this comprehensive Review of Victoria's building system include the need to:

- a) address risks of regulatory and industry failure, as highlighted by the use of combustible cladding material; and
- b) modernise the legislative and regulatory framework to address contemporary building design and construction approaches, and to underpin a thriving construction sector.

On 7 April 2021, the Victorian Government's Expert Panel on Building Reform released the 'Framework for Reform' discussion paper, which sets out its plan for reforming the building system. Feedback to the discussion paper is due on 19 May 2021, although Council has received confirmation of an extension until 27 May 2021 to allow consideration at this Council meeting. Subject to Council resolving to make a submission officers will submit Council's Submission (**Attachment 1**) by the extended due date.

<b>Council Resolution</b>
---------------------------

**MOVED: Cr Geoff Paine**

**SECONDED: Cr Ben Ramcharan**

**That Council:**

1. Submits Council's Submission to the State Government in response to the Expert Panel's Review of Victoria's Building System (**Attachment 1**) in relation to the Framework for Reform discussion paper before 27 May 2021.
2. Places Council's Submission to the State Government in response to the Expert Panel's Review of Victoria's Building System (**Attachment 1**) in relation to the Framework for Reform discussion paper on Council's website.

**CARRIED UNANIMOUSLY**





Council Meeting Minutes

25 May 2021

13. Officers' reports

CM.077/21 Inclusion Advisory Committee membership and Terms of Reference endorsement

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Distribution: Public

Manager: Narelle Hart, Manager Community Programs

Author: Angela Lampard, Disability Inclusion and Volunteer Coordinator  
Narelle Hart, Manager Community Programs

Summary

The Inclusion Advisory Committee (IAC) provides a formal mechanism for Council to consult with key stakeholders, seek specialist advice and enable community participation in the implementation of the Disability Action Plan 2020-2024, as well as current and future planning to promote disability inclusion.

Council called for 2021-2023 Inclusion Advisory Committee nominations via a public Expression of Interest (EOI) process from 2 November - 18 December 2020.

Angela Lampard (Disability Inclusion and Volunteering Coordinator), Angela Clare (Disability Inclusion Officer) and IAC Committee Chair, Mayor Cr Peter Perkins formed the assessment panel required to review all nominations.

The assessment panel feel that all 13 EOI nominees will bring further depth and diversity to the work of the Committee.

Following the 4 May 2021 Council Briefing about the nomination and assessment process for vacant IAC membership positions, Council endorsement of membership and amended Terms of Reference is now recommended. Proposed membership consists of seven new members, and six standing members. This report also recommends that Council acknowledge all submissions received and thank each nominee for their expression of interest.

**Recommendation**

That Council:

1. Endorses all 13 nominees for appointment to the Inclusion Advisory Committee in the Inclusion Advisory Committee Nominations Recommendation Report (**Attachment 1 - CONFIDENTIAL**).
2. Acknowledges and thanks all community members who submitted expressions of interest to the Inclusion Advisory Committee.
3. Resolves that the Inclusion Advisory Committee Nominations Recommendation Report (**Attachment 1 - CONFIDENTIAL**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(f) of the *Local Government Act 2020*.
4. Confirms amended Terms of Reference for the Inclusion Advisory Committee (**Attachment 2**).
5. Resolves that the successful nominees be named.

Council Meeting Minutes

25 May 2021

13. Officers' reports

CM.077/21 Inclusion Advisory Committee membership and Terms of Reference endorsement

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Council Resolution
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**MOVED:** Cr Frances Eyre

**SECONDED:** Cr Geoff Paine

**That Council:**

1. Endorses all 13 nominees Diana Warrell, Rhonda Bain, Rhyllie De Graaf, Neville Coutt, Aisling McCabe, David O'Connor, Laura Black, Alison Stanyer, Neil Allen, Helen Ryan, Inbar Niv, Lorna Macrae and Ned Wilson for appointment to the Inclusion Advisory Committee in the Inclusion Advisory Committee Nominations Recommendation Report (**Attachment 1 - CONFIDENTIAL**).
2. Acknowledges and thanks all community members who submitted expressions of interest to the Inclusion Advisory Committee.
3. Resolves that the Inclusion Advisory Committee Nominations Recommendation Report (**Attachment 1 - CONFIDENTIAL**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(f) of the *Local Government Act 2020*.
4. Confirms amended Terms of Reference for the Inclusion Advisory Committee (**Attachment 2**).
5. Resolves that the successful nominees be named.

**CARRIED UNANIMOUSLY**

**Council Meeting Minutes**

**25 May 2021**

*Mayor Cr Peter Perkins declared a direct General conflict of interest in CM.078/21 Tender Report - Contract 2021-059 Essential Safety Measures & Auditing - Council Facilities because he is employed by the parent company of one of the tenderers.*

*Mayor Cr Peter Perkins temporarily left the meeting prior to consideration of this item at 7:52pm.*

*Deputy Mayor, Cr Frances Eyre assumed the Chair*

**13. Officers' reports**

**CM.078/21 Tender Report - Contract 2021-059 Essential Safety Measures & Auditing - Council Facilities**

---

**Distribution: Public**

**Manager: Hjalmar Philipp, Director Operations and Infrastructure**

**Author: Jonathon Miller, Manager Property and Facilities Maintenance  
Colin Wood, Facility Manager - Edendale Community Farm  
Lance Clark, Senior Procurement Specialist**

**Summary**

This report recommends the awarding of contract 2021-059 for Essential Safety Measures & Auditing - Council Facilities

The contract term is for an initial period of two (2) years, with two (2) x one (1) year options to extend the contract. The total duration of the contract, including the exercise of any options, shall not exceed four (4) years.

The Tender Evaluation Panel (TEP) has assessed all submissions and this report provides a summary of their evaluation in recommending the awarding of the contract for 2021-059 for Essential Safety Measures & Auditing - Council Facilities.

Pursuant to the Instrument of Delegation to the Chief Executive Officer, the value of this contract exceeds the specified financial limits and a Council resolution is therefore required to award the contract.

<b>Recommendation</b>
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**That Council:**

1. Accept the tender submitted by the **preferred tenderer** for the schedule of rates disclosed in (**Attachment 1**) and enter into the following contract:  
Number: 2021-059  
Title: Essential Safety Measures & Auditing - Council Facilities  
Term: 1 June 2021 to 31 May 2023  
Options: Term extensions up to 31 May 2025.
2. Authorises the Director Operations and Infrastructure to finalise and execute the contract documentation.
3. Authorises the Director Operations and Infrastructure to approve contract term extensions.

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.078/21 Tender Report - Contract 2021-059 Essential Safety Measures & Auditing - Council Facilities**

- 
4. Authorises the Director Operations and Infrastructure to approve additional cost variations that are a result of changes to operational or legislated requirements throughout the term of the contract.
  5. Advises all tenderers accordingly.
  6. Makes public the decision regarding this contract but the Tender Evaluation Report (**Attachment 1**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(g) of the *Local Government Act 2020*.
  7. Resolves that the preferred tenderer be named.

**Council Resolution**

**MOVED: Cr Karen Egan**

**SECONDED: Cr Geoff Paine**

**That Council:**

1. Accept the tender submitted by the preferred tenderer **Essential Safety Solutions (Aust) Pty Ltd** for the schedule of rates disclosed in (**Attachment 1**) and enter into the following contract:  
Number: 2021-059  
Title: Essential Safety Measures & Auditing - Council Facilities  
Term: 1 June 2021 to 31 May 2023  
Options: Term extensions up to 31 May 2025.
2. Authorises the Director Operations and Infrastructure to finalise and execute the contract documentation.
3. Authorises the Director Operations and Infrastructure to approve contract term extensions.
4. Authorises the Director Operations and Infrastructure to approve additional cost variations that are a result of changes to operational or legislated requirements throughout the term of the contract.
5. Advises all tenderers accordingly.
6. Makes public the decision regarding this contract but the Tender Evaluation Report (**Attachment 1**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(g) of the *Local Government Act 2020*.
7. Resolves that the preferred tenderer be named.

**CARRIED UNANIMOUSLY**

*Mayor Cr Peter Perkins returned to the meeting at the conclusion of this item at 7:56pm and assumed the Chair.*

Council Meeting Minutes

25 May 2021

13. Officers' reports

CM.079/21 Tender Report - Contract 2021-032 Provision of Immunisation Services

**Distribution:** Public

**Manager:** Corrienne Nichols, Executive Manager Communities

**Author:** Sonia Evans, Coordinator Maternal Child Health and Immunisation  
Narelle Hart, Manager Community Programs  
Lance Clark, Senior Procurement Specialist

**Summary**

This report recommends the awarding of contract 2021-032 for Provision of Immunisation Services.

The contract term is for an initial period of three (3) years, with two (2) x one (1) year options to extend the contract. The total duration of the contract, including the exercise of any options, shall not exceed five (5) years.

The Tender Evaluation Panel (TEP) has assessed all submissions and this report provides a summary of their evaluation in recommending the awarding of the contract for 2021-032 for Provision of Immunisation Services.

Pursuant to the Instrument of Delegation to the Chief Executive Officer, the value of this contract exceeds the specified financial limits and a Council resolution is therefore required to award the contract.

**Recommendation**

**That Council:**

1. Accept the tender submitted by the **preferred tenderer** for the sum of \$[Redacted] for the initial first year of contract, plus annual CPI increases applied for the remaining years of the contracted period and enter into the following contract:  
Number: 2021-32  
Title: Provision of Immunisation Services  
Term: 1 July 2021 to 30 June 2024  
Options: Term extensions up to 30 June 2026
2. Authorises the Chief Executive Officer to finalise and execute the contract documentation.
3. Authorises the Chief Executive Officer to approve contract term extensions.
4. Authorises the Chief Executive Officer to approve additional cost variations that are a result of changes to the National Immunisation Program Schedule requirements throughout the term of the contract.
5. Advises all tenderers accordingly.
6. Makes public the decision regarding this contract but the Tender Evaluation Report (**Attachment 1**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(g) of the *Local Government Act 2020*.
7. Resolves that the preferred tenderer be named.

Council Meeting Minutes

25 May 2021

13. Officers' reports

CM.079/21 Tender Report - Contract 2021-032 Provision of Immunisation Services

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Council Resolution
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**MOVED:** Cr Ben Ramcharan

**SECONDED:** Cr Karen Egan

**That Council:**

1. Accept the tender submitted by the **preferred tenderer Banyule City Council** for the sum of \$217,500 exl GST for the initial first year of contract, plus annual CPI increases applied for the remaining years of the contracted period and enter into the following contract:  
Number: 2021-32  
Title: Provision of Immunisation Services  
Term: 1 July 2021 to 30 June 2024  
Options: Term extensions up to 30 June 2026
2. Authorises the Chief Executive Officer to finalise and execute the contract documentation.
3. Authorises the Chief Executive Officer to approve contract term extensions.
4. Authorises the Chief Executive Officer to approve additional cost variations that are a result of changes to the National Immunisation Program Schedule requirements throughout the term of the contract.
5. Advises all tenderers accordingly.
6. Makes public the decision regarding this contract but the Tender Evaluation Report (**Attachment 1**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(g) of the *Local Government Act 2020*.
7. Resolves that the preferred tenderer be named.

**CARRIED UNANIMOUSLY**

**Council Meeting Minutes**

**25 May 2021**

**13. Officers' reports**

**CM.080/21 Informal Meetings of Councillors Records - 25 May 2021**

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**Distribution:** Public

**Manager:** Blaga Naumoski, Executive Manager Governance, Communications and Engagement

**Author:** Janet Taylor, Governance Officer

**Summary**

In accordance with *Item 19 of Council's Governance Rule – Meeting Procedure*, adopted on 25 August 2020, Council is required to report as soon as practicable to a Council Meeting a record of each Informal Meetings of Councillors held.

This report lists Informal Meetings of Councillors records submitted since the matter was last reported to Council on 27 April 2021.

An Informal Meetings of Councillors Record was kept for the following meetings (**Attachment 1**):

1. Health & Wellbeing Advisory Committee Meeting held 8 April 2021.
2. Positive Ageing Advisory Committee Meeting held 9 April 2021.
3. Youth Council Advisory Committee Meeting held 12 April 2021.
4. Climate Action Plan Development Meeting held 20 April 2021.
5. Councillor Briefing held 20 April 2021.
6. Pre-Meeting to Council Meeting held 27 April 2021.
7. Councillor Briefing held 4 May 2021.
8. Positive Ageing Advisory Committee Meeting held 7 May 2021.
9. Pre-meeting to Planning and Consultation Committee Meeting held 11 May 2021.

<b>Council Resolution</b>
---------------------------

**MOVED:** Cr Richard Stockman

**SECONDED:** Cr Karen Egan

**That** Council, in accordance with *Item 19 of Council's Governance Rule – Meeting Procedure*, receives the Informal Meetings of Councillors Records (**Attachment 1**) for the meetings held.

**CARRIED UNANIMOUSLY**

**Council Meeting Minutes**

**25 May 2021**

**14. Notices of Motion**

**NOM.002/21 Proposed Plan by Heritage Golf and Country Club to Cull Kangaroos on Their Property**

Cr Ben Ramcharan advised of his intention to move the following:

**Motion**

**MOVED: Cr Ben Ramcharan**

**SECONDED: Cr Richard Stockman**

**That Council:**

1. Notes the plans by Heritage Golf and Country Club to cull kangaroos on their property;
2. Express our concern over the unnecessary killing of native wildlife, particularly in our Green Wedge and on the edge of Bend of Islands and the Warrandyte-Kinglake Wildlife Corridor; and
3. Authorises the Mayor to write to Heritage Golf Course and Country Club to:
  - a. Express the above concerns;
  - b. Ask for the rationale behind the intention to cull kangaroos; and
  - c. Ask that the decision to cull kangaroos on the site be thoroughly reviewed, with careful consideration given to non-lethal methods if population control really is necessary.

THE MOTION WAS PUT TO THE VOTE AND CARRIED AND BECAME THE COUNCIL RESOLUTION AS FOLLOWS:

**Council Resolution**

**MOVED: Cr Ben Ramcharan**

**SECONDED: Cr Richard Stockman**

**That Council:**

1. Notes the plans by Heritage Golf and Country Club to cull kangaroos on their property;
2. Express our concern over the unnecessary killing of native wildlife, particularly in our Green Wedge and on the edge of Bend of Islands and the Warrandyte-Kinglake Wildlife Corridor; and
3. Authorises the Mayor to write to Heritage Golf Course and Country Club to:
  - a. Express the above concerns;
  - b. Ask for the rationale behind the intention to cull kangaroos; and
  - c. Ask that the decision to cull kangaroos on the site be thoroughly reviewed, with careful consideration given to non-lethal methods if population control really is necessary.

**CARRIED UNANIMOUSLY**



**Council Meeting Minutes**

**25 May 2021**

**15. Delegates' Reports**

Nil

**16. Supplementary and urgent business**

Nil

**17. Confidential reports**

**18. Close of Meeting**

The meeting closed at 8:06pm.

Confirmed:

\_\_\_\_\_  
Cr Peter Perkins, Mayor

**MINUTES**  
**Positive Ageing Advisory Committee (PAAC)**

Friday 7 May 2021  
Council Chambers, Civic Dr  
12:00pm – 2:00pm

**Chair:** Cr Frances Eyre

**Minutes:** Julie Alexander (NSC)

**Present:** Cr Eyre, Rebecca Burton (NSC), Julie Alexander (NSC), Fiona Vuong (NSC), Licardo Prince (NSC), Janet Taylor (NSC), Tianjian Shen, Philip Green, Ray Carroll, Anne Fitzpatrick, Gertraud MacDonald, Sabi Buehler, Sandra Verdam, Jan Taylor, Sue Riley, Richard Kottek, Joy Ferguson, Deanna Finn, Pamela Johnson

No.	Time	Agenda item	Actions	Owner	Due Date
1.	12:00pm	<b>Welcome</b>			
2.	12:00pm	<b>Acknowledgement of Country</b> Nillumbik Shire Council acknowledges the Wurundjeri people who are the Traditional Custodians of this Land, and pays respect to the Elders both past and present and extends that respect to other Indigenous Australians present.			
3.	12:02pm	<b>Apologies:</b> Cr Egan, Cr Duffy, Narelle Hart (NSC), David Nicholls, Max Lee.			
4.	12:02pm	<b>Confirmation of minutes:</b> <ul style="list-style-type: none"><li>• Moved by Sue</li><li>• Seconded by Sandra</li></ul>			

		<ul style="list-style-type: none"> <li>• Motion carried.</li> </ul>			
5.	12.04pm	<b>Outstanding Actions from April</b> <ul style="list-style-type: none"> <li>• The updated organisational chart of Community Services directorate distributed in meeting.</li> <li>• Discussion for funding of projects arising from subcommittee recommendations is to be expanded and explored in future as needed.</li> <li>• There is to be a project plan for sub committees.</li> </ul>			
<b>No.</b>	<b>Time</b>	<b>Agenda item</b>	<b>Actions</b>	<b>Owner</b>	<b>Due Date</b>
6.	12.10pm	<b>Business arising</b> Alteration of minutes. <ul style="list-style-type: none"> <li>• Discussion around format, standing items and points of action.</li> <li>• It was suggested that an agenda be sent out prior to the meetings.</li> <li>• The list of projects has been omitted for some time.</li> </ul> <b>Recommendations:</b> <ul style="list-style-type: none"> <li>• Add due date to action items</li> <li>• Make minutes brief, without discussion</li> <li>• Allocated owner of action to be noted.</li> <li>• Members should scan the agenda prior to the meetings to be prepared</li> <li>• Action summary table after minutes listing projects</li> </ul>	As per recommendations	Fiona	Next meeting
7.	12.20pm	<b>Disclosure of conflicts of interest</b> Discussion around what constitutes a conflict of interest.	Nillumbik Conflict of Interest Policy	Fiona / Rebecca	Prior to next meeting.

		<b>Recommendations:</b> If item on the agenda raises concern about conflict of interest, it should be raised with the meeting prior to discussion of agenda item and if it is thought that there could be an issue, member is to leave the room prior to discussion of agenda item.	and Procedure to be distributed amongst members.		
No.	Time	Agenda item	Actions	Owner	Due Date
8.	12.30pm	<b>General business – Communication and information with over 55s</b> <i>Priority areas from Ageing Well in Nillumbik Action Plan: Priority 2: Information and advocacy, Priority 1: Access to services, and Priority 3: Community connection, resilience and engagement</i>  <i>Licardo Prince (Communications and Advocacy Lead)</i> attended the meeting to gain insight through discussion about communicating with the over 55 age group in our community. Licardo would like to work with PAAC to improve communication outcomes for older residents. He gave an overview of his department and outlined the priorities and responsibilities of the Council's Communications Department.			
9.	1.00pm	<b>Break</b>			

No.	Time	Agenda item	Actions	Owner	Due Date
10	1.15pm	<p><b>General business – Subcommittee organisation</b>  Considerations for subcommittees and working groups for PAAC provided.</p> <p>There was a motion to form a Sub Committee for Communication to oversee ways and means of communicating with older residents.</p> <p>Moved by Janice C  Seconded by Philip  The motion was carried unanimously.</p> <p>Members who volunteered to be on communication subcommittee:  - Philip (Ray as stand in), Sue, Janice C, Anne, Gertraud</p> <p>Discussions about communication to be held after meeting, with suggestions of displays showing Council information at various locations in Nillumbik, and suggestion that volunteers to be the designated person/people to update displays at libraries, railway stations, churches etc.</p> <p>There was a motion to formalise a Sub Committee for Dementia</p> <p>Moved by Gertraud  Seconded By Sandra  The motion was carried.</p>			

		5 people volunteered for the dementia subcommittee - Sandra, Jan T, Joy, Deanna, Pamela			
No.	Time	Agenda item	Actions	Owner	Due Date
11	1:30	<b>General business – Report back from members meeting with Mark Butler MP</b> <i>Priority areas from Ageing Well in Nillumbik Action Plan: Priority 2: Information and advocacy,</i> Discussion about presentation by Mr Butler. Suggestion to ask libraries to stock books that are related to healthy ageing.			
12	1:45	<b>General business – Roundtable</b> It was suggested that council look at the chairs it purchases in future, with relevance to older residents. Particularly for advisory meetings, other meetings, events that are participated by older residents and in public places.  Janice informed the meeting that she had been successful in obtaining a grant for Tennis on the Hill.  Discussion around the lack of appropriate housing for those older residents wishing to downsize in Nillumbik.	Send flyer to Fiona about event	Janice	Prior to next meeting

13	<p>Next Meeting date: Friday 4 June Lunch: 11.45am Meeting: 12-2pm Venue: St Andrews Community Centre 35 Caledonia St, St Andrews 3761 (next to the primary school).</p> <p>Please come at least 15 minutes early for lunch. If you need assistance with transport, please advise Fiona on 0437 676 617.</p>			
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*ACTION SUMMARY TABLE*

<b>Agenda item</b>	<b>Responsibility</b>	<b>Start date</b>	<b>Action required</b>	<b>Progress to date</b>
a) Business arising	Fiona Vuong	7 May 21	Minutes to be more concise, addition of action summary table.	Updated minutes template for May 2021 minutes
b) Disclosure of conflict of interest	Fiona Vuong	7 May 21	Fiona to distribute Nillumbik Conflict of Interest Policy and Procedure	
c) Roundtable	Janice Crosswhite	7 May 21	Janice to share flyer of event with Fiona to distribute to members	

Attachment 1

## Considerations for subcommittees and working groups

This document is intended as a guide for Positive Ageing Advisory Committee members who are part of subcommittees and working groups. Feedback about the content of this document and its usefulness would be much appreciated.

### Background

The Terms of Reference (TOR) for the Positive Ageing Advisory Committee apply to any subcommittees or working groups formed.

The 2021 TOR state:

"Where appropriate, working groups and sub-committees may be established to provide an opportunity for members to work collaboratively on specific projects, issues or areas. Membership of the working groups will be open to members and non-members. A working group or sub-committee member will be nominated to provide feedback at meetings."

### For consideration

1. *Relevance to Ageing Well in Nillumbik 2019 – 2022 Action Plan*
  - Which priority area does this subcommittee or working group relate to?
  - What projects or actions from the Action Plan could benefit from having a subcommittee investigate and provide feedback to the PAAC for further discussion?
2. What is the aim of the subcommittee / working group?
3. Why do we need this subcommittee / working group?
4. Describe the scope of the project or intended activities of the subcommittee / working group.
5. What is the desired outcome from the intended activities of the subcommittee?
6. What are the timeframes / timelines for the subcommittee / working group to conduct this work?
  - Consider when to report back to the PAAC, when to report to Council meeting

### Other details

- Names of members on subcommittee / working group
- Name of supporting Council officer
- Do other teams in Council need to be involved?
- Are there other community members who might have expertise / an interest in participating in subcommittee / working group meetings?
- Which external stakeholders could be involved?
- Frequency of meetings, duration and location



Attachment 2

**UPDATES – MAY 2021**

**Seniors Festival 2021**

- Community grant program to host an event or activity in Nillumbik opens Monday May 10, closes Sunday 27 June 2021. Visit <https://nillumbik.smartygrants.com.au/seniors2021> to complete your application. If hard copy grant application form is required, please call Positive Ageing Officer on 9433 3345 or email [positive.ageing@nillumbik.vic.gov.au](mailto:positive.ageing@nillumbik.vic.gov.au). Successful applicants will be notified by Monday 5 July.
- Local community groups, clubs and organisations are invited to submit their event or activity to be listed in this year's Festival Program Booklet. To submit your event, please complete the form on <https://www.nillumbik.vic.gov.au/People-and-family/Older-people/Events-and-activities-for-over-55s/Seniors-Festival-2021/Planning-for-Nillumbik-Seniors-Festival-2021>. The EOI for the program booklet will close on 14 July. Program booklet will be distributed in September.

**Be in Motion**

Council has collaborated with Aligned Leisure to produce the **Be in Motion – exercises you can do at home** booklet. [See the pdf online here](#). The exercises in this booklet are designed for those who are currently not doing exercises, and are looking to develop foundations in strength, flexibility, cardio and balance.

This exercise guide has been developed by qualified exercise instructors from Aligned Leisure to enhance physical health and wellbeing, so that older people can continue to participate in activities that they find meaningful and enjoyable, for longer. Copies are available today from Council, the Eltham Library, Hurstbridge Hub and the Living & Learning centres. To receive a hard copy of this booklet, call Positive Ageing Officer on 9433 3345 or email [positive.ageing@nillumbik.vic.gov.au](mailto:positive.ageing@nillumbik.vic.gov.au)

Aligned Leisure instructors can provide free demonstrations of the exercises in this booklet to your community group at a time that suits you. Contact Positive Ageing Officer on 9433 3345 or email [positive.ageing@nillumbik.vic.gov.au](mailto:positive.ageing@nillumbik.vic.gov.au) to arrange.

**National Volunteer Week in Nillumbik 2021**

As valued volunteers and volunteer leaders, we welcome the opportunity to show our appreciation for all you do and warmly invite you to celebrate National Volunteer Week 2021 with us.

**Volunteer Appreciation Lunch**

Join your fellow Nillumbik volunteers over a casual lunch to celebrate and reconnect.

Places are limited, so book your free ticket now. RSVP by 7 May is essential via this link: [nvw-appreciation-lunch.eventbrite.com.au](https://nvw-appreciation-lunch.eventbrite.com.au)

**Date** Tuesday 18 May 2021

**Time** 1 - 3pm

**Location** Diamond Creek Community Centre, 28 Main Hurstbridge Rd, Diamond Creek

### **Volunteer Appreciation Evening**

Join your fellow Nillumbik volunteers for a gala evening to celebrate and reconnect.

Places are limited, so book your free ticket now. RSVP by 7 May is essential via this link: [nvw-appreciation-evening.eventbrite.com.au](https://www.eventbrite.com.au/e/volunteer-appreciation-evening-2021-tickets-15084444444)

**Date** Thursday 20 May 2021

**Time** 7 - 9pm

**Location** Eltham Community and Reception Centre, 801 Main Rd, Eltham

Please choose the event that suits you best: the Volunteer Appreciation Lunch in Diamond Creek or the Volunteer Appreciation Evening in Eltham. Live entertainment, food and refreshments will be provided at both events.

**RSVP** for yourself and/or your volunteer team via the Eventbrite links above or you can call us to discuss any access or dietary requirements on 9433 3147 **by Friday 14 May 2021**. If you are deaf or have a hearing or speech impairment, please contact us through the National Relay Service on 13 36 77.

### **Aged care information session – residential care**

Wednesday 12 May 6:30-7:30pm Council Office (Civic Dr)

We are holding an information session about residential aged care with an Aged Care Assessment Officer. Come along to ask any questions you may have, and find out more about what you need to know if you're considering a move into a residential aged care facility. Bookings here: [www.aged-care.eventbrite.com.au](https://www.eventbrite.com.au/e/aged-care-information-session-2021-tickets-15084444444)

### **Want a warmer home this winter?**

The Australian Energy Foundation are starting their winter campaign. Council is working with the AEF to provide an energy advice service for Nillumbik residents. See below for more information.

If your home gets cold quickly when the temperature drops, it might not have enough or any insulation.

Take advantage of Council's energy advice service to help you upgrade your insulation - just in time for winter.

- Find out if your home needs more insulation
- Get connected to a fully vetted supplier
- Create a warm, healthy home

To learn more about insulation or to book an insulation check, visit [aef.com.au/insulation](http://aef.com.au/insulation) or book a free 20-min phone consultation with an Energy Advisor by calling **1300 23 68 55** or [bookings.aef.com.au/#/customer/energyconsultations](http://bookings.aef.com.au/#/customer/energyconsultations)

### **Art Beat: a pulse check for Arts and Culture in Nillumbik**

Have your say on the future of arts & culture in our Shire!

Our online survey is the easiest way for you to contribute to the new Arts and Culture Strategy 2022 - 2026. Your input is extremely important, complete the survey by 30 June 2021 and go to in the draw to win free entry tickets to MONTSALVAT or 1 of 3 \$100 pre-paid credit cards.

To have your say and enter the draw please visit [www.participate.nillumbik.vic.gov.au/arts-culture](http://www.participate.nillumbik.vic.gov.au/arts-culture)

There are other ways you can work with Council to assist in creating our new Arts and Culture Strategy including informal discussions with roving performers, registering for a fun and focussed arts discussion group or booking an individual conversation with one of our Arts and Cultural Development team.

For more information on these opportunities please visit [www.participate.nillumbik.vic.gov.au/arts-culture](http://www.participate.nillumbik.vic.gov.au/arts-culture)

### **Reporting footpath or road issues**

In the event that a member of the public wishes to report a footpath or road issue, please contact Customer Service on 9433 34111 who will assist.

Alternatively, residents can download the **Snap Send Solve** application that links Service Authorities (including councils) and local communities together so that issues can be logged for response by the relevant authority.

The App can be downloaded via the App Store on iPhones or Google Play on Android devices and is free to register.

There are different categories for you to choose based on the type of issue you are reporting. Each report can upload up to 5 photos and there is a text box to put in your comments on the incident. The app will automatically pin point where you are (location of the incident) or you can manually enter the address, and at the bottom, there is a section for you to put in your contact and address details.

Based on the location, it will autofill the authority which the report will be sent to.

If you would like further information on Council's service levels relating to the repair of identified road and footpath problems please see Council's Road Management Plan which can be found on Council's website.

### **Community Training Calendar**

We are excited to launch the 2021 Nillumbik Community Training Calendar! Places are limited so register now.

The Nillumbik Community Training Calendar is designed for our community groups, clubs and volunteers to access **free** training opportunities.

Many of our community groups and clubs have experienced significant challenges due to the impacts of the COVID-19 pandemic. The training sessions offered in the 2021 Nillumbik Community Training Calendar are based on your feedback – with a focus on supporting our community groups, sporting clubs and volunteers to recover and thrive.

Here is a list of the training available for the next three months:

<b>May</b>	Marketing & Promotion for 'COVID-normal'* ( <i>sport-specific focussed</i> )	Wednesday 12 <sup>th</sup> May 7pm to 8pm	Virtual
	Governing a Community Organisation	Thursday 27 <sup>th</sup> May 6pm to 9pm	Virtual
<b>June</b>	Governance – 'Being your Best'* ( <i>sport-specific focussed</i> )	Tuesday 1 <sup>st</sup> June 7pm to 8pm	Virtual
	Volunteer Recruitment, Retention and Recognition	Wednesday 9 <sup>th</sup> June 7pm to 9pm	Virtual
	How to Host a Zoom Meeting	Wednesday 23 <sup>rd</sup> June 7pm to 9pm	Virtual
<b>July</b>	Inclusion & Diversity in Sport* ( <i>sport-specific focussed</i> )	Tuesday 13 <sup>th</sup> July 6.30pm to 8pm	Hurstbridge Hub
	Marketing and Media for Community Groups	Wednesday 14 <sup>th</sup> July 6.30pm to 8.30pm	Hurstbridge Hub

**\* These session are delivered with a sport-specific focus, however members of other Nillumbik groups and clubs are welcome to attend.**

For more information and to see a full list of the training sessions on offer, and to register to attend, visit [www.nillumbik.vic.gov.au/community-training-calendar](http://www.nillumbik.vic.gov.au/community-training-calendar) or contact Anna Maio on 0417 821 153.

**Nillumbik Grants Hub is now live!**

Open to all local community groups, businesses, not-for-profits and individuals seeking funding to deliver projects and initiatives for Nillumbik

Nillumbik Grants Hub can be used to:

- Search for grants and funding from a variety of sources
- Save a list of 'favourite' grants to a shortlist
- Subscribe for email alerts and receive email notifications about new funding opportunities
- Prioritise and track your grant applications
- Find advice and top tips to maximise your chances of receiving the funding you need

**And best of all this service is FREE!!**

To get started or learn more, visit [nillumbik.grantguru.com.au/](https://nillumbik.grantguru.com.au/)

For further information please contact [grants@nillumbik.vic.gov.au](mailto:grants@nillumbik.vic.gov.au)

## OTHER UPDATES

### **YPRL Morning teas**

Eltham library is hosting a morning tea for carers on 28<sup>th</sup> May 2021 at 11am. Hear from Merri Health Carers Services about how you can be supported in your caring role. Bookings essential for catering purposes: 9439 9266.

### **Helpline, telephone and online counselling services**

Please see overleaf for useful helpline, telephone and online counselling services that may be useful for you and your networks.

### **OPAN Staying Connected**

The Older People's Advocacy Network (OPAN) have launched their [Stay Connected website](http://www.opan.org.au/stayconnected/) ([www.opan.org.au/stayconnected/](http://www.opan.org.au/stayconnected/)) with information about service options that may be right for you and opportunities for people wanting to volunteer to support older people in their neighbourhood.

### **Victorian Senior of the Year**

#### **Nominations for the 2021 Victorian Senior of the Year Awards are now open**

The Victorian Senior of the Year Awards are presented annually each October as part of the Victorian Seniors Festival. These significant awards recognise the volunteer work and contributions to community life by older Victorians.

We seek nominations each year from the broader community and we encourage you to nominate an older Victorian worthy of recognition – for example an Elder in your community, a member of a club you attend, a volunteer in your organisation. The Victorian Senior of the Year Awards are our chance to say thanks - to the many senior Victorians, who have given and shared their skills, experience, time, and energy with our state. By nominating a deserving person, you can help make sure the outstanding contributions of our seniors are recognised.

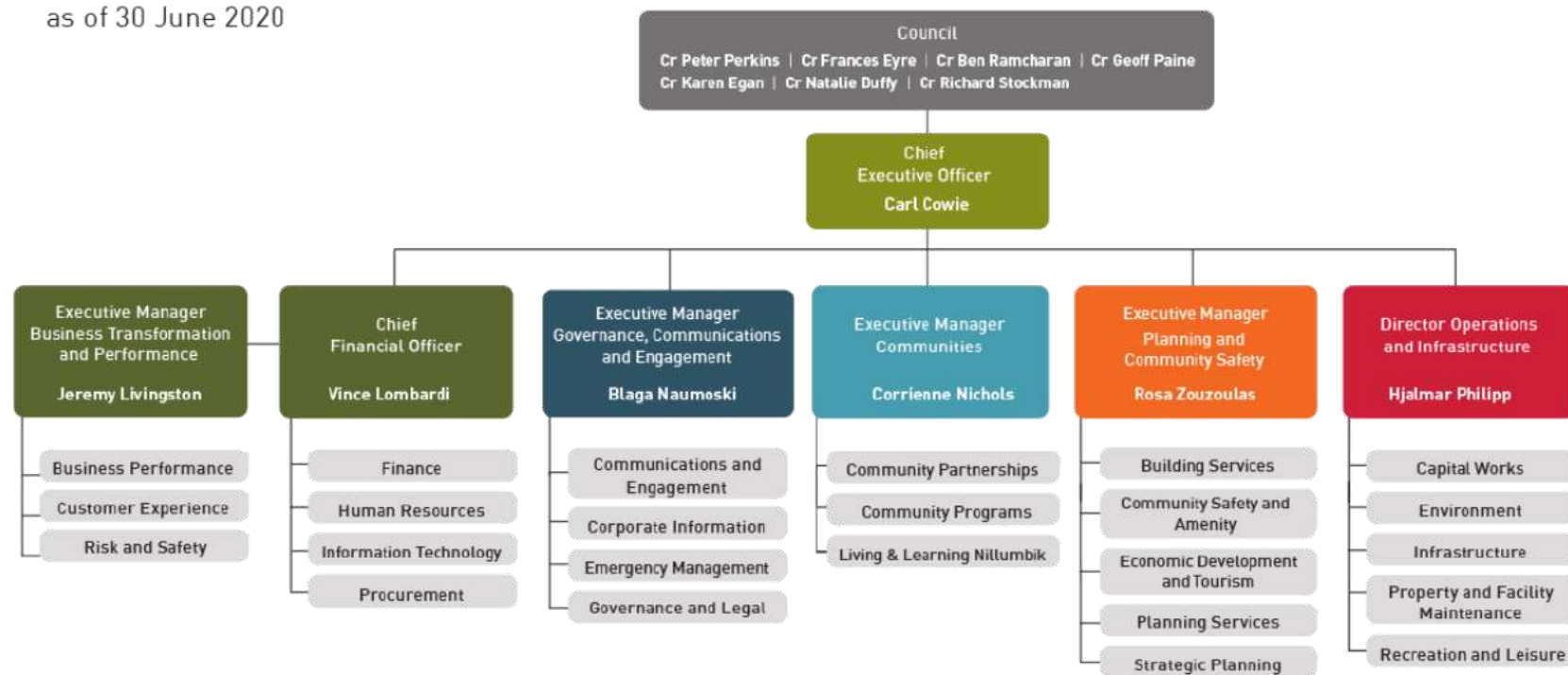
- The Awards ceremony will take place at Government House on Tuesday 5 October.
- The Nomination Form for the 2021 awards is attached, with the nomination period ending on 9 July 2021.
- Find out more information and download a nomination form at [www.seniorsonline.vic.gov.au/awards](http://www.seniorsonline.vic.gov.au/awards)
- To have a 2021 nomination form mailed to you, please contact the Victorian Seniors Card Operations Team on 1300 797 210.



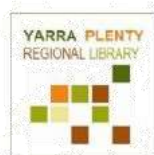
Attachment 3

# Organisational structure

as of 30 June 2020



## Community Services | Direct Reports



Executive Manager Communities  
Community Services  
**Corrienne Nicholls**



Coordinator Living  
and Learning  
**Cobie Vermeulen**



Manager  
Community  
Programs  
**Narelle Hart**

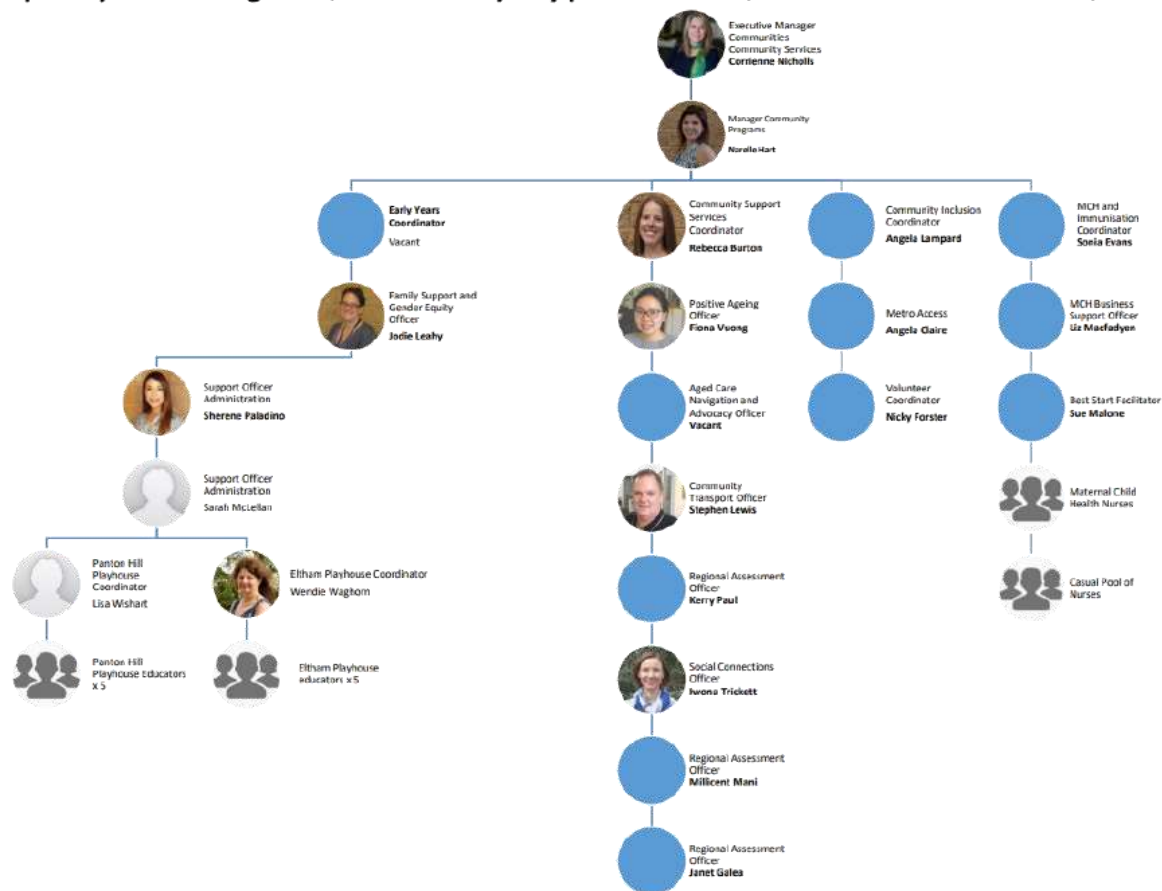


Manager  
Community  
Partnerships  
**Nichole Johnson**

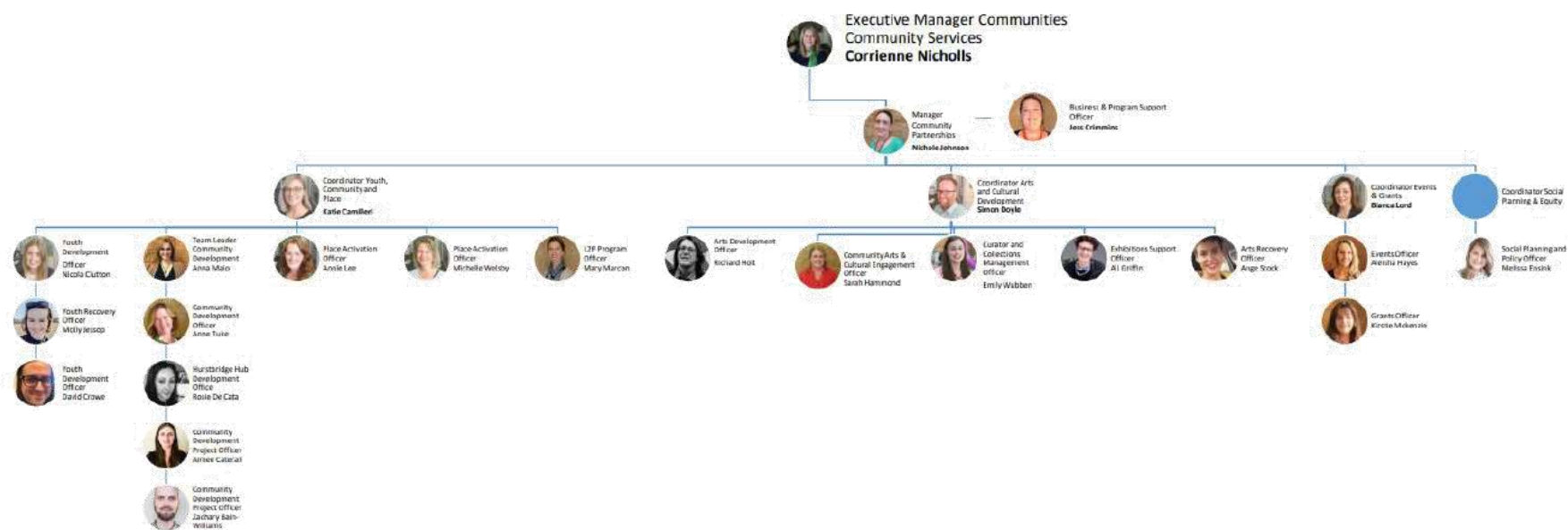




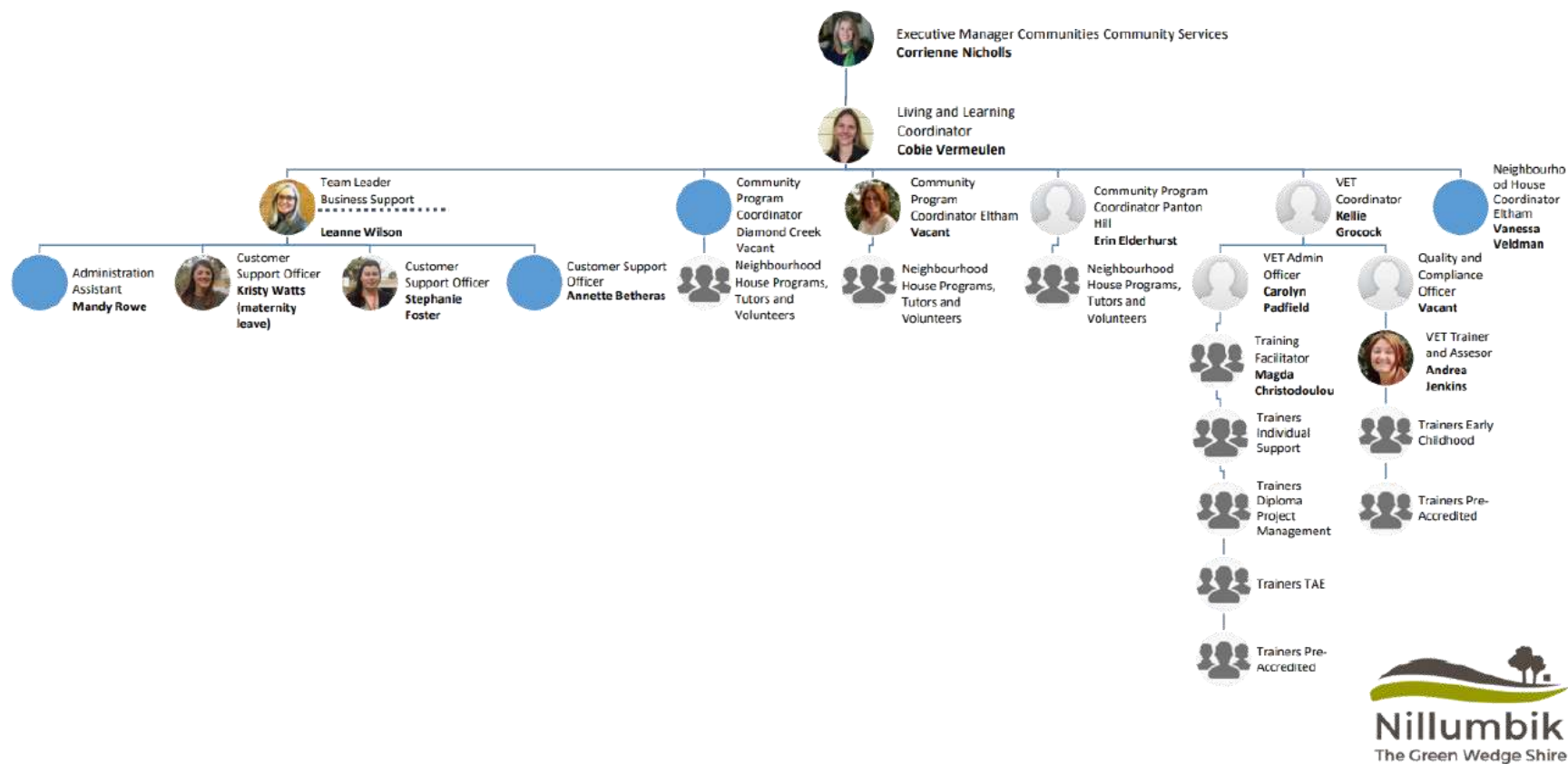
## Community Services | Early Years Programs, Community Support Services, MCH and Immunisation, Community Inclusion and Volunteering



## Community Services | Youth and Community Partnerships, Arts and Culture, Community Events



## Community Services | Living and Learning



**LIVING & LEARNING  
NILLUMBİK**



**MINUTES - L&LN Advisory Committee**

Wednesday 26 May 2021

MS Team Meeting

7pm – 9pm

No.	Time	Agenda item	Owner
1	7pm	Welcome and Acknowledgement of Country Present: Cr. Geoff Paine, Corrienne Nicholls, Cobie Vermeulen, Melissa Ensink, Robyn Meikle, Deanna Finn, Pam Miranda, Jacqui Ward, Apologies: Anthony Herrett	Robyn Meikle
2	7:03pm	Conflict of Interest and Assembly of Councillor form <i>Conflict of interest provisions are contained in section 80C of the Local Government Act 1989, the Councillor's Governance Code, the Employee Code of Conduct and the Volunteer Handbook. An Assembly of Councillor form must be completed at the meeting in accordance with section 80A of the Local Government Act 1989</i> No conflict of interest was declared.	Robyn Meikle
3	7:05pm	Confirmation of meeting minutes – amendments Moved: Corrienne Nicholls Seconded: Pam Miranda	Robyn Meikle
4	7:20pm	Municipal Health & Wellbeing Plan Consultation Melissa updated the committee on the H&WB Plan. It is a legislator requirement to develop and implement a 4 year plan. A series of community consultations have already been conducted and Council endorsement should be around October. The Committee was able to provide input which will be considered in the draft plan. Melissa will share a feedback sheet with committee members to include any additional thoughts by 1 June 2021.	Melissa Ensink
5	8pm	L&LN Update: General Staffing update: - Nick Dowell has been appointed in the permanent part-time Customer Support Officer position. - Julie-Anne Grech has been appointed in the temporary part-time Customer Support Officer (maternity leave position) Neighbourhood House week: 8 – 14 May 2021 - This year was a huge success with plenty of activities offered across the three Houses. Each participant received a custom made cookie to celebrate and acknowledge the role they plays in supporting others during the 2020 lockdown. National Volunteer Week: 17 May – 23 May 2021 - Current the L&LN volunteers contribute 150 hours per week across the three houses, with more volunteer positions being recruited.	Cobie Vermeulen



**LIVING & LEARNING  
NILLUMBİK**



No.	Time	Agenda item	Owner
		<ul style="list-style-type: none"> <li>All L&amp;LN volunteers were invited to a number of celebration events across Council. L&amp;LN hosted a Volunteers morning tea at Eltham on Wednesday 19 May during which Cr Paine presented each volunteer with a certificate of appreciation and a goodie bag.</li> </ul>	
6	8:15pm	<p>Neighbourhood House Update: Eltham/ Diamond Creek/Panton Hill</p> <ul style="list-style-type: none"> <li>A number of new programs are being offered across the three sites. Please refer to the latest copy of the eNews for an overview and program descriptions.</li> </ul>	Cobie Vermeulen
7	8:25pm	<p>Committee discussions</p> <ul style="list-style-type: none"> <li>Terms of Reference The committee discussed the proposed Terms of Reference and was in favour of having a larger L&amp;LN Advisory Committee consisting of three sub-committees representing each House. It was decided not to advertise pre-determined portfolios. Cobie to finalise the ToR which will be tabled at the next Committee meeting.</li> <li>Recruitment Once the above-mentioned Terms of Reference has been endorsed, L&amp;LN will engage in a formal recruitment process as per Council guidelines.</li> <li>Consultations and community consultation: The proposed three sub-committees will work closely with each Neighbourhood House Coordinator to ensure Community is consulted. The future overall L&amp;LN Advisory Committee will continue to engage in strategic conversations to support direction for Neighbourhood House programs.</li> </ul>	All
10	8:45pm	<p>New items</p> <p>The Committee congratulated Pam Miranda who had completed a PhD. Pam has agreed to share her research with the Committee during a future in-person meeting.</p>	All

*Next meeting: Wednesday, 23 June 2021 (L&LN: Eltham Neighbourhood House)*

## MINUTES

### Positive Ageing Advisory Committee (PAAC)

Friday 4 June 2021

12:00pm – 2:00pm

Held on zoom

**Chair:** Cr Frances Eyre

**Minutes:** Julie Alexander (NSC)

**Present:** Cr Eyre, Cr Egan, Cr Stockman, Cr Duffy, Rebecca Burton (NSC), Julie Alexander (NSC), Fiona Vuong (NSC), Tianjian Shen, Philip Green, Ray Carroll, Anne Fitzpatrick, Gertraud MacDonald, Sandra Verdam, Jan Taylor, Richard Kottek, Joy Ferguson, Deanna Finn, Pamela Johnson, Janice Crosswhite David Nicholls, Sabi Buehler

No.	Time	Agenda item	Actions	Owner	Due Date
1.	12:00pm	<b>Welcome</b>			
2.	12.00pm	<p><b>Acknowledgement of Country</b>  Nillumbik Shire Council acknowledges the Wurundjeri people who are the Traditional Custodians of this Land, and pays respect to the Elders both past and present and extends that respect to other Indigenous Australians present.</p> <p>Cr Eyre also acknowledged the members of the PAAC committee as experienced, knowledgeable and contributing members of the community.</p>			
3.	12:02pm	<b>Apologies:</b> Sue Riley, Max Lee			
4.	12.02pm	<p><b>Confirmation of minutes:</b></p> <ul style="list-style-type: none"> <li>• Moved by Richard</li> <li>• Seconded by Cr Egan</li> <li>• Motion carried.</li> </ul>			

No.	Time	Agenda item	Actions	Owner	Due Date
5.	12.04pm	<b>Outstanding Actions from April</b> <ul style="list-style-type: none"> <li>Nil</li> </ul>			
6.	12.10pm	<b>Business arising</b> Recent Grants Received by Community Groups. <ul style="list-style-type: none"> <li>Question arose about what the grant recipients did with the money.</li> </ul>	E-mail to be sent to members with full list of grant recipients.	Fiona	Prior to Next meeting
7.	12.20pm	Disclosure of conflicts of interest Nil			
8.	12.30pm	<b>General Business –</b> Council Updates <ul style="list-style-type: none"> <li>Community Consultation</li> <li>Council Events and Activities</li> <li>COVID Supports for Community</li> </ul> Council updates for June 2021 document provided to PAAC as attachment to minutes.  Recommendations: <ul style="list-style-type: none"> <li>PAAC Committee members asked to distribute document/information handout to relevant organisations.</li> </ul>	Distribute Handout to other relevant committees and organisations.	All Committee Members	Ongoing / Whenever possible.
9.	1.00pm	<b>Break</b>			

No.	Time	Agenda item	Actions	Owner	Due Date
10.	1.15pm	<p><u>Sub-Committee Reports</u></p> <p><b>Dementia Sub-Committee</b></p> <ul style="list-style-type: none"> <li>• Currently there is no support for sufferers or carers in Nillumbik.</li> <li>• Urgent that something is put in place due to growing numbers.</li> <li>• Looking outside Nillumbik for ideas and consultation.</li> </ul> <p><b>Some Ideas are:</b></p> <ol style="list-style-type: none"> <li>1. Ongoing information sessions in community</li> <li>2. Reduce stigma associated with dementia by education</li> <li>3. Develop needs analysis.</li> <li>4. Involve volunteers</li> <li>5. Where overlap (Parkinson's/Dementia) a dual package may work.</li> <li>6. Involve dementia sufferers and carers in education as a personal encounter has more impact than a lecture.</li> </ol> <p>Suggestion that partnerships with stakeholders such as Rotary Club, Age Care organisations, Chamber of Commerce and Traders be formed.</p> <p>It was confirmed by Rebecca that there is budget for Community sessions in Positive Aging.</p> <p><b>Communications Sub-Committee</b></p> <ul style="list-style-type: none"> <li>• Draft guidelines have been formulated.</li> <li>• Nillumbik News has already improved greatly.</li> <li>• Currently building a database. - Nillumbik Senior Citizens are collecting data.</li> <li>• Aging Well in Nillumbik newsletter – Explore ways to lift profile.</li> <li>• To present a one page overview at each PAAC meeting.</li> <li>• All council officers have been very positive in their responses.</li> <li>• Timing of committee meetings is to be 2 weeks after PAAC meetings.</li> </ul>	How results of effort is to be measured at the end of the year is to be discussed at the next Communication Sub-Committee meeting.	Sub-Committee members	16 June 2021



No.	Time	Agenda item	Actions	Owner	Due Date
11.	1:30	<u>World Elder Abuse Awareness Day:</u> <ul style="list-style-type: none"> <li>On-line meeting Screen-shot photograph to be taken for WEAAD on June 15. Purple to be worn.</li> <li>Photo to be shared on Council's social media.</li> <li>Photo to be shared with Seniors Rights Victoria.</li> </ul>			
12	1:35	<u>Climate Change Action Plan:</u> Kirsten Reedy spoke to committee regarding Council's new climate action plan. <ul style="list-style-type: none"> <li>Kirsten is currently talking to Advisory Committees for contributions to the process.</li> <li>Will be based on results of community survey. <ul style="list-style-type: none"> <li>800 people completed the survey.</li> <li>320 through participate Nillumbik.</li> <li>It is a representative survey.</li> <li>96% of people believe climate change is due to human activity.</li> <li>90% of people expressed concern.</li> <li>50% of people were very concerned that: <ul style="list-style-type: none"> <li>Future generations will be impacted.</li> <li>The planet will be impacted.</li> </ul> </li> </ul> </li> <li>Questions to be considered are: <ul style="list-style-type: none"> <li>What can be done to prepare and support for results of climate change? <ul style="list-style-type: none"> <li>Harsher fire weather.</li> <li>Longer fire seasons.</li> <li>Water shortages.</li> <li>Droughts.</li> <li>Frequency of extreme weather (heatwaves / Floods etc)</li> </ul> </li> </ul> </li> <li>What can be done to reduce emissions?</li> <li>A draft for public consultation will be available in late 2021.</li> </ul>			

		<ul style="list-style-type: none"> <li>Advisory committees will be asked to provide feedback on draft document later this year.</li> </ul> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>Try to minimize purchases that produce waste.</li> <li>Identify natural bush.</li> <li>Identify endangered species and their location.</li> <li>Identify significant trees.</li> <li>Elderly people managing heat.</li> <li>Separation of politics and climate change.</li> <li>Climate change should be driven by statistics.</li> <li>Make our creeks a priority as they will become refuges for wildlife.</li> <li>Waste generation – provide incentive to think carefully about what is disposed of.</li> <li>Education support from council.</li> <li>Pressure supermarkets to better package products and demand recyclable packaging from suppliers.</li> <li>Reduce confusion about what is recyclable.</li> <li>Clearly define escape routes in the event of fire.</li> <li>Conduct waste management / recycling information session.</li> <li>Opt out of paper as default.</li> <li>Improve public transport.</li> </ul>			
No.	Time	Agenda item	Actions	Owner	Due Date
13.	2:00	<p><b>General business – Roundtable</b></p> <p>Ray informed committee about the Aged Care Forum he attended. The forum was enlightening.</p> <p><a href="#">OPAN – Older Persons Advocacy Network</a></p>	Share link to OPAN website.	Julie Alexander	In minutes of meeting.

14.	2:10pm	<b>Next meeting date</b> Next Meeting date: Friday 2 July Lunch: 11.30am Meeting: 12-2pm Venue: Ellis Cottage 10 Nillumbik Square, Diamond Creek.  Please come at 11:30am for a tour of the site provided by Nillumbik Historical Society. If you need assistance with transport, please advise Fiona on 0437 676 617.			
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#### *ACTION SUMMARY TABLE*

<b>Agenda item</b>	<b>Responsibility</b>	<b>Start date</b>	<b>Action required</b>	<b>Progress to date</b>
a) Business arising	Fiona Vuong	10 June 21	E-mail to be sent to members with full list of grant recipients.	
b) General Business	Committee Members	10 June 21	Distribute Council updates Handout to other relevant committees and organisations.	Ongoing
c) General Business	Communication Sub-committee	16 June 21	How results of effort is to be measured at the end of the year is to be discussed at the next Communication Sub-Committee meeting.	
d) General Business	Julie Alexander	10 June 21	Share link to OPAN website.	Complete

# Road Management Plan 2021

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### Acknowledgement of Country

Nillumbik Shire Council acknowledges the Wurundjeri Woi Wurrung people who are the Traditional Custodians of this Land. We would also like to pay respect to the Elders both past and present and extend that respect to other First Nations people present.

If you require this document in another format, email [nillumbik@nillumbik.vic.gov.au](mailto:nillumbik@nillumbik.vic.gov.au) or phone 9433 3111.

# 1 Executive Summary

The Shire of Nillumbik is located less than 25 kilometres north-east of Melbourne, covers an area of 432 square kilometres and has a population of approximately 65,094 people.

Within the Shire, Nillumbik Shire Council (Council) is responsible for an extensive network of physical assets including approximately 460 kilometres of sealed roads, 310 kilometres of unsealed roads and 343 kilometres of sealed pathways.

Council has a statutory duty under the Road Management Act 2004 to act 'reasonably' by inspecting and maintaining assets to protect the travelling public.

This Road Management Plan (Plan) has been developed to establish a management system for Council to inspect, maintain and repair public roads and related assets for which it is responsible.

The main purpose of this Plan is to:

- a) comply with relevant legislative requirements
- b) consider the needs and expectations of the road and footpath user
- c) balance the economic, social, safety and environmental expectations of the community
- d) consider the affordability, available resources and management of risks when determining levels of service
- e) outline and list the documents that support the Plan

The Plan is intended to be a dynamic document and, as such, there is a need for regular review, refinement and improvement. This will ensure that the Plan is in accordance with responsible asset management, changing technology, climatic conditions and, in particular, Council and community requirements and expectations.

The key elements of this Plan are:

- the Register of Public Roads for which Council is responsible
- the systems that Council uses to manage hazards and defects on its public road network
- schedules of maintenance standards used by Council for inspection, intervention and response.

The maintenance systems and processes established by this Plan form the basis of Council's legal defence against claims in negligence arising from defective components of the road and footpath network.

## 2 About this Road Management Plan

### 2.1 Legislative basis for the Road Management Plan

This Road Management Plan (Plan) has been prepared in accordance with the following Acts:

- Local Government Act 1989 and Local Government Act 2020
- Road Management Act 2004
- Road Management (General) Regulations 2016
- Road Management (Works and Infrastructure) Regulations 2015
- Operational Responsibility for Public Roads Code of Practice (published in the Victoria Government Gazette No S 174 on Tuesday, 30 May 2017);
- Road Management Plan Code of Practice (published in the Victoria Government Gazette No S 201 on Thursday, 16 September 2004);
- Management of Infrastructure in Road Reserves Code of Practice (published in the Victoria Government Gazette No S 117 on Thursday, 28 April 2016); and
- Worksite Safety Traffic Management Code of Practice (published in the Victoria Government Gazette No S 351 on Tuesday, 31 August 2010)

Nillumbik Shire Council (Council) is the 'Co-ordinating Road Authority' for municipal roads within its boundaries and is responsible for their care and management.

The Plan has been reviewed with regard to the following Council plans, policies, strategies and adoptions:

- The Council Plan
- Road Asset Management Plan
- Tree Management Policy and Tree Management Guidelines
- Nillumbik Trail Strategy
- Adopted Operational and CAPEX (Capital Expenditure) Budget
- Risk Management Policy and Framework
- Local Laws
- Minor maintenance agreements between Department of Transport and Council

The abovementioned plans, policies, strategies and adoptions are subject to review and renaming and for the purposes of this Plan, any succeeding version supersedes the referenced version.

To the extent any plan, budget, strategy, agreement or study of Council (as may be amended by Council from time to time) is necessary or required for Council to meet or fulfil the requirements of the Plan or to properly discharge its duties and responsibilities under the Road Management Act 2004, the relevant document is deemed to be incorporated by reference into, and to form a part of, the Plan.

### 2.2 Purpose of the Road Management Plan

The purpose of this Plan is to establish a management system for Council to inspect, maintain and repair its public roads. It achieves this by:

- a) complying with relevant legislative requirements
- b) considering the needs and expectations of the road and footpath user



- c) balances the economic, social, safety and environmental expectations of the community
- d) considers the affordability, available resources and management of risks when determining levels of service
- e) outlines and lists the documents that support this Plan.

It also sets the relevant standard in relation to discharging of its statutory duties in the performance of those road management functions.

The key elements of this Plan are:

- the Register of Public Roads for which Council is responsible
- the asset management systems and processes that Council uses to manage hazards and defects on its public road network
- the levels of service that detail maintenance practises in managing Councils public road network.

To complement the Plan, a Road Asset Management Plan has been developed to outline the key elements involved in managing roads, footpaths and relevant associated infrastructure. It combines management, financial, engineering and technical practices to ensure that the level of service required by user groups is provided at the lowest long-term cost to the community within the limits of any economic constraints that may be imposed by Council.

To clarify the relationship between this Plan and the Road Asset Management Plan the following description and **Image 1**.

All of the repair activities performed as part of this Plan are classified as preventative maintenance. These activities are undertaken to prevent an asset's condition from an accelerated deterioration, including the rectification of hazards, allowing the asset user to enjoy safe operation and allowing the asset to deteriorate at a slower rate and therefore, ultimately increasing its useful life.

Some preventative maintenance and all essential maintenance require a more significant capital investment to restore the asset's performance (to as near as new) prior to the asset condition dropping below the target condition. These activities are defined within Council's Road Asset Management Plan, taking a more strategic approach to managing the network of assets to a defined target condition.

Therefore, the interventions specified in this Plan support hazard management and prolonging the life of the asset whereas the interventions within the Road Asset Management Plan not only prolong the life of the asset but also restore it to near new condition, and are timed strategically to achieve the defined target condition.

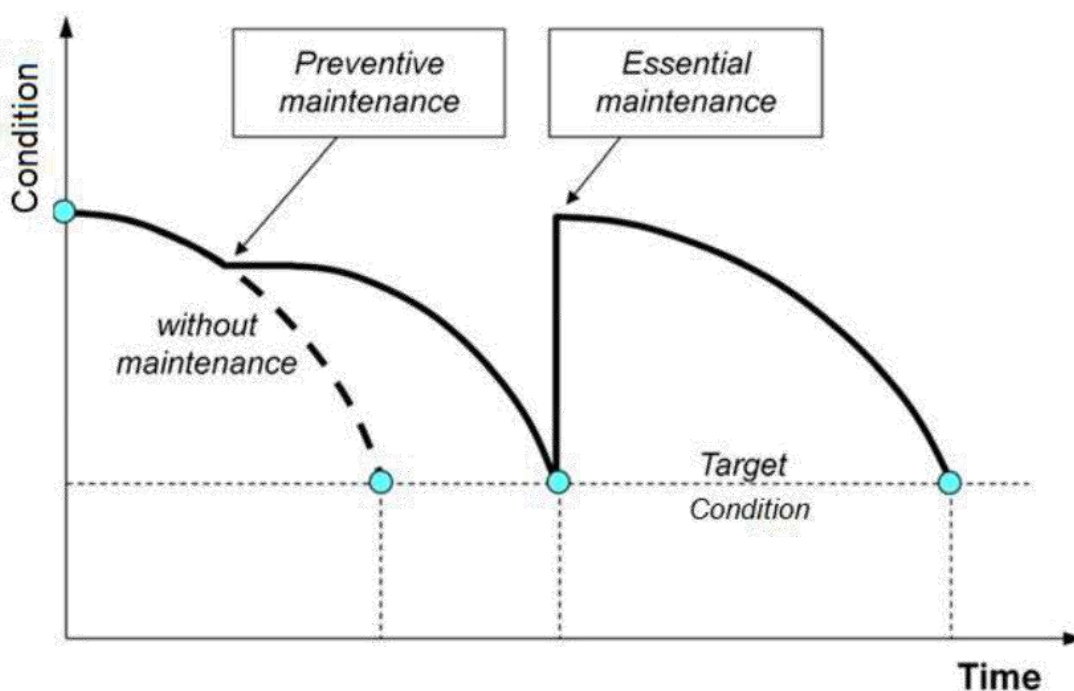


Image 1: Relationship between RMP and Road Asset Management Plan

## 2.3 Key stakeholder

The key stakeholders who are users of the road network and/or are affected by it include:

- residents, businesses, tourists and visitors to the area
- pedestrians, including those with disabilities and the elderly with restricted mobility
- users of mobility scooters, wheel chairs, prams and other mobility devices
- vehicles (as defined by the Road Safety Act 1986) such as trucks, buses, commercial vehicles, cars, motor cycles, bicycles and an animal that is being ridden or is drawing a vehicle
- emergency authorities (Police, Fire, Ambulance, SES)
- utility agencies that use the road reserve for their infrastructure (water, sewerage, gas, electricity, telecommunications)
- Council as the responsible road authority
- state and federal government that periodically provides support funding to assist with management of the public road network.

## 2.4 What is a "Road"?

A **"Road"** by definition in the Local Government Act 1989 includes a street, right of way, cul de sac, by-pass, bridge or ford, pathway, bicycle path, nature strip, culvert, kerbing or other land or works forming part of the road.

**"Public Road"** is a freeway, arterial road, a road declared under the Local Government Act, Melbourne City Link or a road set aside on a plan of subdivision.

**"Arterial Roads"** are Highways & Declared Main Roads which are managed by the State Government through Department of Transport.

**“Municipal Roads”** are roads for which the municipal council is the responsible Road Authority. The Road Management Act imposes specific duties on a council with respect to the inspection, repair and maintenance of its municipal public roads which are those that are reasonably required for general public use.

**“Other Roads”** include roads in State forests and reserves, and roads on private property. The municipal council is not responsible for the care and maintenance of these.

## **2.5 Meaning of terms**

Unless inconsistent with the context or subject matter, terms used in this Plan have the same meaning as the specific definitions included in the Road Management Act 2004. For the purposes of the Plan the following additional terms shall be defined as:

**Compulsory** means the defect will be rectified in accordance with the response times recorded within the Road Management Plan.

**Defect** means an identified group of like features, together with their location, the condition of which is outside the Intervention Level.

**Hazard** means an issue which has a high likelihood to create danger or serious inconvenience to users of the road or footpath network.

**Highway** means a road or road-related area as defined by the Road Safety Act 1986.

**Intervention Level** means the level at which works on an asset is required to be undertaken. May be expressed in terms of a threshold condition of the asset, frequency for performing work or response time.

**Response Times in days** refer to business days (unless stated otherwise) and excludes weekends and public holidays. The days comprising any period of days computed in accordance with this clause must be deemed to be consecutive if interrupted only by days which are not taken into account under this clause.

**Roadside** are those residual areas between the edge of the road or back of the kerb and the adjacent property boundary not occupied by footpath.

**Road Reserve** is the area vested in the relevant coordinating road authority for the purpose of housing community assets, such as roads and footpaths. This area is typically the reserve between two opposing property boundaries.

**Service Level Agreement** refers to the maintenance performance criteria used to achieve the adopted levels of service in accordance with this Plan.

## 2.6 Duty of road user

All road users have a duty of care under the Road Management Act 2004, with particular obligations prescribed in the Road Safety Act 1986, which states:

*"(1) A person who drives a motor vehicle on a highway must drive in a safe manner having regard to all the relevant factors.*

*(2) A road user other than a person driving a motor vehicle must use a highway in a safe manner having regard to all the relevant factors.*

*(2A) For the purposes of subsections (1) and (2) and without limiting their generality, the relevant factors include the following—*

- (a) the physical characteristics of the road;*
- (b) the prevailing weather conditions;*
- (c) the level of visibility;*
- (d) the condition of any vehicle the person is driving or riding on the highway;*
- (e) the prevailing traffic conditions;*
- (f) the relevant road laws and advisory signs;*
- (g) the physical and mental condition of the driver or road user.*

*(3) A road user must—*

- (a) take reasonable care to avoid any conduct that may endanger the safety or welfare of other road users;*
- (b) take reasonable care to avoid any conduct that may damage the road*
- (c) take reasonable care to avoid conduct that may harm the environment of the road reserve.*

## 2.7 Availability of the Road Management Plan and Nillumbik's Register of Public Roads

The Plan and Nillumbik's Register of Public Roads are available for inspection, in hard copy format, at the Nillumbik Civic Centre, Civic Drive, Greensborough, during office hours: 8.30am to 5pm Monday-Friday inclusive.

An electronic version of this Plan is available on Council's website:  
[www.nillumbik.vic.gov.au](http://www.nillumbik.vic.gov.au).

Nillumbik's Register of Public Roads will also be made available on the Council website.

## 2.8 Policy Context and Budgetary Consideration

Notwithstanding anything else provided for in this Plan and for the avoidance of any doubt, this Plan is, and remains, a stand-alone and all-encompassing policy document of the Council (for the inspection, repair and maintenance of public roads, pathways and road infrastructure (and road-related infrastructure) within the municipality of the Nillumbik Shire) without recourse to any other policy, practice or procedure of the Council in relation to the performance of the Council's road management functions.

To the extent any other policy, practice or procedure of the Council requires (or purports to require) any act, matter or thing to be done by or on behalf of the Council in relation to the performance of the Council's public road, pathway and road infrastructure management functions by reference to a requirement or a standard which is in conflict, or inconsistent, with the requirements or standards specified by or in this Plan (other requirements or standards), the requirements and standards specified by or in this Plan prevail over the other requirements or standards, and the other requirements or standards are of no force or effect.

This Plan is otherwise (in relation to the construction, inspection, maintenance and repair of those public roads within the municipal district of the Nillumbik Shire for which the Council is the road authority (including in relation to suitable prioritisations for the maintenance and repair of road infrastructure on public roads)) a policy document of the Council and is based substantially on financial, economic, political, social or environmental considerations.

The Council formally records that the funding which it has provided to implement this Plan and its road management responsibilities under the Act has been substantially influenced by decisions of the Council which relate to (and Council has expressly taken into account) budgetary allocations and the constraints which those decisions have entailed in terms of the allocation of scarce and competing Council resources.

## **2.9 Flexibility in Relation to the Performance of the Road Management Functions**

In order to give greater and improved operational and administrative flexibility to the timing of inspections for and the repair and maintenance of those public roads, pathways and road infrastructure (including road-related infrastructure) covered by this Plan, and notwithstanding best endeavours on the part of the Council's operational and administrative staff, it is expressly provided that, in the event of any failure by or on behalf of the Council to do any act, matter or thing associated with the inspection, repair or maintenance of any road, pathway or road infrastructure (or to perform any other road management function covered by this Plan) in accordance with the time-limits, standards and requirements specified by and in this Plan (the 'intervention failure'), the intervention failure is capable of, and is hereby deemed to have been, cured by a relevant subsequent act of the Council in connection with the proper inspection, repair or maintenance of the particular road, pathway or road infrastructure which is subject to the intervention failure, so long as and on the condition that -

- a report in writing has been provided to the relevant delegated or authorised officer of the Council informing that person of the intervention failure and confirming that the relevant inspection, repair or maintenance requirement has been satisfactorily performed; and
- the relevant delegated or authorised officer is satisfied that, notwithstanding the intervention failure, no further action on the part of or by the Council is reasonably required to remove a particular hazard or to repair a particular defect or deterioration in the road or to give any warning of a hazard, defect or deterioration in the road.

## **3 Roads and ancillary areas subject to the Road Management Plan**

### **3.1 Coordinating Road Authority**

Council, under the Road Management Act 2004, is the 'Coordinating Road Authority' for municipal roads within the Shire of Nillumbik as set out in the Register of Public Roads.

Department of Transport is the Coordinating Road Authority for Arterial Roads within the municipality. A copy of Department of Transport's Road Management Plan can be found on the Department of Transport website.

Section 205 of the Local Government Act 1989 requires Council to have responsibility for the care and management of local roads within its boundaries subject to the Road Management Act 2004.

### **3.2 Register of Public Roads**

Section 19 of the Road Management Act 2004 requires Council to establish and maintain a Register of Public Roads.

This Register of Public Roads is part of the Nillumbik Asset Register. The Asset Register records information such as the type, configuration and quantity of road assets for which Council is responsible, together with a history of assets.

The following assets within the public road network identified in Council's Asset Register are subject to this Plan:

- road surface and supporting pavement
- road shoulders
- footpaths
- shared use paths within the road reserve and open spaces
- traffic calming devices such as roundabouts and traffic islands
- line marking
- traffic control signage
- bridges and major culverts
- kerb and channel
- 'ancillary areas' such as car parks and service roads.

The Register of Public Roads establishes a road hierarchy and the relevant road categories are used to differentiate service levels and maintenance standards.

The details of the agreements between Council and other road authorities, made pursuant to Section 15 of the Road Management Act 2004, are included in the Register of Public Roads (referred to in section 3.10 of the Road Management Plan).

The Register of Public Roads and information on road infrastructure are generated from Council's asset records. This information will be updated as assets are created, amended, discontinued or disposed of.

### 3.3 Road Hierarchy

The Register of Public Roads establishes a road hierarchy and the relevant road categories are used to differentiate service levels and maintenance standards. The hierarchy adopted for the Shire of Nillumbik is summarised below in Table 1:

Road Type	Description
Link Roads - Sealed	Urban and Rural
Collector Roads - Sealed	Urban and Rural
Collector Roads - Unsealed	Urban and Rural
Access Roads - Sealed	Urban and Rural
Access Roads - Unsealed	Urban and Rural

**Table 1 - Nillumbik's Road Hierarchy**

Further detail about the road hierarchy is outlined in Appendix A.

### 3.4 Footpath Hierarchy

Council has developed a footpath hierarchy as set out in Table 2 below:

Category	Function
High	Defined as areas of very high pedestrian use for example around major shopping precincts, maternal and child health centres, schools, hospitals, secondary shopping precincts, public transport interchanges. It also includes all shared pathways. A shared path is a footpath designated by signs jointly used by pedestrians and cyclists and may include a separate footpath. As defined in the Road Safety Road Rules 2009.
Medium	Defined as areas of moderate pedestrian usage for example in local streets that form part of a key pedestrian route and provide access to areas of high pedestrian activity.
Low	Defined as areas of low pedestrian usage e.g. local residential streets, courts, dead end streets, and isolated areas where the majority of pedestrians are residents of the immediate area.

**Table 2 - Nillumbik's Footpath Hierarchy**



### **3.5 Codes of Practice**

The Road Management Act 2004 includes provision for the making of Codes of Practice to provide practical guidance for road authorities, service providers and infrastructure managers in the performance of their functions and duties under the Road Management Act 2004. The following Ministerial Codes of Practice may be viewed on the Department of Transport website:

- Operational Responsibility for Public Roads: This Code provides guidance in determining the physical limits of operational responsibility between road authorities for the different parts or elements within the road reserve of public roads.
- Clearways on Declared Arterial Roads: This Code provides guidance to Department of Transport in the establishment of proper management and consultation processes, particularly with Council, with regard to the implementation of clearways on Declared Arterial Roads.
- Managing Utility and Road Infrastructure in Road Reserves: This Code provides guidance for road authorities and utilities in planning and managing their infrastructure in road reserves.

### **3.6 Car parks**

Car parks included in this Plan are those that are identified in Nillumbik's Public Road Register.

All other Council maintained car parks are managed in accordance with Nillumbik's Road Asset Management Plan.

### **3.7 Bridges and major culverts**

Bridges and major culverts, which form part of a public road within the meaning of the Road Management Act 2004, are included within this Plan. All other bridges and major culverts are managed under Nillumbik's Road Asset Management Plan.

### **3.8 Trees and vegetation in road reserve**

Section 107 of the Road Management Act clarifies that trees and vegetation within the road reserve are not a consideration of the Road Management Act with respect to Council's duty to maintaining, inspecting or repairing trees and vegetation.

Council does however manage trees and vegetation within the road reserve in accordance with the levels of service for inspection, intervention and response, including trees overhanging the road, found in Nillumbik's Tree Management Policy and Tree Management Guidelines.



### **3.9 Boundary roads**

The boundary roads within Nillumbik are listed below:

**City of Banyule:**

- Fitzsimons Lane, from Main Road to Yarra River
- Main Road, from Fitzsimons Lane to Bolton Street
- Bolton Street, from Main Road to Bridge Street
- Sherbourne Road, from Bolton Street to Karingal Drive
- Karingal Drive, from Sherbourne Road to Weidlich Road
- Weidlich Road, from Karingal Drive to Progress Road
- Progress Road, from Weidlich Road to Ryans Road
- Ryans Road, from Progress Road to Wind Mill Rise.

**City of Whittlesea:**

- Yan Yean Road, from Doctors Gully Road to Arthurs Creek Road
- Ridge Road, from Arthurs Creek Road to Deep Creek Road

**Shire of Yarra Ranges:**

- Skyline Road

Detailed information on the maintenance agreements between Council and other road authorities regarding the above boundary roads are included in Nillumbik's Road Asset Management Plan.

### **3.10 Assets not covered by this Plan**

Not all areas or all assets within the road reserve are the responsibility of Council and therefore do not require intervention by Council for the purposes of this Plan.

Section 107 of the Road Management Act 2004 states that a road authority does not have a statutory duty or a common law duty to perform road management functions in respect of a public highway which is not a public road or to maintain, inspect or repair the roadside of any public highway (whether or not a public road).

Road related assets that are not included for inspection and repair under this Plan are:

- Declared Arterial Roads. These are the responsibility of Department of Transport (excluding some ancillary areas and assets where Council is the Coordinating Road Authority).
- Shared boundary roads that are agreed to be the responsibility of the adjoining municipality.
- Bridges/major culverts/overpasses that are the responsibility of other road authorities including Melbourne Water, Department of Transport and VicTrack.

- Service Authority infrastructure including:
  - water supply pipes and fittings;
  - drainage pipes, sewerage pipes and manholes;
  - telecommunications cables, pits and structures;
  - electricity distribution wires, poles and structures; and
  - gas supply pipes and fittings.
- Assets and land owned, managed and maintained by other authorities including temporary reinstatements to the road and pathways and other road reserve assets, and/or permanent reinstatements prior to Council certification; and Crown and Service Authority land/easements.
- Non-Council street infrastructure including:
  - Department of Transport signage and signal hardware (except for those identified as Council's responsibility and shown on the Public Roads Register);
  - Bus shelters owned and managed by other authorities;
  - Privately owned and managed signs including direction and advertising signs; and
  - Public street lighting (with the exception of some decorative street lighting)
- Car parks (constructed or unconstructed) generally used for car parking purpose that are not in the list of car parks on the Register of Public Roads.
- Nillumbik's stormwater drainage system is considered under Nillumbik's Drainage Asset Management Plan
- Roads constructed by others or without Council approval, unformed access tracks for the purposes of local access or un-constructed right of ways that are not listed on the Register of Public Roads
- Road reserves which are unconstructed and do not have any road of the type referred to in Section 107 of the Road Management Act 2004
- All paths (formed and unformed) outside the road reserve which are not defined as recreational trails within the Nillumbik Trail Strategy
- Nature strips and infill areas within urban areas (the residual areas between the edge of the road or back of the kerb and the property boundary) not occupied by the pathway. It is acceptable practice that residents maintain these areas (generally grassed nature strips) as an extension of their garden.
- Street trees and landscaped garden beds located on the road reserve that are maintained by Council.

The following are privately owned and managed assets:

- Vehicle crossovers and driveways. Council is responsible for the component of footpath which runs continuously through the crossover.
- Culvert pipes which form part of the vehicle crossover. This includes keeping the culvert opening free of debris.
- A pathway providing access from private property to a public road.
- Single property stormwater drains constructed within the road reserve from the property boundary to a discharge outlet in the kerb, open drain or an underground drain.

## 4 Exceptional circumstances

Council will make every effort to meet its commitments under this Plan. However, there may be situations or circumstances that affect Council's business activities to the extent that it cannot deliver on the levels of the service. These include but are not limited to: natural disasters such as fires, floods or storms, or a prolonged labour or resource shortage due to a need to commit or redeploy Council staff and/or equipment elsewhere.

In the event that the Chief Executive Officer (CEO) of Council has considered the impact of such an event on the limited financial and other resources of Council and the Council's other competing priorities and budgetary constraints (whether or not in conjunction with the Council) and has determined that any standards or requirements in the Plan cannot be adequately met, then pursuant to and reliant on the principals set out in Section 83 of the Wrongs Act 1958, the CEO will write to the Council officer in charge of this Plan and inform them which levels of service are to be varied or suspended.

Continual assessment of the event(s) will be undertaken to determine when the levels of service in this Plan will be reinstated. All decisions are to be made in consultation with the CEO.

Council will communicate to residents the variation or suspension of the levels of service in this Plan with reference to how the work will be prioritised, the anticipated period for which it will apply and when normal duties resume.

## **5 Levels of service**

The levels of service specified within this Plan indicate how Council will inspect, maintain and repair the road network from the time of its publication.

Refer to Appendices B, C and D which detail the levels of service subject to this Plan.

These levels of service have been determined by balancing the economic, social, safety and environmental expectations of the community with consideration of the funding and resource allocation available to Council and the management of risks associated with roads and footpaths.

### **5.1 Inspections**

Inspection processes are required for competent management of the road network assets. Council has implemented five categories of inspection, titled; hazard, defect, condition, night and incident for the purposes of managing risks associated with the road and footpath network. The purpose and reporting requirements for each inspection type is detailed in Appendix E.

Hazard inspections are undertaken following the report of a hazard from a customer. These inspections are to be undertaken within 4 to 48 hours of receipt of the request, dependant on the nature of the hazard. Refer to Appendix D.

Defect, Condition and Night inspections are proactive in nature and are undertaken on a scheduled basis. The inspection schedule for Defect, Condition and Night inspections can be viewed in Appendices B and C.

Where bulk inspections have been undertaken in place of the normal scheduled inspection program and typical defect response times cannot be achieved, a detailed rectification program will be developed to address the defects identified. The program will reflect available resources, funding, associated hierarchy and risk and be developed immediately following the bulk inspections. Approval to implement the program will be sought through Council's Executive Management Team.

### **5.2 Intervention levels and response timeframes**

The levels of service relating to defects and hazards subject to this Plan are summarised in Appendix D. These levels of service comprise the following:

- a) the task or work expected to be undertaken
- b) the intervention limits applied for defects and hazards
- c) the response time applied to rectify the defect or hazard.

This Plan acknowledges the importance of understanding and monitoring the linkage between workload indicator and intervention action. A substantial increase in area of pavement to be maintained can materially impact upon intervention action (and citizen satisfaction and duty of care requirements) if not accompanied by a comparable increase in budget allocation or productivity improvement.

The standards of maintenance detailed in this Plan are considered reasonable in the context of the provisions of the Road Management Act 2004.

### **5.3 Community consultation**

As part of the implementation and review process of the Plan, Council undertakes community consultation in accordance with Section 54(5) of the Road Management Act 2004.

Further to this, research into the needs of the community includes consideration of:

- community and/or user satisfaction survey
- state and federal policy / data
- community and industry trends.

### **5.4 Risk assessment**

The levels of service, as outlined in this Plan, have been determined in accordance with the principles of Australian Standard AS/NZS 31000 – Risk Management.

### **5.5 Standards for construction, expansion, upgrading, renewal and refurbishment**

The standards for construction of new road assets and for the expansion, upgrading, renewal and refurbishment of existing road assets will be in accordance with Council's Road Asset Management Plan, with consideration of industry and local standards, Council's specifications and standard drawings.

## **6 Financial resources**

### **6.1 Budget provisions**

The commitments and obligations specified in this Plan are matched to the financial resources available to deliver those commitments and obligations as set out in the Council Plan and Council Budget. To achieve and sustain acceptable standards of service for the local road asset, Council is required to commit annual funding adequate to provide for regular and responsive maintenance and for timely renewal or replacement of the asset.

The financial resources allocated for works on local roads and pathways are considered reasonable having regard to the overall service delivery priorities of Council.

### **6.2 Other sources**

Roadworks can be funded from sources other than those provided directly by Council. These can include Special Rate Schemes and Special Charge Schemes, Developer Contribution Schemes and direct funding by developers for provision of the original asset and upgrading of road infrastructure affected by development.

The following grants and funding programs also provide opportunity for Council to undertake road-related projects:

- Victorian Grants Commission
- Black Spots program
- Roads to Recovery program
- Local Roads and Community Infrastructure Fund
- Urban Congestion Fund

## **7 Management systems**

### **7.1 Establishing works priorities**

Council will establish works priorities in accordance with its programmed and reactive maintenance schedules taking into account its duty to inspect, maintain and repair public roads and footpaths.

### **7.2 Responsibilities for Road Management Plan Implementation**

The Chief Executive Officer has responsibility for assigning the roles and responsibilities of the appropriate Council officers for the purposes of implementing the requirements of the Road Management Act 2004 and this Plan.

Duties to be undertaken by Council officers shall include but are not limited to those set out in Schedule 7 of the Road Management Act 2004. The CEO shall ensure that key personnel responsible for implementing the provisions of this Plan have the appropriate training and experience and are provided with adequate resources to undertake their roles and responsibilities in an effective manner. The roles and responsibilities shall be in line with Council's organisational structure.

### **7.3 Reactive and programmed works**

Council operates a Service Request System to log and track requests from any member of the public that is reporting a defect, hazard or other matters requiring repair or maintenance. Service requests have predetermined response times and community service delivery targets.

The processes and systems provide for the recording of:

- the defect, hazard or issue requiring attention
- the location of the reported issue
- name and address of person reporting the defect, hazard or issue
- the anticipated completion date of the works
- the date the service request was completed.

Programmed inspections are recorded electronically using mobile devices. Work orders are issued for any works received either through the Service Request System or the Asset Management System for repair and tracking. A flowchart of each system is included in Appendix F.

These systems and procedures are subject to regular review and updated as part of Council's commitment to the continuous improvement process.

### **7.4 Safety at worksites**

All construction and maintenance work on Council assets will be undertaken in accordance with the relevant occupational, health and safety legislation, codes of practice and Council's procedures.

### **7.5    Duty to inform service provider or infrastructure manager**

If, in the course of meeting its obligations under this Plan, Council becomes aware of an issue with non-road infrastructure for which a service provider or infrastructure manager is responsible, Council will convey that information to the relevant service provider or infrastructure manager within three business days of Council becoming aware of the aforementioned situation. Issues may include non-road infrastructure that:

- is not in the location shown in the relevant records
- appears to be in an unsafe condition
- appears to be in need of repair or maintenance.

### **7.6    Notice of incidents**

As soon as practicable, but in no case longer than 14 calendar days of receiving notice of an incident under Section 115 of the Road Management Act 2004, Council will cause an incident inspection to be carried out by a suitably qualified person and a condition report to be prepared. Any condition report prepared should include:

- a statement of the condition of the road or infrastructure
- photographs, where appropriate, showing the condition of the incident site
- reference to the relevant sections of this Plan
- reference to any relevant Council policy or policy decision
- reference to the latest inspections, (hazard, defect, sight or condition) or other reports relating to the incident site
- a summary of inspections, maintenance and repairs to that part of the road or infrastructure conducted within the previous annual.

## **8 Asset Management Strategy**

This Plan forms an integral part of Council's Asset Management Strategy and recognises the complex linkage between the effective management of road assets and the standard of maintenance specified in this Plan. Council is progressively updating its Asset Management System through a continuous improvement program.

### **8.1 Transport and infrastructure management**

Council develops a four-year Council Plan, which includes the strategic direction and objectives and strategies for achieving these objectives over the life of the document. The Annual Plan also includes the vision and goals to be met by the organisation and is reviewed annually. The Plan aims to meet the objectives set within the Council Plan. The Council Plan objectives are also incorporated into Council's strategic asset management documents.

### **8.2 Road Asset Management Plan**

A Road Asset Management Plan has been developed by Council in accordance with the requirements of the International Infrastructure Management Manual (IIMM) 2011 and with regard to Austroads Integrated Asset Management Guidelines for Road Networks (AP-R202) 2002. The Road Asset Management Plan supports and complements this Plan.

### **8.3 Management of road asset**

If the effective management of a road asset is not achievable, the level of maintenance effort and/or standard of maintenance may need to be varied, for example:

- the maintenance levels may need to increase if the intervention levels or standard of maintenance, as specified in this Plan, are to be retained as the underlying condition of the road regresses
- due to budgetary constraints, the intervention levels and/or standards of maintenance may need to be varied to match the deteriorating condition of the road, in which case this Plan will need to be amended accordingly.

Similarly, changes in level of service may impact upon the maintenance levels required and/or standard of maintenance.

Where changes are proposed to this Plan it must be undertaken in accordance with the Road Management Act 2004 and its Regulations.



## 9 Performance management and review

### 9.1 Performance monitoring

Performance monitoring is undertaken on a regular basis generally as follows:

- Monthly meetings of the relevant departments to review day-to-day operations. Managers oversee implementation of the various maintenance programs
- Fortnightly meetings of the Capex (capital expenditure) Working Group which manages implementation of the Capital Works Program
- Weekly meetings between responsible staff to review the various maintenance programs, including handling of correspondence, programming of works, occupational health and safety (OHS) and other matters
- Daily meetings with works crews to track the progress of the works program and to discuss resourcing, OHS and other matters.
- Council's Annual Report to report on performance against the stated levels of service within this Plan.

Performance monitoring is based on key performance indicators which align to the levels of service outlined in this Plan.

### 9.2 Audits

Council supervisors undertake auditing of completed works, both maintenance and capital, to ensure that the works are being delivered to the specified standards. Council also undertakes condition audits for the purposes of reviewing asset condition and meeting statutory obligations.

Noncompliance reports are available within Council's Asset Management System and are used to monitor the delivery of service levels adopted by Council for its road and footpath network assets.

### 9.3 Road Management Plan review

The Plan is intended to be a dynamic document and, as such, there is a need for regular review, refinement and improvement. This will ensure that the Plan is in accordance with responsible asset management, changing technology, climatic conditions and, in particular, Council and community requirements and expectations.

It is proposed that following each Condition inspection cycle, the Plan will be reviewed and amended (if required) to reflect any significant changes in the condition of the road and footpath network. Any revised Plan would be subject to the consultation and approval processes as detailed in the Road Management Act 2004.

Any review of the Plan will, in addition to that set out above, have regard to:

- asset performance following delivery of the maintenance program
- the level of achievement of asset management strategies against the expected benefits to road users, stakeholders and the community
- the consideration of any external factors that is likely to influence the contents of this Plan.

## 10 Supporting documents

The documents in Section 10.1, whilst they do complement, do not form part of the Plan. All supporting documents may change from time to time to reflect changes in Council policy, legislative changes, and operational changes or as a result of audit findings.

### 10.1 Technical references

- Risk Management Standard, AS/NZS ISO 31000
- International Infrastructure Management Manual (IIMM)
- CMP Road Reserve Risk Management Statement of Principles
- Ministerial Code of Practice – Road Management Plans, September
- Code of Practice for Management of Infrastructure in Road Reserves

### 10.2 Appended documents

**Appendix A:** Road Hierarchy

**Appendix B and C:** Nillumbik Programmed Inspection Frequencies

**Appendix D:** Defect and Hazard Intervention Levels

**Appendix E:** Asset Inspection Details

**Appendix F:** Service Request and Asset Management System

## Appendix A: Road Hierarchy

Road Category	Road Function
Urban Link	<ul style="list-style-type: none"> <li>Supplements the Arterial Road network in providing for through traffic movement</li> <li>Cater for through traffic and heavy vehicles</li> <li>Target minimum speed limit of 60 km/h.</li> </ul>
Rural Link	<ul style="list-style-type: none"> <li>Supplement the Arterial Road network in providing for through traffic movement.</li> <li>Linkage between areas of significance that may not be served by the Arterial Road network.</li> <li>Cater for through traffic and heavy vehicles.</li> <li>Target speed limit 80 km/h</li> </ul>
Urban Collector	<ul style="list-style-type: none"> <li>Important local roads whose function is to distribute traffic between Arterial Roads and / or Link Roads.</li> <li>May carry limited through traffic generally from the surrounding area (less than 4,000 vehicle per day desirable)</li> <li>Speed limit generally 50 km/h</li> <li>Potential bus route.</li> </ul>
Rural Collector	<ul style="list-style-type: none"> <li>Important local roads whose function is to distribute traffic between Arterial Roads and / or Link Roads</li> <li>May serve as links between lightly populated localities that are not serviced by arterial roads.</li> <li>May carry limited through traffic, generally from the surrounding area.</li> <li>Target speed limit 70 to 80 km/h.</li> </ul>
Urban Access Street	<ul style="list-style-type: none"> <li>Provides direct access for abutting land owners or occupiers</li> <li>Dissuade high speed</li> <li>Dissuade through traffic</li> <li>Dissuade heavy vehicles (but must be able to access in the case of deliveries or emergency).</li> <li>Target speed limit 50 km/h.</li> </ul>
Rural Access Road	<ul style="list-style-type: none"> <li>Provides direct access for abutting land owners or occupiers.</li> <li>Intended for predominantly local traffic.</li> <li>Target speed limit 50 to 70 km/h</li> </ul>
Laneway/Right of Way - treated as an Access Road for the purposes of this Road Management Plan	<ul style="list-style-type: none"> <li>Provides direct access for abutting land owners or occupiers.</li> <li>Intended solely for access to abutting properties.</li> <li>Low speed environment.</li> </ul>
Private Road	<ul style="list-style-type: none"> <li>Provides access for abutting land owners or occupiers.</li> <li>May be on private land or road reserve.</li> <li>Not constructed or maintained by Council.</li> </ul>
Unconstructed	<ul style="list-style-type: none"> <li>Unused road reserve.</li> </ul>
Car park - treated as an Access Road for the purposes of this Road Management Plan	<ul style="list-style-type: none"> <li>carparks that are listed in the list of carparks on the Register of Public Roads</li> <li>Carpark constructed within road reserve.</li> <li>May be associated with local area shops, etc.</li> </ul>

## Appendix B Road Programmed Inspection Frequency

### Sealed Roads

	Condition Audit Link Road, Collector Road and Access Road	Defect Inspection Link Road	Defect Inspection Collector Road and Access Road
Pavement	5 years	6 Monthly	Annual
Shoulder	5 years	6 months	Annual
School Crossings	N/A	School Days	School Days
Linemarking and Delineators	N/A	6 months	Annual
Guard fence	N/A	6 months	Annual
Road Signage	N/A	6 months	Annual
Traffic Treatments	N/A	6 months	Annual
Night Inspections	N/A	2 years	2 years

### Unsealed Roads

	Condition Audit Collector Road and Access Road	Defect Inspection Collector Road and Access Road
Pavement	N/A	Annual
Shoulder	N/A	Annual
Delineators	N/A	Annual
Guard fence	N/A	Annual
Road Related Signage	N/A	Annual
Night Inspections	N/A	2 years

## Appendix C Footpath Programmed Inspection Frequency

	Condition Audit Sealed footpaths	Defect Inspection Sealed footpaths	Defect Inspection unsealed footpaths and trails*
High	5 years	6 months	Reactive
Medium	5 years	2 years	Reactive
Low	5 years	2 years	Reactive

\*Note: Where unsealed paths located in the road reserve form part of a recognised trail as defined in the Nillumbik Trail Strategy (NTS), these will be inspected and maintained in accordance with the level of service defined in the NTS.

## Appendix D Defect Intervention Levels, Hazards and Response Times

### Road pothole

This activity covers the reinstatement of bituminous or granular sealed surface for roads and footpaths.

Road Category	Defect Intervention Level	Response Time
Link roads	Depth greater than 50mm and/or diameter 300mm or equivalent lateral dimension.	Rectify within 5 days
Collector roads	Depth greater than 50mm and/or diameter 300mm or equivalent lateral dimension.	Rectify within 7 days
Access roads	Depth greater than 50mm and/or diameter 300mm or equivalent lateral dimension.	Rectify within 14 days

## Grading unsealed roads

This activity includes the grading and reshaping of unsealed road formations, whether the surfacing comprises imported granular material or the natural subgrade. The activity also includes filling pot holes.

Road Category	Defect Intervention Level	Response Time
All	<p>Programmed grading works undertaken following an inspection where it is identified that defects exceed the intervention as identified below.</p> <p>Corrugations, roughness or multiple potholes exceeding 75mm deep measured with a 1.2 metre straight edge AND over</p> <ul style="list-style-type: none"> <li>· 20% of any length of road greater than 100m OR</li> <li>· 50% of any length of road up to 100m.</li> </ul> <p>Road crossfall is less than or equal to 1 percent over</p> <ul style="list-style-type: none"> <li>· 20% of any length of road greater than 100m OR</li> <li>· 50% of any length of road up to 100m.</li> </ul>	annual
Collector	<p>Corrugations, roughness or multiple potholes exceeding 75mm deep measured with a 1.2 metre straight edge AND over</p> <p>20% of any length of road greater than 100m OR</p> <p>50% of any length of road up to 100m.</p> <p>Road crossfall is less than or equal to 1 percent over</p> <p>20% of any length of road greater than 100m OR</p> <p>50% of any length of road up to 100m.</p>	Affected areas to be rectified within two weeks.
Access	<p>Corrugations, roughness or multiple potholes exceeding 75mm deep measured with a 1.2 metre straight edge AND over</p> <p>20% of any length of road greater than 100m OR</p> <p>50% of any length of road up to 100m.</p> <p>Road cross fall is less than or equal to 1 percent over</p> <p>20% of any length of road greater than 100m OR</p> <p>50% of any length of road up to 100m.</p>	Affected areas to be rectified within six weeks.

### Shoulder edge break repair

This activity covers the repair of broken edges of seal or asphalt surfaced pavements. The repair aims to restore the line and level of the original surfacing. Edge repair may involve restoration utilising gravel and asphalt or cold mix, or bituminous seal with fine aggregate. Edge break distress is not encountered in roads where the surfacing extends to a kerb and channel. Edge break repair refers to activities on both sealed roads with unsealed shoulders and sealed roads with sealed shoulders.

Road Category	Defect Intervention Level	Response Time
Link roads	When edge break exceeds 75mm laterally over at least a 1m length from the nominal seal line.	2 weeks
Collector roads	When edge break exceeds 75mm laterally over at least a 1m length from the nominal seal line.	4 weeks
Access roads	When edge break exceeds 75mm laterally over at least a 1m length from the nominal seal line.	8 weeks

### Grading unsealed shoulders

This activity covers the grading of unsealed shoulders. The activity includes rolling after grading and the inclusion of water if this is deemed necessary. This activity also includes spot filling, grading and reshaping to correct drop off from edge of seal, roughness, scouring or potholing and holding of water.

Road Category	Defect Intervention Level	Response Time
Link roads	Edge of seal drop off greater than 50mm for more than 10 per cent per kilometre length.	Affected areas to be rectified within 4 weeks
Collector and Access roads	Edge of seal drop off greater than 50mm for more than 10 per cent per kilometre length.	Affected areas to be rectified within 6 weeks

### Footpath

This activity covers the intervention levels and response all concrete, sealed and paved footpaths and shared pathways.

Footpath Category	Vertical Displacement Defect Intervention	Deformation Defect Intervention	Pot Hole Defect intervention	Response Time
High	Between 10 and 20 millimetres	Between 40 and 75mm over 1 metre	Greater than 300mm diameter and greater than 40mm deep	6 months
High	Between 20 and 40 millimetres	Between 75 and 100mm over 1 metre	Greater than 300mm diameter and greater than 75mm deep	1 month



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High	Greater than 40 millimetres.	Greater than 100mm over 1 metre	Greater than 300mm diameter and greater than 100mm deep	3 weeks
Medium	Between 20 and 40 millimetres.	Between 75 and 100mm over 1 metre	Greater than 300mm diameter and greater than 75mm deep	annual
Medium	Greater than 40 millimetres.	Greater than 100mm over 1 metre	Greater than 300mm diameter and greater than 100mm deep	3 months
Low	Between 20 and 40 millimetres.	Between 75 and 100mm over 1 metre	Greater than 300mm diameter and greater than 75mm deep	annual
Low	Greater than 40 millimetres.	Greater than 100mm over 1 metre	Greater than 300mm diameter and greater than 100mm deep	6 months

### Unsealed Paths and Recreational Trails

This activity covers the intervention levels and response of unsealed pathways and recreational trails located within the road reserve. All intervention levels and response times are detailed within the Nillumbik Trails Strategy.

### Kerb and Channel

This activity covers the inspection and maintenance of all concrete kerb and channel located adjacent to the carriageway.

Road Category	Defect Intervention Level	Response Time
Link	Kerb and channel Vertical or Horizontal displacement greater than 50mm	1 month
Collector	Kerb and channel Vertical or Horizontal displacement greater than 50mm	3 months
Access	Kerb and channel Vertical or Horizontal displacement greater than 50mm	6 months

### Traffic island maintenance

This activity covers the inspection and maintenance of all concrete kerbed islands located on the carriageway and including those with hard or paved infill areas.

Road Category	Defect Intervention Level	Response Time
Link roads	Vertical or Horizontal displacement greater than 30mm over 1200mm length misalignment in island kerbing or paving.	2 weeks
Collector roads	Vertical or Horizontal displacement greater than 30mm over 1200mm length misalignment in island kerbing or paving.	1 month
Access roads	Vertical or Horizontal displacement greater than 50mm in island kerbing or paving.	2 months

### Signage and linemarking – general

Where a sign or line mark is identified as missing but there is insufficient existing information to determine the location, type or whether it is still required, the defect will be referred to Infrastructure Development for investigation and advice.

Road Category	Response Time
All	1 month, after which the associated standard defect response times apply.

### Linemarking maintenance

This activity includes the maintenance of all types of linemarking. At intersections or junctions with roads not maintained by Council, linemarking on these other roads shall not be maintained.

Road Category	Defect Intervention Level	Response Time
Link roads	Greater than 30 per cent of line marking per segment missing or defective relative to original installation and design standards.	Annual Program
Collector roads	Greater than 40 per cent of line marking per segment missing or defective relative to original installation and design standards.	Annual Program
Access roads	Greater than 50 per cent of line marking per segment missing or defective relative to original installation and design standards.	Annual Program

## Delineator maintenance

This activity includes the maintenance of all types of delineators. These include guideposts, rumble bars, raised pavement markers (reflective and non-reflective), flaps and guard fence delineators and width markers on bridges and culvert. At intersections or junctions with roads not maintained by Council, guideposts on these other roads shall not be maintained. This also includes the replacement of damaged and missing delineators, their cleaning and painting where necessary.

This activity does not include the replacement of raised pavement markers (RRPMs) after resurfacing.

Road Category	Defect Intervention Level	Response Time
Link roads	Greater than 30 per cent of delineator installations per segment missing or defective relative to original installation and design standards.	1 month
Collector roads	Greater than 40 per cent of delineator installations per segment missing or defective relative to original installation and design standards.	2 months
Access roads	Greater than 50 per cent of delineator installations per segment missing or defective relative to original installation and design standards.	3 months

## Regulatory signs

This activity covers the inspection and maintenance regulatory signage including but not limited to; stop; give way and speed.

Road Category	Defect Intervention Level	Response Time
Intersection Control	Greater than 50 per cent sign illegible at 150m under low beam or in daylight or sight distance criteria not met	2 weeks
Link roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	1 months
Collector roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	2 months
Access roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	3 months

## Warning signs

This activity covers the inspection and maintenance of warning signs including but not limited to; bends; speed hump, advisory speed and concealed driveways.

Road Category	Defect Intervention Level	Response Time
Link roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	1 months
Collector roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	2 months
Access roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	3 months

## Guide signs

This activity covers the inspection and maintenance of direction and information signs including street name, town signs, advanced direction and directional signs as well as reassurance signs and other specialised and tourist signs.

Road Category	Defect Intervention Level	Response Time
Link and collector roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	2 months
Access roads	Greater than 50 per cent sign legend illegible at 150m under low beam or in daylight or sight distance criteria not met	3 months

## Guard fence maintenance

This activity includes the inspection and maintenance of W-beam guard fence. The work will include the inspection, reporting, scheduling and supervising all guard fence repairs. Periodic inspection is required to check alignment and anchorage and stability of posts and that all bolts, nuts, shackles and cables are in place and functional. Work shall include the removal and replacement of sections.

Road Category	Defect Intervention Level	Response Time
Link and Collector roads	Guard fence with a panel or component affected so as to jeopardise performance	2 months
Access roads	Guard fence with a panel or component affected so as to jeopardise performance	3 months

## Hazards

This activity includes the inspection and response to hazards reported from members of the public or Council employees. It includes works to make the area safe and then arrange follow up works (where required) to complete the job.

Hazard Description	Hazard Intervention Level	Response Time
Missing stormwater pit lids in the road reserve	Pit lid is dislodged or missing. Pit lid is damaged, having no pedestrian bearing capacity.	4 hours
Road Obstruction	A tree or part of a tree or any other obstruction resulting in a complete or partial lane or road blockage.	4 hours
Footpath Obstruction	A tree or part of a tree or any other obstruction resulting in a complete or partial blockage of the footpath forcing the pedestrian onto the road or an area unsafe for pedestrian movements.	24 hours
Oil Spills	Oil spills on the road pavement	4 hours
Other	An issue which is likely to create danger or serious inconvenience to users of the road or footpath network.	48 hours

## Appendix E Inspection Types

Inspection Type	Purpose	Who must perform inspection	Reporting Requirements
<b>Hazard</b>	<p>Hazard inspections are undertaken following a notification from a customer. Customers include community members as well as Council employees while undertaking their normal duties.</p> <p>Hazard inspections are designed to inspect the reported issue for its likelihood to create danger or serious inconvenience to users of the network or the wider community</p>	Officer of the Council with some knowledge of road maintenance techniques who may then call in a higher level of expertise if necessary.	<p><b>Recording to identify specific hazard, time first reported, time inspected and by whom, subsequent action and time of completion.</b></p> <p><b>Recorded in Councils customer relationship management tool.</b></p>
<b>Defect</b>	<p>Inspection undertaken in accordance with a formal inspection schedule to determine if the road asset complies with the levels of service as specified in this document;</p> <p>A record of each street/road is to be completed detailing the name of the inspector, the inspection date, time and street/road name and a description of any defects found that are at the specified intervention levels defined in the Maintenance Service Agreement;</p> <p>In addition, a notation must to be recorded of any street/road inspected where no defect was apparent under the specific rigour of the inspection.</p>	Appropriately qualified personnel with knowledge of road maintenance techniques.	<b>A record of the inspection and who undertook the inspection is placed on council's asset database for reference purposes (this may include insurance or litigation requirements).</b>

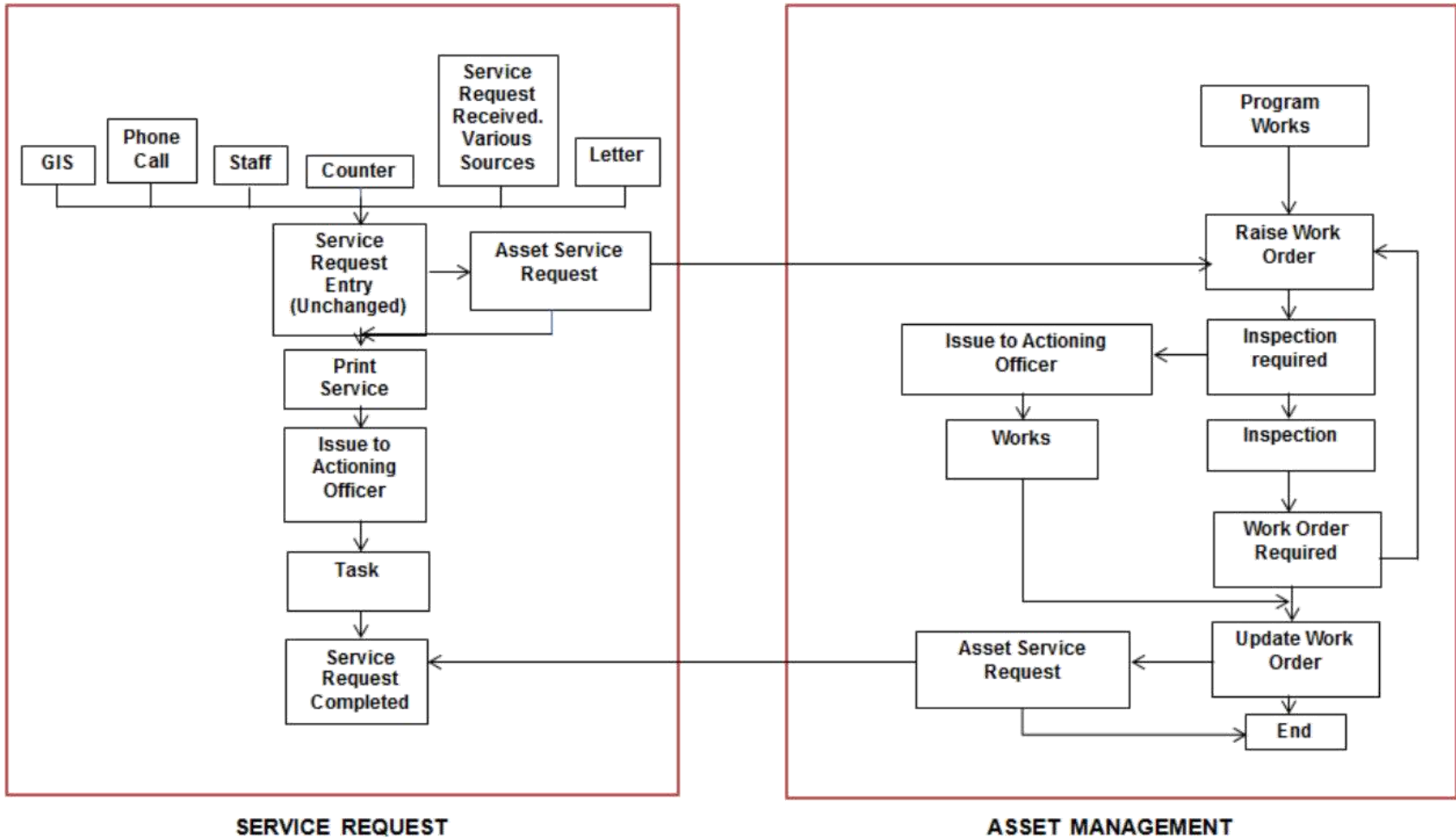
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Inspection Type	Purpose	Who must perform inspection	Reporting Requirements
<b>Condition</b>	<p>An inspection specifically to identify deficiencies in the structural integrity of the various components of the road infrastructure assets which if untreated, are likely to adversely affect network values. The deficiencies may well impact short-term serviceability as well as the ability of the component to continue perform for the duration of its intended life span;</p> <p>The condition inspection process must also meet the requirements for accounting regulations and asset management;</p> <p>Regular or periodic assessment, measurement and interpretation of the resulting condition data is required so as to determine the need for any preventive or remedial action then development of relevant programs of rehabilitation or renewal works.</p>	Qualified engineer or Experienced Technical Officer with extensive knowledge and experience in road construction and maintenance practices.	<b>Specific data to be recorded is determined by requirements of the Asset Management System used to assess asset component needs.</b>
<b>Night</b>	An inspection undertaken outside of daylight hours to identify whether the reflectivity of signs and delineation including line marking meets Australian Standards. The inspection includes all urban and rural roads.	Appropriately qualified personnel with knowledge of maintenance techniques.	<b>Specific data to be recorded is determined by requirements of the Asset Management System.</b>
<b>Incident</b>	<b>An inspection carried out to comply with the requirements the Road Management Act 2004 [Division 5 – Claims Procedure, Clause 116]; This inspection enables an incident condition report to be prepared for use in legal proceedings and the gathering of information for the analysis of the causes of accidents and the planning and implementation of road management and road safety measures.</b>	<b>Qualified engineer or Experienced Technical Officer with extensive knowledge and experience in road construction and maintenance practices.</b>	<b>Formal Incident Report required, as described.</b>



# Appendix F Service Requests Management System







## **Attachment 2: Amendments to 2017 Road Management Plan**

This document provides a list of changes within the proposed Road Management Plan (RMP) being presented to Council. The table of amendments shows changes to the main body of the 2017 RMP appendices, the reason for the change and the outcome in terms of service level change and the impact on Council's exposure to risk and any budget or productivity impact.

### **Glossary**

**2017 Plan** - Nillumbik Road Management Plan

**Plan** – 2021 Nillumbik Road Management Plan

**Benchmarking** - comparison of Nillumbik Plan with the Plans of Banyule, Murrindindi, Yarra Ranges and Whittlesea Councils.

**Legal advice** - the advice received from Nillumbik's solicitors Macquarie Local Government Solicitors on the 2017 Plan

**RMA** - *Road Management Act 2004*

**Amendments to main document**

Category	Proposed Amendment	Reason	Impact – budget/risk
Document and tables updated to meet new Nillumbik branding	The entire document, including tables has been modified to consistency with Nillumbik's branding.	Ensure consistency with other plans and documents prepared by Council.	Nil
Updated referenced organisations acts and regulations	Referenced acts and legislation have been updated to reflect current documents.  Additional codes of practice have been included in the reference documents.  References to VicRoads changed to Department of Transport the updated state road authority name.	As recommended in the legal review.	Nil
Section 2.1 – Legislative Basis for the RMP	Added a paragraph to cover off on updates to referenced plans, policies, strategies and adoptions.	The Project Team mentioned that in particular the Nillumbik Trails Strategy would be the subject of a review in the near future and may be renamed.  The same logic may apply to other referenced documents.	Nil
Section 2.2 – Purpose of the RMP	Added a section and <b>Image 1</b> to show the relationship between the RMP and Road Asset Management Plan (RAMP)	Help readers understand the relationship between the RMP and the RAMP.	Nil
Section 2.8 – Policy Context and Budgetary Considerations added	Confirms that the service levels within the Road Management Plan are the	As recommended in the legal review.	Reduces Council public liability exposure to road and footpath related claims.

Category	Proposed Amendment	Reason	Impact – budget/risk
	prevailing source for defining service levels.	Council has other policy, practise and procedures that reference levels of service relating to activities for roads and footpaths.  This section will add further strength to Council's 'policy defence' should there be a public liability claim.	
Section 2.9 – Flexibility in Relation to Road Management Function	This flexibility documents the process that Council implements to 'cure' any breaches of its RMP.	As recommended in the legal review.  This section will add further strength to Council's 'policy defence' should there be a public liability claim.	Nil
Added other sources of funding available to Council	The Local Roads Community Infrastructure Fund and Urban Congestion Fund have been added as an additional source of funding from road related works.	For completeness.	Nil.
Section 3.8 – Trees and vegetation in road reserve	Rewording to clarify scope of the Road Management Act and where service levels relating to trees and vegetation in road reserves can be found.	Clarification point	Nil.

**Amendments to Appendix B Road Programmed Inspection Frequency.**

Category	Amendment	Reason	Impact – budget/risk
Night Inspections	Night Inspection Frequency improved from every 4 years to every 2 years.	The benchmarking exercise revealed that the range for inspection frequency was between 1 and 2 years.	<p>The night inspections are performed by our in-house teams and attracts penalty rates of approximately \$7,000 per annum.</p> <p>Increasing the response time to 2 years will result in an additional expenditure of \$7,000 per annum.</p> <p>Year 1 (21/22) can be absorbed within existing operational budgets and for year 2 (22/23) the OPEX budget will need to be increased by \$7,000 for these inspections.</p>

#### Amendments to Appendix D Typical Defect Intervention Levels and Response Times

Category	Amendment	Reason	Impact – budget/risk
High Footpath defects response time	Response time for repair to high footpath categories for lower risk defects have been changed from 12 months to 6 months	<p>Inspections currently occur every 6 months for high footpaths. Having the repair timeframe as 12 months, in some cases <u>may</u> result in the defects being picked up twice if it has not been repaired within the first 6 months following the initial inspection.</p> <p>Although this would be a 'compliant' action, from an operational perspective this creates duplication for inspections and an opportunity through improving the repair timeframe to minimise inefficiencies.</p>	Nil – improved programing and scheduling processes and tools will enable defects to be repaired within 6 months.

### Attachment 3 – Previous Council and Committee Decisions

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#### Council Meeting 27 January 2021

##### Council Resolution

**MOVED:** Cr Ben Ramcharan  
**SECONDED:** Cr Richard Stockman

**That** Council publishes a public notice of its intention to review its Road Management Plan, inviting submissions to be heard at the next available Future Nillumbik Committee Meeting.

**CARRIED**

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#### Future Nillumbik Committee Meeting on 9 March 2021

##### Committee Resolution

**MOVED:** Cr Richard Stockman  
**SECONDED:** Cr Karen Egan

**That** the Committee (acting under delegation from Council):

1. Notes that 73 submissions (**Attachment 1**) were received with respect to Council giving notice of its intention to review its Road Management Plan.
2. Refers any decision regarding the adoption of the amended Road Management Plan to a future Council Meeting.
3. Resolves that the detailed unredacted submissions (**Attachment 3**) remain confidential on the grounds specified in the definition of confidential information in section 3(1)(f) of the *Local Government Act 2020*.

**CARRIED UNANIMOUSLY**

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#### Council Meeting 23 March 2021

##### Council Resolution

**MOVED:** Cr Richard Stockman  
**SECONDED:** Cr Ben Ramcharan

**That** Council:

1. Notes there are no reductions in service levels proposed as part of developing and implementing an amended Road Management Plan.
2. Notes that further statutory consultation is not required, where the intention is to maintain or increase service levels within its amended Road Management Plan.
3. Receives a further report to consider the adoption of the amended Road Management Plan at a future Council meeting prior to the 30 June 2021 statutory deadline.

**CARRIED UNANIMOUSLY**

#### Attachment 4 – submissions summary and officer response

1. As part of seeking submissions the community was asked to provide feedback on the type of road defects considered to need additional expenditure. The results of the survey are shown below in **Table 1**.

**Table 1**

Defect Type	Number of selections
Sealed road defects (pot holes, edge breaks and trees overhanging the road).	30
Footpath defects (broken or deformed bays resulting in a trip and trees overhanging the footpath).	4
Road hazards (oil spills, road obstruction including dead animals and trees over roads, missing pit lids etc).	6
Footpath hazards (footpath obstructions and trees over footpaths).	1
None of the above.	2
Other.	27
No response.	3

2. Further insight into the 'Other' categories is provided in **Table 2** below. Some individual response contained multiple topics.

**Table 2**

Comment	Number of mentions	Officer response
Sealing or traffic volumes on unsealed roads.	5	Out of scope of the RMP.
Defects and increase maintenance on unsealed roads.	4	Will be considered as part of the review process.
Rural roads.	1	The RMP takes a risk based approach in determining levels of service. As an example, roads with more traffic (that are a higher category) will receive a more regular inspection frequency and faster response time to identified defects in comparison to roads with less traffic. Levels of service are developed independent of locality.



Comment	Number of mentions	Officer response
Roadside trees, roadside slashing and fire hazard.	5	Although trees overhanging into the road and footpath are a consideration of the RMP, the associated service levels are contained in Nillumbik's Tree Management Policy and Tree Management Guidelines. The levels of service relating to overhanging trees are set in collaboration with emergency management authorities in line with Council's Municipal Fire Management Plan. Roadside slashing activities are out of scope for the RMP. There is no proposal to review these levels of service as part of this review.
Trail maintenance.	2	Although trails on roadsides are a consideration of the RMP, any review of service levels will be performed as part of an update to Council's Trails Strategy. There is no proposal to review these levels of service as part of this review. This review, however will consider the levels of service associated with Council's 'high' footpath category which does include shared paths.
Bike lanes.	2	Out of scope of the RMP.
Speed and traffic flow.	2	Out of scope of the RMP.
New footpaths.	3	Out of scope of the RMP.
Widening roads.	1	Out of scope of the RMP.
Spend more on all of the categories.	5	The allocation of additional expenditure will be subject to a resolution of Council to increase any levels of service within an amended RMP.

3. A free form was also made available for submitters to provide any additional information. 46 of the 73 submissions received provided additional information, summarised in **Table 3** below with the officer response. Most individual responses contained multiple topics.

**Table 3**

Additional Information Provided	Number of mentions	Officer response
Update on a current special charge scheme.	1	Out of scope of the RMP. Officers have contacted the resident and provided an update on the special charge scheme status.
Satisfaction with current service levels.	1	Noted.
Bike lanes.	1	Out of scope of the RMP.

Additional Information Provided	Number of mentions	Officer response
Traffic lights, traffic flow, speed limits or general road safety.	13	Out of scope of the RMP. Where contact details were made available, officers have contacted submitters to discuss their comments and provide advice on how Council can support.
Quality of pit lids.	1	Council uses stormwater pit lids rated to the environment within which the pit lids sits according to the appropriate Australian Standard.
Stormwater drainage.	1	Out of scope of the RMP.
Additional parking.	1	Out of scope of the RMP.
Sealing unsealed roads and dust.	10	Out of scope of the RMP.
Increase the grading frequency and general unsealed roads maintenance.	11	Will be considered as part of the review process.
Leaf litter in drains.	1	Out of scope of the RMP.
New footpaths and pedestrian crossing facilities.	4	Out of scope of the RMP.
Roadside trees, roadside slashing and fire hazard.	17	Although trees overhanging into the road and footpath are a consideration of the RMP, the associated levels of service are contained in Nillumbik's Tree Management Policy and Tree Management Guidelines. The levels of service relating to overhanging trees are set in collaboration with emergency management authorities in line with Council's Municipal Fire Management Plan. Clearance requirements are nominated within Council's Tree Management Guidelines. Roadside slashing activities are out of scope for the RMP. There is no proposal to review these levels of service as part of this review.
Wildlife on roads.	3	The RMP deals with the response times associated with collecting deceased animals off the road or footpath. All other matters relating to increased wildlife volumes and crossings points are out of scope of the RMP.
Weed management.	1	Out of scope of the RMP.
Queried whether graffiti management is a RMP consideration.	1	Where graffiti impacts the legibility or visibility of signage or other delineation infrastructure it triggers a response with respect to the RMP to restore its functionality.

Additional Information Provided	Number of mentions	Officer response
Resealing of Arterial Roads.	1	Arterial roads are the responsibility of Department of Transport (DoT). This request was forwarded through to DoT for consideration.
Trail maintenance.	2	Although trails on roadsides are a consideration of the RMP, any review of service levels will be performed as part of an update to Council's Trails Strategy. There is no proposal to review these levels of service as part of this review. This review, however will consider the levels of service associated with Council's 'high' footpath category which does include shared paths.
Catering for and acknowledging road users other than cars and specifically horse riders within Section 2.3 and Section 3.2 of the RMP.	3	The RMP does acknowledge user other than cars, including horse rides within Section 2.3 of the current document. The various hazards and defects identified within the RMP are to address the risks key stakeholders are likely to encounter when using the road, footpath and shared path network. Further consideration will be made to update Section 3.2 as part of any amendment.
Updating Appendix A.	1	Appendix A addresses explicitly the function of the road. The request to include the function of 'informal paths' is not the intention of this table. This item is considered in Nillumbik's Trails Strategy and referenced in Appendix D of the RMP.
Equity of spend across the municipality.	2	The RMP takes a risk based approach in determining levels of service. As an example, roads with more traffic (that are a higher category) will receive a more regular inspection frequency and faster response time to identified defects in comparison to roads with less traffic. Levels of service are developed independent of locality. Decisions relating to new or upgrade of assets are not in scope for the RMP.
Minor edits to the document.	2	These items will be considered as part of the updated RMP.
Concerns with the survey details and method.	2	Noted.

# Revenue and Rating Plan 2021-2025



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### Acknowledgement of Country

Nillumbik Shire Council acknowledges the Wurundjeri people who are the Traditional Custodians of this Land. We would also like to pay respect to the elders both past and present and extend that respect to other Indigenous Australians.

### 1. Purpose

The purpose of the Revenue and Rating Plan is to determine the rating and revenue strategy which, in conjunction with other income sources, will adequately finance the objectives proposed in the Council Plan.

### 2. Summary

Nillumbik Shire Council requires sufficient revenue to maintain its service delivery needs and fund its infrastructure needs. The most important sources of these funds are:

- general rates
- government grants
- fees and charges.

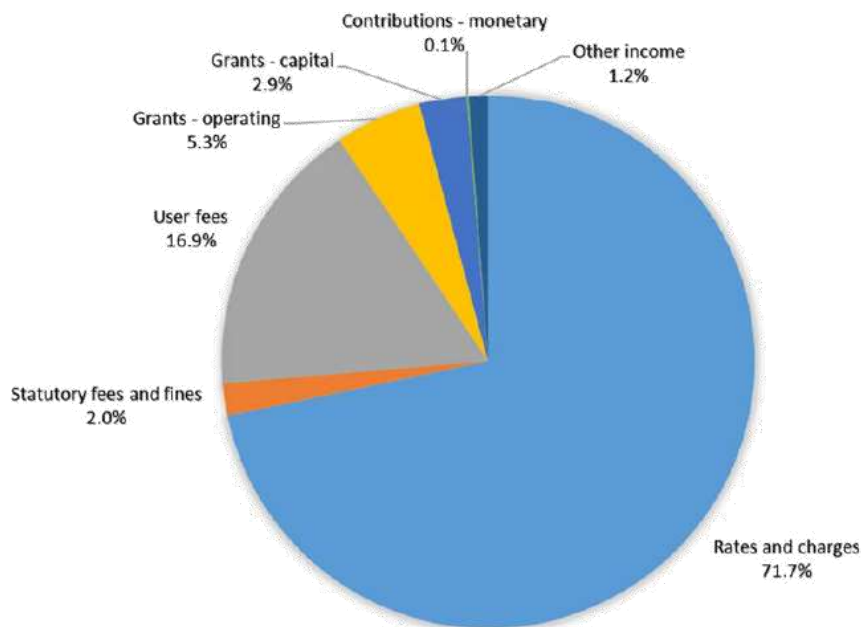
General Rates are levied annually, in compliance with the Fair Go Rating System.

Council advocacy is an ongoing priority to obtain external grant funds, particularly for community infrastructure capital works programs.

Council has reviewed all fees and charges and increased/decreased the levels consistent with application of the user pays principle – that is, so far as is possible, the cost of providing a direct service will be met by the fees charged.

A schedule of the current user fees and charges is presented in the annual budget. Also included is a selection of council services and their costs compared to the income received for their provision.

### 2021-2022 BUDGETED INCOME



### 3. General Rates Income

General Rates are levied annually, in compliance with the Fair Go Rating System and section 158 of the Local Government Act 1989.

The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. The cap applies to general rates and is calculated on the basis of council's average rates and charges.

The rating system is based on property valuations, which are carried out annually by the Valuer-General Victoria or their nominated representatives. Rates are levied based on these valuations.

Council has several means by which it can vary the amounts which are levied, including:

- a general rate
- a municipal charge
- differential rates
- service rates and charges
- special rates and charges
- rebates, deferments, concessions and exemptions.

Several propositions are considered in developing the most suitable rating system. This entailed giving consideration to a number of factors, such as:

- equity of the system
- efficiency of application
- the link between rate levied and benefit to be derived.
- the valuation base of rates
- A differential rating system with and without a municipal charge
- The use of rebates and deferment schemes
- Policy approaches for exemptions and concessions
- Rating of cultural and recreational land.

#### 3.1 Valuation Base

In raising Council rates, Council is required to use the valuation of the rateable property to levy rates, with the valuation updated annually.

The *Local Government Act 2020* (the Act) permits Councils to use three valuation basis; Site Value (SV), Capital Improved Value (CIV) and Net Annual Value (NAV).

**Capital Improved Value** – the total market value of the land plus buildings and other improvements.

**Net Annual Value** – the current value of a property's net annual rent (by law, Net Annual Value must be at least 5% of the Capital Improved Value for commercial property and exactly 5% of Capital Improved Value for residential property).

**Site Value** – the market value of the land only.

Capital Improved Value (CIV) better reflects capacity to pay than the other two bases as it incorporates the developed value of properties i.e. the total value. Most Victorian councils use the Capital Improved Value to levy rates.

#### Basis of Valuation

The basis of valuation currently used by Nillumbik is the Capital Improved Value (CIV), in compliance with the Fair Go Rates System and the Act.

### 3.2 Differential rates

Differential rates are where councils set different rates in the dollar for different categories of rateable land. Councils are able to levy either a uniform rate across all properties, or one or more differential rates. Council may, for example, have differential rates for farmland, various categories of residential property or commercial/industrial properties – each paying a higher or lower rate in the dollar.

Differential rates are usually used to achieve greater equity or efficiency.

The highest differential rate cannot be more than four times the lowest differential rate declared by a council.

Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate, are set out below.

**Commercial land** - any land used for commercial purposes.

Occupied for the principal purpose of carrying out the trade in goods and services or unoccupied but zoned commercial under the State Planning Scheme

**Industrial** – any land used for industrial purposes

Occupied for the principal purpose of carrying out the manufacture or production of or unoccupied but zoned industrial under the State Planning Scheme.

**Farm land** – Land not less than two hectares in area; that is used primarily for grazing (including agistment), dairying, pig-farming, poultry-farming, tree farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; that is used by a business.

Land that has a significant and substantial commercial purpose or character; and that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

**Farm land with Sustainable Agriculture Rebate land** – Used by the applicant for a single farm enterprise must comprise and aggregate of a minimum 30 hectares;

The property in respect of which the rebate is sought is classified as Farm Land; the applicant shall satisfy detailed criteria relating to sustainable farming practices and land care principles as developed by Council.

**Other land** – Unoccupied land which is not farm land, commercial/industrial land or vacant land - residential and specified low density residential zones.

**Vacant Land** – Residential and Specified Low Density Residential Zones

General Residential / Activity Centre Zone / Neighbourhood Residential Zones and Low Density Residential Zones (LDRZ) to which Development Planning Overlay 4 applies, on which no habitable dwelling exists.

Lots greater than 8,000 square metres in the Plenty LDRZ are excluded.

This is a higher differential to encourage construction of new dwellings in preferred locations across the Shire.

Rateable land under this definition includes Vic Roads land that is not used for transport or for residential properties.



**Cultural and Recreational Land** – Council is required to determine an amount payable as rates in respect to recreational lands.

Recreational lands are described as lands which are:

- Vested in or occupied by a body-corporate or un-incorporate which exists for the purpose of providing or promoting cultural or sporting recreational facilities or objectives.
- Which applies its profits in promoting its objectives and prohibits the payment of dividend or amount to members used for outdoor sporting recreational or cultural purposes or similar outdoor activities.

### 3.3 Proposed rating system

Rate in the dollar, proposed draft budget 2021-2022

Type or class of land	2021-22 Rate in Dollar
General	0.002718
Farm Land	0.002310
Commercial/Industrial	0.003153
Vacant Land - Residential and Specified Low Density Residential Zones	0.004031
Cultural and Recreational Land	0.001060

Rates levied, proposed draft budget 2021-2022

Rate Type	No.	Capital Improved Value	Share of Capital Improved Value
Residential	22,314	19,984,620	93.39%
Farm Land	169	269,810	1.26%
Commercial / Industrial	1,003	873,767	4.08%
Vacant Land - Residential and Specified Low Density Residential Zones	484	267,775	1.25%
Cultural and Recreational Land	2	4,075	0.02%
Total	<b>23972</b>	<b>21,400,047</b>	<b>100%</b>

Past and proposed rate levels

Year	Rates Levied	Municipal Charge	Assessments	Adopted Increase %	Rate Cap %	Rates per Assessment (including municipal charge)
2021-2022*	58,780,166	-	23,972	1.50%	1.50%	2,452.03
2020-2021	57,648,111	-	23,869	0.00%	2.00%	2,415.19
2019-2020	57,248,015	-	23,627	2.25%	2.50%	2,422.99
2018-2019	55,450,837	-	23,383	1.95%	2.25%	2,371.42
2017-2018	51,912,000	2,232,785	23,297	0.00%	2.00%	2,324.11
2016-2017	51,506,000	2,217,296	23,136	2.50%	2.50%	2,322.07
2015-2016	49,716,000	2,146,573	22,958	5.50%	n/a	2,259.02

\*2021-2022 proposed rates to be levied

### 3.4 Waste Service Charge

The waste management charge captures all known costs associated with the provision of the service.

Council's approach to the service charge is compliant with section 162 of the Local Government Act 1989. The Essential Services Commission is capturing the data on the waste management charge.

Currently the charge levied to residents captures the cost of service provision including known costs for the landfill rehabilitation sites.

The waste service charge levied is dependent on the level of service the ratepayer elects to receive.

Current and proposed waste service charges

Type of Charge	2020-21 \$	2021-22 \$
Waste Management - Standard service	419.56	<b>477.73</b>
Waste Management - 80 litre landfill bin	335.65	<b>382.18</b>
Waste Management - 2 x 120 litre landfill bin	587.38	<b>668.82</b>
Waste Management - 140 litre landfill bin	461.52	<b>525.50</b>
Waste Management - 120 litre landfill bin – weekly collection	755.21	<b>859.91</b>
Waste Management - Elderly persons units - bin	104.89	<b>119.43</b>

### 3.5 Rate instalment due dates

Rates and charges are due on a quarterly instalment basis. The due dates for the 2021-22 financial year will be:

- 30 September 2021,
- 30 November 2021,
- 28 February 2022 and
- 31 May 2022

(if any of these dates fall on a weekend, the due date will be the following Monday).

### 3.6 Rates – summary

In council's view the proposed revenue and rating strategy puts due emphasis on equity. The budget projections have been prepared on the basis of a 1.50 percent rate increase in 2021-2022 and 2022-23, 1.80 percent in 2023-24, 2.00 percent in 2024-2025 and 2025-2026, 2.25 percent in 2026-2027 and 2027-2028, followed by increases of 2.50 percent in each of the following years.

#### 4. Fees and Charges

Council provides a wide range of services, to the community, often for a fee or charge. The nature of these fees and charges generally depends on whether they relate to compulsory or discretionary services. Some of these, such as statutory planning fees, are set by state government statute and are commonly known as 'regulatory fees'. In these cases, councils usually have no control over service pricing.

The *Local Government Act 1989* gives Council the power to set these fees and charges at a level that recovers the full cost of providing the services, unless there is an overriding policy or imperative in favour of subsidisation.

A schedule of the current user fees and charges is presented in Council's annual budget. Council periodically reviews all fees and charges and adjusts the levels consistent with application of the user pays principle – the cost of providing a direct service will be met by the fees charged where possible.

##### 4.1 Principles

Council has developed a range of principles to determine the level of fees and charges to be applied to each service. These principles are:

- Fees and charges are set in line with other like services through benchmarking.
- Fees and charges are set at a level that is deemed to be fair and equitable to enable the majority of residents to access the services.
- Full cost or direct cost recovery is achieved where possible.
- Fees are charged in line with State or Federal government legislation or Local Laws.
- Fees are charged in line with State or Federal government funding requirements.
- Fees and charges are comparable to private industry.

##### 4.2 Full Service Costing

###### Cost recovery

Setting fees and charges is often determined by a notion that the fee charged for a service should correspond with the cost of providing the service; that is, the costs borne by the council are fully recovered.

###### Council operations attracting fees and charges

All council services are reviewed to assess whether they are appropriate to attract user fees and charges. Attributes of a service that can affect the ability for a council to place a fee or charge include whether the operation is a public or private good in nature and if there is any state & federal government legislation or funding conditions prohibiting or setting ceilings for pricing. Examples of such charges are found below:

#### Examples of council fees and charges

Area	Significant or typical fee or charge	Examples of Constraints
Business and Economic	Planning application fees	Many fee levels set by Victorian Government
Traffic and Streets	Parking fees and fines	Nil
Recreation and Culture	Leisure centre entrance fees	Competition (if any) from other centres
	Library fees	Basic services free as condition of State Government funding
Family and Community	Child care centres	Constraints from funding agreements
	Maternal and child health	Competition from private providers
Waste Management	Kerbside collection fees	Basic services free as part of State Government funding
	Tip disposal fees	Nil
Aged and Disabled	HACC services fees	Influenced by Environment Protection Act 1970 provisions
Governance	Local Laws fees or fines	Maximums set by State Government
		Related to penalty units set annually by State Government

#### Full cost

The full cost of delivering a service or providing a facility include both:

- **direct costs** – those costs that can be readily and unequivocally attributed to a service or activity because they are incurred exclusively for that particular product/activity
- **indirect Costs (often referred to as overheads)** – those costs that are not directly attributable to an activity, but support a range of activities across the council.

#### Direct Costs

Council has systems for calculating the direct costs of providing services. These include:

- labour – the wages and salaries of all staff directly working on the service.
- materials and supplies – supplies used in providing the service.
- capital equipment and assets used in providing the service – this may include plant hire or, where a council owns the equipment and assets, allowance for asset replacement and depreciation.

#### Indirect Costs

Every council has a range of back office operations that are not directly tied to any service delivery. Nonetheless, these involve real costs that are incurred in supporting the delivery of direct services. Two widely used methods to allocate indirect costs are:

- activity-based costing – links an organisation's outputs or goods and services to the activities used to produce them, and then assigns a cost to each output based on the rate of consumption of associated activities
- the pro-rata approach – allocates indirect costs on a proportionate basis by using measures that are easily available, such as staff involved in the activity as a percentage of total staff, or the service unit's share of total office space.

#### 4.3 Pricing Policy

After a council has calculated the full costs of a service, another series of questions require answers before prices are decided. These include:

- Do any external constraints apply? Possibilities include:
  - either the State or Commonwealth Government sets a statutory price for that service; and if the service has private sector competitors AND is a “significant business activity”, the council needs to check competitive neutrality conditions. How would the service users respond to any price changes?
- Is a price based on the full cost of the service competitive with other suppliers (nearby councils and/or private competitors)?
- Does the council have a specific policy either:
  - to subsidise this service (setting prices below full costs)?
  - to use the service as a taxation mechanism (setting prices above the full cost level)?

If a competitive neutrality assessment is required, the following steps are recommended by the Victorian Government’s National Competition Policy (the Policy) and Local Government Statement:

- Determine whether the operation is a “significant business activity” and, therefore, subject to the policy
- Assess the full costs of providing the services, including all overheads
- Identify any aspect whereby the operation gains a net commercial benefit from being government owned.

If this analysis shows that a significant business does enjoy a net competitive benefit, the council is expected to set prices that include competitive neutral adjustments. However, under the policy this is not required if the council:

- decides that the costs of applying competitive neutrality outweigh the benefits
- conducts and documents a public interest test, which involves public consultation on costed options, and identifies clear public policy objectives for providing the service at below competitive neutral prices.

The policy aims to identify subsidies, make them transparent to the community, and explain why the council is providing cross-subsidisation. Cross-subsidisation implies that one group may pay higher/lower prices than another group. Cross-subsidisation exists in a number of forms:

- cross-subsidisation between the fees and charges paid by different users for a specific service – a cross subsidy between users
- cross-subsidisation between fees and charges and rates – a cross subsidy between users and ratepayers or from one service to another service
- cross-subsidisation between the amounts of rates paid by various classes of ratepayers.

The final step in a pricing policy is identifying what council services or service areas are “public goods” and therefore most appropriate for funding via general rate revenue. This need not be an exacting exercise, and as often noted, few council services fall exclusively into the public or private goods category. But it is important for a council to make recommendations that as far as possible allow judgements to be made and a rationale for pricing decisions to be expressed in the rating and revenue strategy.

The final step in a pricing policy is identifying what council services or service areas are “public goods” and therefore most appropriate for funding via general rate revenue.

## **5. Government Grants**

Council pursues all avenues to obtain external grant funds for prioritised works. A large proportion (39%) of government grants is made up of the Financial Assistance Grants provided by the Commonwealth Government under the Local Government (Financial Assistance) Act 1995 (Commonwealth) and distributed annually to 79 local governing bodies within Victoria.

The Financial Assistance Grant program consists of two components:

- A general purpose component, which is distributed between the states and territories according to population (i.e., on a per capita basis), and
- An identified local road component, which is distributed between the states and territories according to fixed historical shares.

Both components of the grant are un-tied, allowing councils to spend the grants according to local priorities. Council applies the local roads component to road rehabilitation projects in its Capital Works Program, and utilises the general purpose component to fund Council operations and Capital works.

## **6. Other Income**

Council receives income from other sources, including interest on investments, rent received, reimbursements and insurance refunds.

## **7. Review**

The next review of this document is scheduled for completion by 30 June 2025 as part of the next Council Plan development process.



# Financial Hardship Policy

2020

Version 2.0

Financial Hardship Policy 2020

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## Financial Hardship Policy

### 1. Purpose

Nillumbik Shire Council recognises that some ratepayers may from time to time experience financial difficulty which will vary in its extent and duration depending on individual circumstances.

We are committed to assisting all ratepayers who are experiencing any degree of financial hardship.

The purpose of this policy is to provide guidelines for delegated staff to assist in the process and assessment of applications received for the deferment of rates and charges due to financial hardship.

There is no formal assessment criteria used to determine ratepayer eligibility. All ratepayers are assessed on a case by case basis, based on a meaningful two-way conversation.

This policy ensures that all ratepayers, regardless of their circumstances, will face no judgement, and will be treated with understanding, dignity and respect.

The guidelines, which provide direction for review and recommendation in conjunction with Sections 170 and 171 of the Local Government Act 1989, are based upon the principles that every rateable property should meet its share of rates and charges; and that financial hardship applications should be considered with compassion and care for the applicant's circumstances.

### 2. Definitions

**Financial hardship** is where a ratepayer is willing, but unable to, meet their contractual debt obligations because of unexpected events or unforeseen changes that impact their cash flow, for example:

- changes in employment status (such as losing a job or having hours reduced);
- identifying themselves as having affordability issues;
- where a customer or their advocate identifies as being affected by family violence;
- asylum seekers or refugees who have limited access to financial stability; or
- people experiencing health and mental health issues.

Financial hardship will be determined by household expenditure exceeding household income.

**Payment arrangement** is where the total amount owing is paid in fixed instalments over an agreed period of time. Debts may continue to accumulate outside of the payment arrangement and are required to be paid as and when they fall due.

**Deferral** suspends payment for a period of time; debt continues to accrue and interest/penalties may continue to accumulate.

**Waiver** exempts payment of the charge or portion thereof. Applications for a waiver of any interest imposed for late payment must be made to Council as per section 171 of the Local Government Act 1989.

Council will not waive rates, municipal charges or service charges. The value of each property provides the owner with a potential source of funds if liquidated. It is considered inequitable for the majority of ratepayers to subsidise the property assets of hardship applicants. A more equitable solution for the community is to defer payment of rates and charges.

### **3. Deferral and waiving of interest**

#### **3.1 Deferral**

Ratepayers may have rates and charges deferred subject to compliance with the following conditions:

- Applicants who are in receipt of a pension rebate as provided under Section 171 (1) (a) of the Local Government Act 1989 will be granted automatic deferral upon the receipt of a written application, for amounts outstanding after the pensioner rebate has been applied.
- All other (non-pensioner) applications must include written documentation from a financial counsellor who has assessed and supported the request. Where the ratepayer is a non-pensioner, deferment may be granted after consideration by the Finance Manager.

Upon the submission of an application, property owners may have the payment of rates, charges and penalty interest or parts thereof, deferred, subject to compliance with the following conditions:

- a) The ratepayer is a pensioner and is eligible to claim a pensioner rate rebate; or
- b) The ratepayer is able to evidence financial hardship as per section 3 of this document.

Interest may be waived for an initial period of up to twelve months where the applicant meets the requirements set out in section 1 of this policy. No further interest free period will be granted without demonstration of significant ongoing financial hardship.

Interest will continue to be charged at the interest rate fixed under Section 2 of the Penalty interest Rates Act 1983.

All deferments granted will be reviewed annually, and non-pensioner applicants will be required to provide an updated application and confirmation of continuing financial hardship from their financial counsellor in order to maintain the payment arrangement.

As per the Local Government Act 1989 – Section 158 (4) (d), rates notices will continue to be sent throughout the deferment period.

#### **3.2 Waiving of interest**

- Council **will** waive the first twelve (12) months of interest if the person is on a full pension and that person has entered into an agreement to pay a nominal payment at least monthly. Interest after the first twelve (12) months will be raised as per Section 2 of the Penalty interest Rates Act 1983.
- Council **may** waive the first twelve (12) months of interest if the person is not on a full pension, provided the person has entered into an agreement to pay a nominal amount at least monthly and has written documentation and support from a financial counsellor. Interest after the first twelve (12) months will be raised as per Section 2 of the Penalty interest Rates Act 1983.
- Where practicable, the ratepayer must enter into an agreement with Council on a payment schedule and perform against such agreement.

### **4. Applications**

All applications will be treated confidentially.

Applicants will be required to enter into a payment arrangement that is fair and equitable to both parties and not cause or further any financial hardship. The payment arrangement is subject to approval.

Payment arrangement requests must be made by the property owner or managing agent. Tenants should contact their property owner or managing agent if a payment arrangement is required.

All requests for deferment of rates and charges must be made in writing (online), on the form available on Nillumbik Shire Council's website.

Applications will only be considered for the applicant's (owners) main residence. Deferment will not be granted for investment or holiday properties.

#### **5. Financial Counselling**

Kildonan Uniting Care can assist with financial counselling. To access this service go to:  
<https://www.unitingkildonan.org.au/> or phone 1800 685 682.

#### **6. Withdrawal of Deferment**

A deferment will be deemed withdrawn on the basis of any of the following conditions:

- The ratepayer advised that the hardship conditions no longer exist.
- The ratepayer no longer owns or occupies the property.
- The ratepayer has defaulted in meeting any agreements with Council in regards to the deferment.
- The ratepayer fails to confirm ongoing financial hardship as per this policy.

#### **7. Review of Policy and Strategy**

This policy will be reviewed every four years or as required in the event of legislative changes. The Audit and Risk Committee or Council may initiate review outside this cycle.

## NILLUMBIK SHIRE COUNCIL

### PAYMENT ARRANGEMENT REQUEST

By completing this form you are requesting to enter in to a payment arrangement with Council for your outstanding Rates and Charges.

Once completed please return this form via email or mail. Upon approval a confirmation letter will be sent to you.

Payment arrangements are not automatically approved.

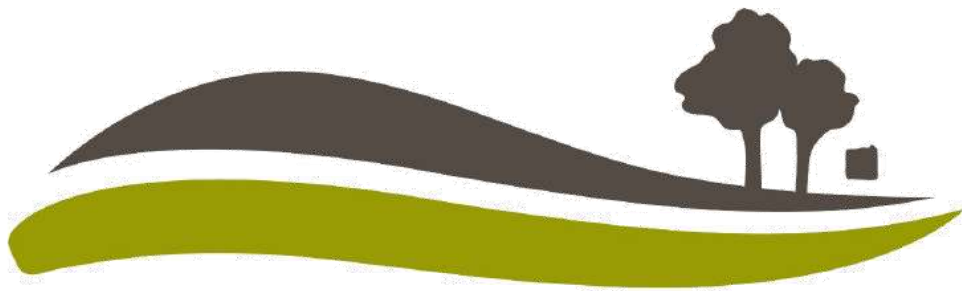
Section for completion:

Date: ____/____/____	
I, _____	(Full Name)
of _____	(Property Address)
agree to pay \$ _____	per <b>week / fortnight / month</b> (Please Circle)
towards my outstanding Council Rates commencing _____	/ /
Signature _____	
Contact number _____	
Email Address _____	

#### OFFICE USE ONLY

Assessment number		Date effective	
Date received		Balance owing	

Once the interest free period has expired, overdue balances will accrue interest as per Section 2 of the Penalty interest Rates Act 1983 until the full amount is settled.



# Nillumbik

## The Green Wedge Shire

### **PROCUREMENT POLICY 2021 - 2025**

**1 JULY 2021 – 30 JUNE 2025**

**ADOPTED BY COUNCIL: 29 JUNE 2021**

## Procurement Policy

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## Definitions and Abbreviations

Term	Definition
Act	<a href="#">Local Government Act 2020</a> .
Collaborative Procurement Arrangement	A contract established by the Council, government or a nominated agent, such as Procurement Australasia, Municipal Association of Victoria (MAV), Northern Councils Alliance (NCA) or local government entity, for the benefit of numerous state, federal and/or local government entities that achieves best value by leveraging combined economies of scale.
Commercial in Confidence	Information that, if released, may prejudice the business dealings or commercial interests of Council or another party, e.g. prices, discounts, rebates, profits, methodologies and process information, etc.
Contract Management	The process that ensures all parties to a contract fully meet their respective obligations as efficiently and effectively as possible, in order to deliver the contract objectives and provide Value for Money.
Council	Nillumbik Shire Council
Councillors	Council's elected representatives (the Mayor and Councillors) or Administrator(s) appointed to act in this capacity.
Council Staff	Includes all Council officers, temporary employees, contractors, volunteers and consultants while engaged by Council.
IBAC	The Independent Broad-based Anti-corruption Commission
Indigenous Business	An Indigenous Business is one that is at least 50% owned by an Aboriginal or Torres Strait Islands person(s) (consistent with Supply Nation's definition).
Local Business	A commercial business with an operational premises that is physically located within the municipal borders of the 7 Northern Regional Councils.
Northern Councils Alliance (NCA)	The 7 Councils comprising the NCA, being the Cities of Banyule, Darebin, Hume, Moreland and Whittlesea and Mitchell and Nillumbik Shire Councils.
Probity	Within government, the term "probity" is often used in a general sense to mean "good process". A procurement process that conforms to the expected standards of probity is one in which clear procedures that are consistent with the Council's policies and legislation, are established, understood and followed from the outset. These procedures need to consider the legitimate interests of suppliers and ensure that all potential suppliers are treated equitably.
Procurement	Procurement is the whole process of acquisition of external goods, services and works. This process spans the whole life cycle from initial concept through to the end of the useful life of an asset (including disposal) or the end of a service contract.

Term	Definition
Schedule of Rates Contract	A standing offer arrangement based on a Schedule of Rates contract that sets out rates for goods and services which are available for the term of the agreement but without a commitment to purchase a specified value or quantity of goods or services.
Sustainability	Activities that meet the needs of the present without compromising the ability of future generations to meet their needs.
Total Contract Sum	The potential total value of the contract including: <ul style="list-style-type: none"> <li>• costs for the full term of the contract, including any options for either party to extend the contract;</li> <li>• applicable goods and services tax (GST);</li> <li>• anticipated contingency allowances or variations;</li> <li>• all other known, anticipated and reasonably foreseeable costs.</li> </ul>
Value for Money	Value for Money in procurement is about selecting the supply of goods, services and works taking into account both cost and non-cost factors including: <ul style="list-style-type: none"> <li>• Non-cost factors such as contribution to the advancement of Council's priorities, fitness for purpose, quality, service and support; and</li> <li>• Cost-related factors including whole-of-life costs and transaction costs associated with acquiring, using, holding, maintaining and disposing of the goods, services or works.</li> </ul>



## I. Procurement Policy

### A. Overview

This Procurement Policy is made under Section 108 of the [Local Government Act 2020 \(the Act\)](#). The Act requires each council to:

- Prepare and adopt a procurement policy which specifies the principles, processes and procedures applying in respect of the purchase of goods and services and carrying out of works by the Council; and
- Review its Procurement Policy at least once during each 4-year term of the Council.
- This Policy has been developed collaboratively by the Northern Councils Alliance with a view to facilitating smooth collaborative procurement processes, consistent with the Act. This Policy also incorporates content that is specific to the Council and may differ from that of the other NCA councils and is intended to apply only to procurement involving the Council.

### B. Applicability

This Policy applies to all contracting and procurement activities at the Council and is applicable to Councillors and Council Staff.

It is recognised this will enhance achievement of the Council's objectives such as sustainable and socially responsible procurement, supporting local economies and obtaining Value for Money, leading to a better result in the provision of goods, services and works for the benefit of the community.

This Policy provides direction on the conduct of procurement activities throughout the sourcing, management and disposal phases. It also covers the general procurement framework but does not extend to the related accounts payable processes.

The Council must comply with this Procurement Policy before entering into a contract for the purchase of goods or services or the carrying out of works.

### C. Objectives

This Policy is consistent with the requirements of S108(2) of the Act and will:

- Seek to promote open and fair competition and provide Value for Money;
- Provide clear guidelines to the Council to allow consistency and control over procurement activities;
- Demonstrate accountability to ratepayers and residents;
- Provide guidance on ethical behaviour in public sector procurement;
- Demonstrate the application of best practice in procurement activities;
- Demonstrate the consideration of sustainability in procurement with respect to social, economic and environmental factors;
- Increase the probability of obtaining the best outcome for the municipal community when procuring goods and services; and
- Seek to undertake collaborative procurement in accordance with section 2.3.4 of this Policy;

These objectives will be achieved by requiring, that the Council's contracting, purchasing and contract management activities:

- Support the Council's corporate strategies, aims and objectives;
- Span the whole life cycle of an acquisition and take sustainability considerations into account;
- Achieve demonstrable Value for Money;
- Are conducted in, and demonstrate an impartial, fair and ethical manner;
- Seek continual improvement through innovative and technological initiatives; and
- Generate and support Local Business through inclusion wherever practicable.

## **1 Procedures**

### **1.1 Treatment of GST**

All monetary values stated in this policy include GST unless specifically stated otherwise.

## **2 Effective Legislative and Policy Compliance and Control**

### **2.1 Ethics and Probity**

#### **2.1.1 Requirement**

The Council's procurement activities shall be performed in an open, transparent and ethical manner with demonstrated integrity, fairness and accountability that meets relevant legal requirements.

All tender processes shall be conducted in accordance with the requirements of this Procurement Policy and any associated procedures, relevant legislation, relevant Australian Standards, Commercial Law and *the Act*.

#### **2.1.2 Conduct of Councillors and Council Staff**

Councillors and Council Staff shall at all times conduct themselves in ways that are in accordance with the Councillor Code of Conduct or the Staff Code of Conduct respectively, and will perform their duties ethically and with integrity and must:

- Treat potential and existing suppliers with equality and fairness;
- Not use their position to seek or receive personal gain in procurement matters;
- Maintain confidentiality of Commercial in Confidence information;
- Present the highest standards of professionalism and probity;
- Afford suppliers and tenderers with the same information and an equal opportunity to tender or quote for goods, services and works contracts;
- Be able to account for all decisions and demonstrate and provide evidence of the processes followed;
- Not perform any work under any Council contracts they are supervising i.e. Council Staff cannot also work for the relevant supplier;
- Query incidents, decisions or directions that appear to contradict or deviate from Council's standards of ethics or probity or established policies and procedures; and
  - Ensure that this Procurement Policy and Council's Procurement Guidelines are adhered to in relation to any expenditure of Council funds.

#### **2.1.3 Conflict of Interest**

Councillors and Council Staff shall at all times avoid situations which may give rise to an actual or perceived conflict of interest. A conflict of interest may be a 'general' or a 'material' conflict of interest.

A member of Council Staff has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty.

A member of Council Staff has a material conflict of interest in a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter. The benefit or loss may be direct or indirect and pecuniary or non-pecuniary. Affected persons include, among others, the member of Council Staff and their family members.

Council Staff involved in the procurement process, in particular preparing tender documentation, writing tender specifications, opening tenders, participating in tender evaluation panels, preparing a recommendation report; and Councillors and Council Staff awarding tenders must:

- **Avoid** conflicts of interest, whether material or general or actual, potential or perceived;
- **Declare** that they do not have a conflict of interest in respect of the procurement. All Council Staff participating in tender evaluation panels must complete a Conflict of Interest declaration. Council Staff must declare any actual or perceived conflicts in line with Council's internal processes for reporting conflicts of interest; and
- **Observe** prevailing Council and Government guidelines on how to prevent or deal with conflict of interest situations; and not take advantage of any tender related information whether or not for personal gain.

#### 2.1.4 Fair and Honest Dealing

All prospective contractors and suppliers must be treated impartially and afforded an equal opportunity to tender or submit a quotation.

Any suspected improper conduct, including suspected fraud, corruption, substantial mismanagement of public resources, risk to public health and safety, risk to the environment, or detrimental action should be managed in accordance with Council's internal policies and processes.

#### 2.1.5 Probity, Accountability and Transparency

Accountability in procurement means being able to justify and provide evidence of the process followed. An independent third party must be able to see clearly that a process has been followed and that the process was fair and reasonable.

Council Staff must be able to account for all procurement decisions and ensure all procurement activities leave an audit trail for monitoring and reporting purposes.

#### 2.1.6 Gifts and Benefits

No Councillor or member of Council Staff shall seek or accept any immediate or future reward or benefit in return for the performance of any duty or work for Council or where it could be reasonably perceived as influencing them or their position or undermining their integrity or the integrity of the process in some way.

Any gift or benefit offered to a Councillor or Council Staff will be managed in accordance with Council's internal policies and processes.

Councillors and Council Staff, particularly contract supervisors:

- must not knowingly visit a current supplier's premises without invitation when acting in their official capacity; and
- must not knowingly engage a Council supplier for private benefit, unless that engagement is on proper commercial terms.

#### 2.1.7 Disclosure of Information

Commercial in Confidence information received by the Council must not be disclosed and is to be stored in a secure location.

Councillors and Council Staff must take all reasonable measures to maintain confidentiality of:

- Information disclosed by organisations in tenders, quotation or during tender negotiations; and
- Commercial in Confidence information.

Councillors and Council Staff are to avoid references to current or proposed contracts in discussion with acquaintances or outside interests.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubt on what is being offered by that supplier.

At no stage should any discussion be entered into which could improperly influence the procurement process or negotiation of a contract prior to the contract approval process being finalised, other than authorised pre-contract negotiations.

#### 2.1.8 Complaints & Reporting suspicious activities

##### **Complaints Handling**

Members of the public and suppliers, are encouraged to report known or suspected incidences of improper conduct to the CEO or the Public Interest Disclosure Coordinator. Councillors and Council Staff will report and manage complaints in accordance with Council's internal policies and processes.

##### **Reporting Suspicious Activities**

All Councillors, Council Staff and Council suppliers are required at all times to act honestly and with integrity and to safeguard the public resources for which they are responsible. Council is committed to protecting all revenue, expenditure and assets from any attempt to gain illegal benefits (financial or otherwise).

Council will take all reasonable steps to protect those who assist Council by providing information about suspected fraud. This will include confidentiality of identity and protection from harassment, to the extent possible.

Suspected improper conduct, offers of bribes, commissions and any other irregular approaches from suppliers, prospective suppliers or other individuals will be investigated and reported in accordance with Council's internal policies and processes.

The CEO or the Public Interest Disclosure Coordinator must notify IBAC of any matter they suspect on reasonable grounds to involve corrupt conduct occurring or having occurred in accordance with mandatory reporting requirements under the *Independent Broad-based Anti-Corruption Commission Act 2011*.

## 2.2 Governance

### 2.2.1 Structure

Council has delegated a range of powers, duties and functions to the CEO in relation to procurement. The delegation aims to ensure that the Council's procurement structure operates according to processes that:

- Are flexible enough to procure in a timely manner the diverse range of goods, works and services required by Council;
- Guarantee that prospective contractors and suppliers are afforded an equal opportunity to tender or submit a quotation; and
- Encourage competition and collaboration,

### 2.2.2 Methods

The Council's standard methods for procuring goods, services and works shall be by any of the following:

- Purchase order following a quotation process from suppliers for goods or services that represent best Value for Money under the quotation thresholds adopted by the Council. An approved purchase order must be created prior to committing expenditure on behalf of Council for the provision of services, goods or works in accordance with the Council's procurement thresholds and guidelines;
- Under contract following a quotation or tender process;
- Using Collaborative Procurement Arrangements;
- Multi-stage tenders commencing with an EOI followed by a tender process;
- Under a sole-sourcing arrangement in line with the conditions contained in section 2.3.2.3;
- Purchasing Cards; and
- Petty Cash,

unless other arrangements are authorised by Council or under appropriate delegated authority on an 'as needs' basis as required by abnormal circumstances such as emergencies.

### 2.2.3 Responsible Financial Management

The principle of responsible financial management shall be applied to all procurement activities. Accordingly, to give effect to this principle, the availability of existing funds within an approved budget or source of funds shall be established prior to the commencement of any procurement action for the supply of goods, services or works.

Council funds must be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

## 2.3 Procurement Thresholds and Competition

Wherever it would likely achieve best value, procurements will be arranged under a relevant contractual arrangement established in accordance with section 108 of [the Act](#) and this Procurement Policy.

In every procurement activity all practicable efforts will be made to consider the sustainable procurement considerations as listed in Section 3.2.



Council will invite offers from the supply market for goods, services and works in accordance with the thresholds listed in [Appendix 1A](#).

### 2.3.1 Procurement Principles

Council will apply the following fundamental best practice principles to procurement, irrespective of the value and complexity of that procurement:

- Value for Money;
- Sustainability (social, economic and environmental);
- Open and fair competition;
- Accountability;
- Risk management; and
- Probity and transparency.

### 2.3.2 Procurement Methodology

Section 108 of the Act details that each Council will set the public tender threshold above which tenders or expressions of interest for contracts must be publicly invited.

A public tender process must be used for all procurements valued at \$300,000 and above (incl. GST) for goods, services or works.

For procurements under \$300,000 (incl. GST), the procurement methodology and thresholds detailed in [Appendix 1A](#) will apply.

#### 2.3.2.1 Exemptions from tendering

The following circumstances are exempt from the general publicly advertised tender, quotation and expression of interest requirements.

Exemption Name	Explanation, limitations, responsibilities and approvals
1. A contract made because of genuine emergency or hardship	<ul style="list-style-type: none"> <li>• Where the Council has resolved that the contract must be entered into because of an emergency (e.g. to provide immediate response to a natural disaster, declared emergency).</li> </ul>
2. A contract made with, or a purchase from a contract made by, another government entity, government-owned entity or other approved third party.	<ul style="list-style-type: none"> <li>• This general exemption allows engagements: <ul style="list-style-type: none"> <li>○ With another government entity or government owned entity. For example, Federal, State or Local Government or an entity owned by the Federal, State or Local Government; and/or</li> <li>○ In reliance on contracts and arrangements established by another government entity, local authority or local government group purchasing scheme, Municipal Association of Victoria (MAV) or National Procurement network members (e.g. Local Buy), Procurement Australia (PA).</li> </ul> </li> </ul>
3. Extension of contracts while Council is at market	<ul style="list-style-type: none"> <li>• Allows Council to extend an existing contract where the procurement process to replace the contract has commenced, and where the tender process or negotiations will take or are taking longer than expected.</li> <li>• This exemption may be used when the establishment of an interim short-term arrangement with an alternative supplier is considered not to be in the public interest, as it may be cost prohibitive and/or present a risk in the delivery of critical public services to the municipality.</li> </ul>
4. Professional services unsuitable for tendering	<ul style="list-style-type: none"> <li>• Legal Services.</li> <li>• Insurance.</li> </ul>

Exemption Name	Explanation, limitations, responsibilities and approvals
5. Novated Contracts	<ul style="list-style-type: none"> <li>Where the initial contract was entered into in compliance with the Act and due diligence has been undertaken in respect to the new party.</li> </ul>
6. Information technology resellers and software developers	<ul style="list-style-type: none"> <li>Allows Council to renew software licenses and maintenance and support, or upgrade existing systems, where there is only one supplier of the software, who holds the intellectual property rights to the software.</li> </ul>
7. Regional Waste and Resource Recovery Groups	<ul style="list-style-type: none"> <li>Situations where a Regional Waste and Resource Recovery Group constituted the Environment Protection Act 1970 had already conducted a public tender for and on behalf of its member councils.</li> </ul>
8. Statutory Compulsory Monopoly Insurance Schemes	<ul style="list-style-type: none"> <li>Motor vehicle compulsory third party</li> <li>WorkCover</li> </ul>
9. Operating Leases	<ul style="list-style-type: none"> <li>Where a lessor leases an asset (generally a vehicle or plant and equipment) to the Council and assumes the residual value risk of the vehicle.</li> </ul>
10. Other specific Council exemptions	<ul style="list-style-type: none"> <li>Defined in Appendix 5.</li> <li>Specific Council exemptions will be reviewed and updated in Appendix 5 from time to time, as per the Policy Review Process (section 5.1.2).</li> </ul>

#### 2.3.2.2 Contract Variations

All contract variations must be assessed to determine whether they are properly characterised as variations, or whether they are in effect a new contract. This will depend on factors like:

- The monetary value of the proposed variation, i.e. the value of the variation in the context of the thresholds fixed by the Procurement Policy; and
- The subject matter of the proposed variation, and whether it is consistent with the scope of the original contract.

#### 2.3.2.3 Sole or select sourcing

Supply of goods, services or works can be sought from one supplier (sole sourcing) or a restricted group of suppliers (select sourcing) where it is consistent with this Procurement Policy and:

- It is in the public interest;
- There is one or a limited number of available tenderers in the market or suppliers able to submit quotations;
- The marketplace is restricted by statement of license or third-party ownership of an asset (excluding public utility plant); or
- Council is party to a joint arrangement where Council jointly owns the Intellectual Property with a third party provider.

#### **Sole Sourcing:**

If there is a current procurement or disposal process in place, that process must be terminated prior to sole sourcing being implemented.

Sole sourcing is subject to existing delegations.

#### **Select Sourcing:**

Select sourcing is subject to existing delegations.

#### **2.3.3 Public Tender Requirements**

All public tenders invited by the Council will be published via Council's eTendering Portal and may be advertised in the media.

Information regarding Current Tenders and Awarded Tenders will be published on Council's website.

##### **2.3.3.1 Tender Evaluation**

A tender evaluation panel will be established to evaluate each tender submission against the tender's selection criteria. Tender evaluation panels can include external personnel in order to ensure the best outcome for a procurement activity and must comprise of at least 3 persons as well as a chairperson.

A detailed Tender Evaluation Plan shall be developed, approved and strictly adhered to by that panel. Amongst other things, this involves the establishment of more detailed evaluation criteria (i.e. than those published with the tender) and the application of a pre-approved and robust weighted scoring system.

The Tender Evaluation Plan should be completed and signed off prior to the tender or quotation being issued.

##### **2.3.3.2 Evaluation Criteria**

The Council may include the following evaluation criteria categories to determine whether a proposed contract provides Value for Money:

- Mandatory Compliance criteria (e.g. ABN registration, OH&S, Fair Work Act);
- Tendered price;
- Capacity of the Tenderer to provide the goods and/or services and/or works;
- Capability of the Tenderer to provide the Goods and/or Services and/or Works; and
- Demonstration of sustainability.

##### **2.3.3.3 Probity Advisor**

A formal probity plan should be developed, and a probity advisor appointed in the following circumstances:

- Where the proposed Total Contract Sum exceeds \$10 million over the life of the contract or for a lesser value set by Council from time to time; or
- Where a proposed contract is considered by Council or the CEO to be particularly complex, of a high risk or controversial nature, and requiring a high level of public confidence.

A probity advisor may be appointed to any tender evaluation panel and may be appointed to oversee the evaluation process.



#### 2.3.3.4 Shortlisting and Negotiations

Council may conduct a shortlisting process during EOI, tender and quotation processes. Shortlisting can be based on any criterion or criteria but only in pursuit of the most advantageous outcome for the Council.

Shortlisted tenderers may be invited by the Council to submit a best and final offer in relation to all or certain aspects of their respective tenders. Once a preferred tenderer/s is/are selected, negotiations can be conducted in order to obtain the optimal solution and commercial arrangements, within the original scope and intent of the tender. Probity requirements apply to all negotiations.

#### 2.3.4 Collaborative Procurement

In accordance with section 108(c) of the Act, the Council will first give consideration to collaboration with other Councils and public bodies or utilise Collaborative Procurement Arrangements, when procuring goods, services and works in order to take advantage of economies of scale.

Council Staff must consider any opportunities for Collaborative Procurement in relation to a procurement process undertaken by Council. Any Council report that recommends commencing a procurement process must set out information relating to opportunities for Collaborative Procurement, if available, including:

- The nature of those opportunities, if any, and the councils or public bodies with which they are available; and
- Why Council did, or did not, pursue the identified opportunities for collaboration in relation to that procurement process.

When collaborating with the NCA, the Council will do so in accordance with the following:

- The NCA will develop a consolidated contract register to identify joint procurement projects on an annual basis.
- Council contracts with a minimum value of \$1 million per annum (per Council), for the ongoing supply of goods or provision of services or works, other than projects that are unique to an individual Council (e.g. unique construction or works projects), will be included in the consolidated contract register for collaboration consideration;
- Other contracts which, due to the subject matter, nature or scope, are likely to deliver operational efficiencies if procured in collaboration with the NCA, must be included in the consolidated contract register for consideration as a possible joint procurement opportunity;
- Where Collaborative Procurement is to be pursued:
  - A pre-market approval submission will be submitted to each Council and the NCA prior to commitment to collaboration, seeking delegation of contract approval to CEOs;
  - The NCA will establish a Heads of Agreement that gives authority for a lead council to act as each Council's agent in the Collaborative Procurement;
  - Each of the Councils who participate will be able to enter into a contract with the preferred supplier identified through the Collaborative Procurement process, or may choose as a group to enter into a contract using "jump in/opt-in" contract provisions during the contract term, or with the Council which conducted the public tender; and
  - Each participating council must be involved in:
    - The initial decision to undertake the Collaborative Procurement;
    - Preparation of, and agreement to, the specifications;
    - Ensuring probity for the Collaborative Procurement; and
    - The acceptance of tender(s) and awarding of contract(s).

Furthermore, Council may collaborate with other Councils or other bodies such as MAV Procurement or Procurement Australasia to procure goods, services or works, or utilise existing Collaborative Procurement Arrangements for the procurement of goods, services or works established through a public tender process where it provides an advantageous, Value for Money outcome for the Council.

Any Federal or State Government grant funded projects may be excluded from collaborative procurement.

## **2.4      Delegation of Authority**

### **2.4.1    Requirement**

Delegations define the limitations within which Council Staff are permitted to commit Council to the procurement of goods, services or works and the associated costs. The Instrument of Delegation allows specified Council Staff to undertake certain purchases, quotation, tender and contractual processes without prior referral to the Council. This enables the Council to conduct procurement activities in an efficient and timely manner whilst maintaining transparency and integrity.

Council has delegated responsibilities relating to the expenditure of funds for the purchase of goods, services and works, the acceptance of quotations and tenders and for contract management activities to the CEO. The CEO has further delegated some of those responsibilities to other members of Council Staff, subject to specified conditions and limitations.

## **2.5      Internal Controls**

The CEO will install and maintain a framework of internal controls over procurement processes that will ensure:

- More than one person is involved in and responsible for the authorisation and management of a transaction from end to end;
- Transparency in the procurement process;
- A clearly documented audit trail exists for procurement activities;
- Appropriate authorisations are obtained and documented;
- Systems are in place for appropriate monitoring and performance measurement; and
- A process is in place for escalation, where appropriate, of procurement matters (including procedural non-compliance) to the Executive Leadership Team, the Audit and Risk Committee and Council.

## **2.6      Risk Management**

### **2.6.1    General**

Risk assessments are a vital part of the procurement planning process, particularly for significant contracts. Risks will be identified for each part of the sourcing, transition, delivery and finalisation stages of procurement. Appropriate risk avoidance and mitigation strategies will be employed whenever practicable and appropriate.

## **2.7      Endorsement**

Council Staff must not publicly endorse any products or services without the permission of the relevant Director or the CEO.

## 2.8      Dispute Resolution

Where relevant, all Council contracts shall incorporate dispute management and alternative dispute resolution provisions to minimise the chance of disputes escalating to legal action.

## 2.9      Contract Management

In order to continually improve its procurement and contract management processes and outcomes, Council will evaluate and seek to improve on all aspects of procurement and contract management, in accordance with its documented procurement processes and Contract Management Guidelines.

Good contract management ensures goods, services and works are delivered to the required standards of quality and quantity as intended by the contract through:

- Establishing a system monitoring and achieving the responsibilities and obligations of all parties under the contract;
- Providing a means for the early recognition of issues and performance problems and the identification of solutions;
- Adhering to the Council's risk management framework and relevant Occupational Health and Safety and sustainability requirements.

Council contracts are to include contract management requirements commensurate with the complexity of the procurement. Furthermore, contracts are to be proactively managed by the member of Council Staff responsible for the delivery of the contracted goods, services or works to ensure the Council and therefore the community, receives Value for Money.

Council awards some contracts that are strategically critical and of relatively high value. Council *will* provide additional senior oversight to the management of such significant contracts.

# 3      Demonstrate Sustained Value

## 3.1      Achieving Value for Money

### 3.1.1      Requirement

The Council's procurement activities will be carried out on the basis of obtaining Value for Money. This means minimising the total cost of ownership over the lifetime of the requirement consistent with acceptable quality, reliability and delivery considerations. Lowest price is not the sole determinant of Value for Money.

### 3.1.2      Approach

This will be facilitated by:

- Achieving continuous improvement in procurement activity in accordance with the direction set out in the Council's Strategic Procurement Plan;
- Developing, implementing and managing processes that support the co-ordination and streamlining of activities throughout the procurement lifecycle;
- Effective use of competition;
- Using existing Council contractual arrangement or Collaborative Procurement Arrangements where appropriate;
- Identifying and rectifying inefficiencies in procurement processes;
- Developing cost efficient tender processes;
- Council Staff responsible for providing procurement services or assistance within the Council providing competent advice in terms of available products and agreements; and

- Working with suppliers to create relationships that are professional, productive, and are appropriate to the value and importance of the goods, services and works being acquired.

### 3.2 Sustainable Procurement

#### 3.2.1 Sustainable procurement definition

Sustainable procurement involves decision making that has the most positive environmental, social and economic impacts possible across the entire lifecycle of goods, services and works. The United Nations Environment Programme defines sustainable procurement as a “process whereby organisations meet their needs for goods, services, works and utilities in a way that achieves Value for Money on a whole of life basis in terms of generating benefits not only the organisation, but also to society and the economy whilst minimising damage to the environment.”

#### 3.2.2 Applying sustainable procurement in Council

Sustainability will be embedded in the Council’s work. All Council Staff will have a clear and shared understanding about what it means and how they can apply it to their daily tasks. The Council commits to applying the principles of sustainability to all of its decision-making and activities.

Council demonstrates sustainable procurement by:

- Being accountable for its impacts on society, the economy and the environment including the impacts of the organisation’s supply chain;
- Examining anticipated organisational, project and/or community needs;
- Continually improving sustainability specifications, practices and outcomes; and
- Planning and undertaking sustainability evaluations as part of contracting activities.

#### 3.2.3 Objectives

The following Economic, Environmental and Social objectives have been determined in line with these principles.

Area	Principles	Objectives
Economic	Council is committed to procurement that supports Local Business and economic diversity in the NCA. Where practicable and applicable Council will give preference to goods manufactured or produced in Australia and will actively seek quotations and tenders from Local Businesses in the Northern Region.	<p>Council’s economic sustainability approach aims to:</p> <ul style="list-style-type: none"> <li>• Achieve Value for Money on a whole of life (including disposal) basis, rather than just initial cost;</li> <li>• Consider broader life cycle impacts of products procured;</li> <li>• Ensure probity and accountability in the procurement process;</li> <li>• Commit to sourcing locally where practicable;</li> <li>• Build relationships with Local Business and encourage procurement from them to help build their capacity; and</li> <li>• Increase local employment.</li> </ul>

Area	Principles	Objectives
Environmental	Where applicable Council will purchase goods, services and works that reduce air, water and soil pollution, greenhouse gas emissions, waste production, natural resource depletion and biodiversity depletion whenever they present an acceptable Value for Money outcome, and in some cases where they might not.	<p>Council's environmental sustainability and approach aims to:</p> <ul style="list-style-type: none"> <li>• Improve energy efficiency;</li> <li>• Reduce greenhouse gas emissions and contribution towards Council's carbon footprint;</li> <li>• Minimise waste production;</li> <li>• Improve water efficiency;</li> <li>• Reduce air, water and soil pollution;</li> <li>• Reduce biodiversity impacts; and</li> <li>• Increase the use of recycled materials to: <ul style="list-style-type: none"> <li>○ Reduce demand for raw materials and non-renewable resources; and</li> <li>○ Close the loop on kerbside recycling.</li> </ul> </li> </ul>
Social	Council is committed to building stronger communities and meeting social objectives which benefit the municipality and commits to integration of measures in its procurement processes and documentation which promote improved social outcomes.	<p>Council's social sustainability approach aims to:</p> <ul style="list-style-type: none"> <li>• Ensure vendors do not exploit workers and provide fair wages, including inclusive business practices;</li> <li>• Ensure sourced products are accessible by all segments of the community;</li> <li>• Increase employment opportunities for indigenous people, people with a disability, disadvantaged people and long term unemployed;</li> <li>• Improve gender equity; and</li> <li>• Prevent, detect and remove modern slavery from Council's supply chain.</li> </ul>

## 4 Build and Maintain Supply Relationships

### 4.1 Managing Suppliers

Council recognises the importance of effective and open working relationships with its suppliers and is committed to managing existing suppliers via performance measurements to ensure the benefits negotiated through contracts are delivered.

### 4.2 Supply Market Development

A wide range of suppliers are encouraged to compete for Council work. The focus for new work need not always be with the larger more familiar businesses. Other types of organisations offering business diversity include:

- Green suppliers;
- Local, small to medium sized enterprises (SMEs) and Social enterprises;
- Ethnic and minority businesses (e.g. Indigenous Business); and
- Volunteer and community organisations.



## 5 Policy Key Linkages and Governance

### 5.1.1 Standards and Linkages

The Council's procurement activities shall be carried out to the professional standards in accordance with best practice and in compliance with the Act and applicable policies and procedures including Codes of Conduct for Councillors, Council Staff and suppliers.

Compliance will be monitored by the Council's Procurement Team and minor issues identified will be addressed by Council Staff in leadership positions. Where required, serious compliance issues will be reported by the CEO to the Audit and Risk Committee and Council.

This Policy has clear linkages to a range of codes, charters, legislation and Council documents, including:

- [Local Government Act 2020](#)
- Procurement procedures and guidelines
- Purchasing and accounts payable manuals
- Codes of Conduct and associated policies

Other relevant legislative requirements include compliance with the [Competition and Consumer Act 2010](#), [Goods Act 1958](#), [Fair Work Act 2009](#), [Working with Children Act 2005](#), [Working with Children Regulations 2016](#) and the [Environment Protection Act 1970](#) and [Environment Protection Act 2017](#) and other relevant Australian Standards.

### 5.1.2 Policy Review Process

In accordance with the Act, Council will review its Procurement Policy at least once during each 4-year term of the Council.

Members of the NCA will endeavour to work together to keep this Policy under review and to prepare any amendments to Sections 1-5.

Any amendment to the Sections within Appendices, which is specific to the individual Council can be made at any time during the 4-year term of the Council and is only required to be reviewed and adopted by the individual Council.

### 5.1.3 Policy Enquiries and Contact Details

For further information on this policy, please contact Council's Procurement Function via:

Email: [Procurement@nillumbik.vic.gov.au](mailto:Procurement@nillumbik.vic.gov.au)

## APPENDICES

All policy requirements contained within these Appendices Sections are only applicable to Nillumbik Shire Council.

### Appendix I – Nillumbik Shire Council Procurement Methodology Thresholds

#### A. Requirement for tenders, proposals and quotes

Council will invite tenders, proposals, quotes and expressions of interest from the supply market for goods, services, building and construction works in accordance with the thresholds listed below:

Procurement Threshold Inclusive of GST	Procurement Methodology
<\$1,000	<ul style="list-style-type: none"> <li>Purchases which are once-off.</li> <li>No quotation required</li> </ul>
\$1,001 - \$5,000	<ul style="list-style-type: none"> <li>Purchases which are once-off.</li> <li>Obtain at least one written quotation.</li> </ul>
\$5,001 - \$20,000	<ul style="list-style-type: none"> <li>Purchases which are once-off.</li> <li>Obtain at least two written quotations.</li> </ul>
\$20,001 - \$50,000	<ul style="list-style-type: none"> <li>Purchases which are once-off.</li> <li>Obtain at least three formal quotations via Vendor Panel system.</li> <li>Where only one quote is received from those invited, Value for Money must be demonstrated.</li> <li>When seeking and or evaluating quotes, preference will be applied to local suppliers and a minimum of one local supplier must be invited, depending on availability of local suppliers.</li> </ul>
\$50,001 - \$300,000	<ul style="list-style-type: none"> <li>Obtain a Contract Number and undertake a formal Request for Quote process as per Procurement Guideline and processes.</li> <li>At least four formal quotes are to be invited from suppliers via VendorPanel system who are considered able to meet the requirements.</li> <li>Where only one quote is received from those invited, Value for Money must be demonstrated.</li> <li>When seeking and or evaluating quotes, preference will be applied to local suppliers and a minimum of one local supplier must be invited, depending on availability of local suppliers.</li> <li>The Senior Procurement Officer may direct that a public tender process be issued.</li> </ul>
\$300,000+	<ul style="list-style-type: none"> <li>A public tender process is required for the procurement of goods, services or works where once-off or ongoing cumulative spend over the life of the contract is expected to exceed \$300,000</li> </ul>

Procurement transactions will not be split to circumvent those thresholds. Obtaining sufficient quotations can sometimes be difficult, e.g. if there are few suppliers for the goods, services or works being sought or where the work is highly specialised. In such a case, an Executive Manager/Director/CEO may waive the requirement to request required quotations via the formal request for exemption process.

**NB:** Public Tender requirements cannot be exempted.



## **Appendix 2 Performance KPIs**

### **A. Procurement Performance Indicators**

Nillumbik Shire Council will seek to understand and improve its procurement performance by capturing and analysing data on key performance indicators including:

- New Collaborative Procurement contracts;
- New preferred supplier (panel) contracts;
- The number of Local Businesses engaged and proportion of local spend;
- Value of savings and benefits achieved;
- Level of compliance with the Procurement Policy;
- Annual spend on sustainable goods and services: and
- Extent of contracts delivered on time and on budget

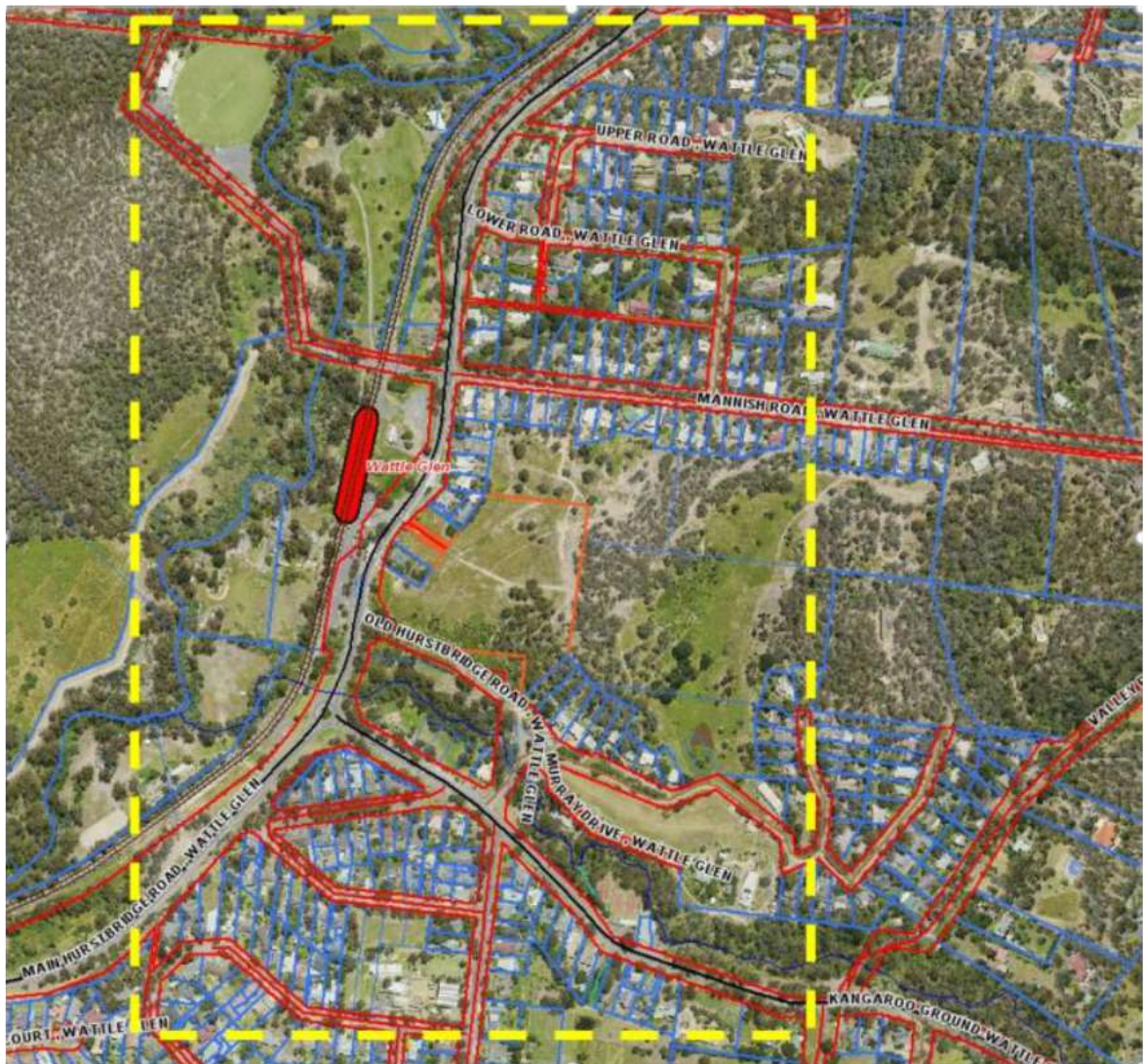
A report detailing actual performance against these indicators will be presented annually to the Audit & Risk Committee and the Council.

### **Appendix 3 Council Specific Exemptions**

This section will include any additional exemptions not included in Section 2.3.2.1 from tendering applicable to Nillumbik Shire Council that are identified from time to time.

### **Indicative Study Area for Wattle Glen Public Realm Framework Project**

- The indicative study area for the project is shown by the dashed yellow line below.
- The project only considers the public realm within the indicative study area (e.g. footpaths, road reserve and public parkland).
- The study area may change as the project progresses. For example, in response to research and community consultation regarding the public realm.



To:                      Nillumbik Shire Council  
From:                  Context  
Subject:                Shire of Nillumbik Advisory Consultant Services: Nillumbik Shire Stage A  
                             Places—Key Findings  
Date:                    7 June 2021

## 1 Background and methodology

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In October 2020, Context was engaged to prepare citations for up to 38 potential heritage sites identified by a review conducted in 2013. An Excel master datasheet was established to record all properties considered and the findings from the Nillumbik Shire Stage A Places Assessment. The list of all properties considered as part of the Nillumbik Shire Stage A Places Assessment is provided in Appendix A.

### Preliminary assessment

In November–December 2020, Context undertook the preliminary assessment of the properties on the initial list of 38 places for the Stage A assessment. Fieldwork and a desktop review were carried out as part of this preliminary assessment, to inform the shortlisting of places that were thought to warrant full detailed assessment.

In December 2020, Geebung (comprising house and horse stud for polo) at 166–206 Pioneer Road, Yarrambat, was prioritised for the preliminary assessment. The remaining 37 places were divided into three priority groups, based on the preliminary findings. As part of this task, Context considered the *Nillumbik Shire Thematic Environmental History* (2016) as well as other relevant studies and databases. Limited historical research was also undertaken to determine the potential heritage values of the identified sites.

An internal project team workshop was held to develop an understanding of the places represented in the existing Nillumbik Planning Scheme Schedule to the Heritage Overlay and to benchmark the places relative to the established grading categories (Significant, Contributory and Non-contributory). Individual places and precincts in the Schedule to the Heritage Overlay were examined for this comparative exercise.

In January–February 2021, further historical research and site visits were carried out for the final shortlisting for Nillumbik Shire Stage A Places. A further project team workshop assisted the shortlisting and recommendations for the assessment scope for each potential place.

The memoranda submitted during and at the conclusion of the preliminary assessment stage are provided in Appendix B.

### Detailed assessment

In March–April 2021, Context carried out a full detailed assessment of each of the shortlisted places. Each heritage citation comprises the following components:

#### Locality and individual place history

Histories were prepared for each locality and individual place that was investigated. The place histories focused on providing answers to key questions about each building, such as when it was created/built, for whom it was built, who built it (builder and designer, if known), and how it changed over time (both physically and in use). Biographical information on architects was also included where applicable.



Researchers drew upon the following primary and secondary sources:

- previous heritage studies, including the *Nillumbik Shire Thematic Environmental History* (2016);
- planning permit records and associated plans provided by Nillumbik Shire Council;
- local histories;
- certificates of title and plans of subdivision;
- Central Plan Office historic aerial photography collection;
- rate books;
- parish plans;
- Trove and Newspapers.com newspaper searches;
- State Library Victoria online collections of historic maps, plans and photos;
- University of Melbourne archives;
- Sands & McDougall street directories; and
- Public Record Office Victoria archival collections.

### **Description and integrity**

A description of each place was prepared based on the documentation from the preliminary assessment. This sets out:

- the context (wider setting);
- the elements of the site (e.g. fence, garden, outbuildings); and
- building details including size and massing, materials, stylistic influence(s), features of note, and any alterations.

A separate integrity statement was prepared to determine the intactness and legibility of each place to inform the subsequent comparative analysis and assessment benchmarking. Considerations were made for each place's retention of overall form and massing, original external finishes, pattern of fenestration, and architectural detailing and setting, as well as level of alterations.

Where the physical on-site inspection was not possible, and the current integrity could not be confirmed, primary and secondary sources—such as the Council planning permit records, and historical and contemporary aerial imagery—were utilised to support the description and analysis of the integrity.

### **Comparative analysis**

Comparative analysis is considered particularly important in justifying whether a place meets the threshold of 'Local Significance'. It is also a key consideration in determining what assessment criteria applies and the relative importance of the place within in a locality or wider area.

Each comparative analysis was introduced with a brief overview of the relevant architectural style or building type. For the analysis, the assessment team considered a selection of examples (on the Heritage Overlay (HO) or unprotected) that could be directly compared with the subject site in terms of their architectural style or type. A concluding discussion then considered how well the subject site compared to the comparative examples, in order to benchmark its relative significance.

In most cases, the comparative examples were sought from within the Nillumbik Shire. In some cases, these were sought from further afield, as pertinent comparators were not found within the municipality. These examples were selected because they provided a direct comparison in terms of their architectural style or type, or they demonstrated a similar development pattern. A municipal-wide typological or comparative study was beyond the scope of this project.

### Assessment against criteria

In accordance with Planning Practice Note 1 'Applying the Heritage Overlay' (August 2018) (PPN01), heritage places are no longer assigned a letter grade, but are identified as meeting the threshold of either 'State Significance' or 'Local Significance'. Places of local significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire Nillumbik Shire, but this is not essential to meet the local significance threshold.

PPN01 advises that assessment of whether a place meets the local or state significance threshold should be determined in relation to model heritage criteria (also known as the HERCON criteria), which are as follows:

*Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).*

*Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

*Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).*

*Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

*Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

*Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

*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 (social significance).*

*Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

In the context of these assessments, where the criteria say 'our cultural or natural history', it should be understood as 'Nillumbik's cultural or natural history'.

### Statement of significance

For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place. Each statement was prepared in accordance with *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*, using the HERCON criteria and applying the thresholds of local or state significance. Each assessment is summarised in the format recommended by PPN01, namely:

*What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.*

*How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its*

*representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.*

*Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example “(Criterion G)”.*

### **Mapping and curtilages**

In regard to mapping, PPN01 states:

*The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).*

*However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.*

On this basis, most individual places recommended by this study are to be mapped to the extent of the title boundaries. Exceptions include the Christmas Hills War Memorial, Diamond Valley Miniature Railway and St Andrews Hall, which occupy part of large land parcel. A curtilage map to show the extent of the recommended HO is provided in each citation.

### **Statutory recommendations**

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in PPN01.

PPN01 describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place, including:

- external paint controls apply—to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g. face brick, render, stone, concrete, timber shingles);
- internal alteration controls apply—to be used sparingly and on a selective basis for special interiors of high significance;
- tree controls apply—to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value;
- outbuildings or fences not exempt from advertising planning permit applications—demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen; however, public notice of the permit application is generally not required;
- included on the Victorian Heritage Register under the *Heritage Act 2017*—can only be entered by Heritage Victoria;
- prohibited uses permitted—this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g. purpose-built shops in residential areas; and

- Aboriginal heritage place—note that Aboriginal heritage significance was not assessed as part of this study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where tree controls or outbuilding and fence exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay, to provide clear guidance for planners and owners. For example: Tree controls: *Yes – English Oak*.

## 2 Limitations

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The key limitations of the Stage A assessment are listed below.

### Site access

Physical on-site inspection was limited due to the challenges in obtaining consent for access from the residents, despite multiple attempts made by Council officers. External visual inspections were carried out from public domain for all properties investigated. In some cases, where the key structures were not visible from the street, the current integrity was not able to be confirmed. Contemporary aerial imagery, recent photographs that were published online and Council's permit records supported the assessment of these properties.

### Scope and methodology

Provision of a list of 38 places constrained the scope of investigation and assessment of the Stage A study. Lack of a municipal-wide typological or gap study made comparative analysis and benchmarking of under-represented places difficult. In some cases, comparisons have been made with places protected by the Heritage Overlay outside Nillumbik Shire, where they provided a direct comparison in terms of their architectural style or type. A municipal-wide typological or comparative study was beyond the scope of this stage; however, we believe other comparative examples within the municipality may exist.

Gaps observed in the HO during the course of the study included a general lack of representation of postwar (c1945-1975) and late 20th century (c1975–1990s) places. During the preliminary and detailed assessment process, we identified additional places that were comparable to the 38 identified places or that have strong historical or architectural merit.



### 3 Key findings

#### Local significance

A total of 21 places assessed are considered to meet the threshold for 'Local Significance' when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

These places are listed below. Heritage citations are included in Appendix C.

Address	Place name	Significance
1. Corner of Eltham–Yarra Glen Road and Ridge Road, Christmas Hills	Christmas Hills War Memorial	Historical, Representative, Social
2. 2 Batman Road, Eltham	'Belle Vue'	Historical, Representative
3. 10 Diosma Road, Eltham	Choong House	Aesthetic, Associative
4. Part of 570 Main Road, Eltham	Diamond Valley Miniature Railway	Historical, Representative
5. 856 Main Road, Eltham	Former house	Historical, Representative
6. 42 and 1/44 Park West Road, Eltham	Alan Martin House and Studio	Historical, Associative
7. 61 York Street, Eltham	Macmahon Ball House and Study	Historical, Representative, Associative
8. 23 Glen Park Road, Eltham North	'Hillside'	Historical
9. 24 Glen Park Road, Eltham North	Eltham North Preschool and Infant Welfare Centre	Historical, Representative, Aesthetic, Social, Associative
10. 144 Progress Road, Eltham North	House	Aesthetic
11. 200 Ryans Road, Eltham North	Coombe House	Historical, Representative
12. 14–16 Warringah Crescent, Eltham	House	Representative, Aesthetic
13. 125, 173 & 191 Cherry Tree Road, Hurstbridge*	'Wendouree' and Canary Island Date Palms, and Smith Orchard Houses	Historical, Representative, Associative
14. 180 Cherry Tree Road, Hurstbridge	Timber cool store	Historical, Rarity, Representative
15. 1080 Heidelberg–Kinglelake Road, Hurstbridge	'Fermanagh'	Historical, Aesthetic, Associative
16. 160 Henley Road, Kangaroo Ground	Stevens House	Representative, Aesthetic
17. 633 Kangaroo Ground–St Andrews Road, Panton Hill	Panton Hill Hotel	Historical, Social
18. 57 Thompson Crescent, Research	House	Representative

Address	Place name	Significance
19. Part of 1 Proctor Street, St Andrews	St Andrews Hall	Historical, Social
20. 10 Caledonia Street, St Andrews	St Andrews General Store and House	Historical, Representative
21. 3 Dingley Dell Road, Warrandyte North	Janeba House	Historical, Representative, Associative

\*125, 173 & 191 Cherry Tree Road, Hurstbridge, is recommended as a serial listing.

### Potential state significance

10 Diosma Road, Eltham, is considered to be worthy of investigating for potential state significance.

## 4 Recommendations

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### Adoption of Assessment

It is recommended that Nillumbik Shire Council formally adopts the heritage citations prepared as part of the 'Nillumbik Shire Stage A Places Assessment' (2021).

### Implementation of Assessment

It is recommended that Nillumbik Shire Council implements the recommendations of this study by preparing a planning scheme amendment that will add the individual places assessed as being of 'Local Significance' listed in Appendix A.1 to the Heritage Overlay of the Nillumbik Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Planning Practice Note 1 'Applying the Heritage Overlay' (August 2018) (PPN01).

### Future works

#### Additional places identified

During the preliminary and detailed assessments, Context identified further properties within the study area. These have not been reviewed as part of this project. It is recommended that Nillumbik Shire Council prioritises assessment of these places, listed below, either as part of Stage 2 work of the current project or in the near future.

- 19 Fordhams Road, Eltham—a fine postwar modernist residence, identified in the 1992 Bick study.
- James Wigley House, 35–37 Warrandyte–Kangaroo Ground Road, Warrandyte North—a fine postwar modernist residence designed by émigré architect Fritz Janeba for artist James Wigley, it is known for the first use of the butterfly roof in Victoria (1943). It was owned by a member of the Warrandyte Historical Society for over 40 years until it was sold in 2017, after which it has been noted as being 'extensively modernised'. The place has very high heritage potential; the condition needs to be confirmed.
- 39 Warrandyte–Kangaroo Ground Road, Warrandyte North—a fine postwar modernist residence designed by émigré architect Fritz Janeba for the Wigley family. According to the notes provided by the Warrandyte Historical Society, this house also features a butterfly roof. It was sold in 2018, and the current condition is not known.
- 'Queen of the Shire', corner of Research and Kangaroo Ground Roads, Warrandyte North—a sculpture by Warrandyte sculptor Deborah Halpern (a renowned mosaic and ceramic artist), identified by the Warrandyte Historical Society.
- 140 Henley Road, Kangaroo Ground—a fine mud-brick house potentially comparable to 160 Henley Road (designed by Alistair Knox); it was identified by Context during the preliminary fieldwork.
- Casa Warrandyte, 33 Koornong Crescent, Warrandyte North—an Alastair Knox house developed from a weekender and incorporating mud brick, timber and brick, identified by the Warrandyte Historical Society.
- A group of fine modernist houses in Koornong Crescent, Warrandyte North, including no. 17 and no. 30, which are included in the Stage A list. Of interest are historical links with the Koomong Experimental School and later subdivision. Other places of interest include 33, 34, 36 and 39 Koornong Crescent and 30 Hamilton Road, Warrandyte North, and HO58 and HO110. These were identified by Context during the desktop research.

- Clusters of proximate buildings associated with Alistair Knox and his fellow builders and designers, including Gordon Ford, for example:
  - 23, 25 and 29 York Street, Eltham (no. 23 and no. 29 are of particular interest as Knox's early works);
  - 130, 180, 195, 200 and 220 Laughing Waters Road and 50 Overbank Road, Eltham;
  - properties in Mount Pleasant Road, Eltham, that were subdivided and developed by Alistair Knox; and
  - properties in Wild Cherry Drive, Eltham, that were designed by Alistair Knox.
- Laughing Waters Road and Overbank Road, comprising a group of postwar houses with historical and architectural associations. Other Laughing Waters properties of interest include 195 and 200 Laughing Waters Road (HO111), 180 Laughing Waters Road and 50 Overbank Road. Identified by Context during the desktop research.
- 32 and 34 Warringah Crescent, Eltham—a pair of fine postwar houses, designed by architects Graeme Gunn and Albert Genser, respectively, identified by Context during the desktop research and on-site inspections.
- 190 Manuka Lane, Hurstbridge—a cottage with a double-gabled roof, believed to be associated with the Smith family, who operated local orchards on the north side of Cherry Tree Road, Hurstbridge, over generations from the 1860s to c1970s. This was identified by Context during the detailed assessment.
- War memorials in Nillumbik Shire that were registered on the Victorian War Heritage Inventory and are outside the Heritage Overlay (HO), for example:
  - Panton Hill War Memorial, Kangaroo Ground—St Andrews Road, Panton Hill; and
  - Diamond Creek War Memorial, 28 Main Hurstbridge Road, Diamond Creek.
- 'The Pottery', designed by Peter Glass for Katrine Ball (of 61 York Street, Eltham). This is likely extant at 61A York Street (the southern portion of 61 York Street). This was identified by Context during the detailed assessment.
- Zadnic House at 7 Banoon Road, Eltham—designed by Ken Robinson and featured as an Age-RAIA House of the Week in 1975. This was identified by Context during the detailed assessment (identified in the Thematic Environmental History but no HO).
- Bob Nylor House at 21–25 Antoinette Blvd, Eltham—designed by Charles Duncan and built in 1968–70. This displays some signs of alteration. Identified by Context during the detailed assessment (identified in the Thematic Environmental History but no HO).
- Nichols House, 17 Haldane Road, Eltham—designed by Kevin Borland and recipient of the Age-RAIA House of the Year Bronze Medal in 1973. This was identified by Context during the detailed assessment (identified in the Thematic Environmental History but no HO).

Additional places without confirmed street addresses include the following:

- Hipwell House, Research Road, Warrandyte—a fine postwar modernist house designed in 1953 by architect John Hipwell, a former employee of Fritz Janeba and co-founder of the noted postwar firm Hipwell, Weight & Mason.
- Courtney House, address not known—a 1960s house originally designed by architect David S Gordon. This was identified by the Warrandyte Historical Society.

### Identified gaps

Recent Planning Panel decisions have placed greater emphasis on the adequacy and rigour of comparative analysis, given it is important that comparative analysis provides a sound basis for the proposed application of a threshold for local (or state) significance.

#### Postwar and late twentieth century gap study

There are some comparators readily available in the Nillumbik Planning Scheme Schedule to the Heritage Overlay, or for individual places assessed in this study. However, the pool of local comparators is limited for particular building types and periods. For example, there is a general under-representation of postwar and late twentieth century places.

A gap study that focuses on the postwar and late twentieth century periods would help to establish the local threshold through the identification and comparison of:

- postwar (c1945–1975) and late twentieth century (c1975–1990s) houses with strong historical or architectural merit, or both;
- 'Eltham style' houses designed by or associated with Alistair Knox and his fellow builders, landscape experts and designers, including Gordon Ford, Peter Glass, Sonia Skipper, Tony Jackson, Jack McCarthy and John Harcourt—there are over 200 buildings (1950s–1980s) designed by Knox in Nillumbik Shire;
- later 'Eltham style' houses (generally 1960s–1980s) that were inspired by Alistair Knox's work and have strong historical or architectural merit; and
- areas representative of postwar subdivisions and land sales in Nillumbik that stimulated residential development in this period.

This approach would help:

- improve the understanding of whether or how a particular type or style represents a particular historical development pattern of Nillumbik;
- justify the threshold within the groups that are relatively under-represented on the HO; and
- identify any additional places or areas with potential heritage significance.

#### Thematic Environmental History

The research undertaken for the Stage A assessment has identified strands of history that could be expanded in the Nillumbik Shire Thematic Environmental History when it is next updated. Specifically, aspects of postwar and late twentieth century suburban development and associated architectural styles and types could be further explored.

#### Recommendations

In summary, for better results at Planning Panel hearings, it is recommended that the following works are undertaken:

- Undertake a gap study that focuses on the postwar and late twentieth century periods (based on similar studies, the fee would be in the order of \$16–18k plus GST).
- Update the Nillumbik Shire Thematic Environmental History to support the assessment of the postwar and late twentieth century places (based on similar studies, the fee would be in the order of \$5–6k plus GST).

## Appendix A

A total of 21 places assessed are considered to meet the threshold for 'Local Significance' when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay (HO). These places are listed below.

Address	Place name	Significance	Recommended threshold
1. Corner of Eltham–Yarra Glen Road and Ridge Road, Christmas Hills	Christmas Hills War Memorial	Historical, Representative, Social	Local
2. 2 Batman Road, Eltham	'Belle Vue'	Historical, Representative	Local
3. 10 Diosma Road, Eltham	Choong House	Aesthetic, Associative	Local (Potential State)
4. Part of 570 Main Road, Eltham	Diamond Valley Miniature Railway	Historical, Representative	Local
5. 856 Main Road, Eltham	Former house	Historical, Representative	Local
6. 42 and 1/44 Park West Road, Eltham	Alan Martin House and Studio	Historical, Associative	Local
7. 61 York Street, Eltham	Macmahon Ball House and Study	Historical, Representative, Associative	Local
8. 23 Glen Park Road, Eltham North	'Hillside'	Historical	Local
9. 24 Glen Park Road, Eltham North	Eltham North Preschool and Infant Welfare Centre	Historical, Representative, Aesthetic, Social, Associative	Local
10. 144 Progress Road, Eltham North	House	Aesthetic	Local
11. 200 Ryans Road, Eltham North	Coombe House	Historical, Representative	Local
12. 14–16 Warringah Crescent, Eltham	House	Representative, Aesthetic	Local
13. 125, 173 & 191 Cherry Tree Road, Hurstbridge*	'Wendouree' and Canary Island palms, and Smith Orchard Houses	Historical, Representative, Associative	Local
14. 180 Cherry Tree Road, Hurstbridge	Timber cool store	Historical, Rarity, Representative	Local
15. 1080 Heidelberg–Kinglake Road, Hurstbridge	'Fermanagh'	Historical, Aesthetic, Associative	Local
16. 160 Henley Road, Kangaroo Ground	Stevens House	Representative, Aesthetic	Local



Address	Place name	Significance	Recommended threshold
17. 633 Kangaroo Ground– St Andrews Road, Panton Hill	Panton Hill Hotel	Historical, Social	Local
18. 57 Thompson Crescent, Research	House	Representative	Local
19. Part of 1 Proctor Street, St Andrews	St Andrews Hall	Historical, Social	Local
20. 10 Caledonia Street, St Andrews	St Andrews General Store and House	Historical, Representative	Local
21. 3 Dingley Dell Road, Warrandyte North	Janeba House	Historical, Representative, Associative	Local

\*125, 173, 180 & 190 Cherry Tree Road, Hurstbridge, was originally identified by Council as a single place. Historical research findings proved that the properties on the north (125, 173 and 191) and south (180) side of the road were owned by two different families. Thus, these places were assessed as two individual places.

The following places have not been reviewed as part of this project. It is recommended that Nillumbik Shire Council undertake assessment of these places as part of the current project or in the near future.

Address	Place name	Recommendation for future assessment
1. 130 Laughing Waters Road, Eltham	Brick House	On-site inspection undertaken on 25 February 2021. Consider potential serial listing for its: <ul style="list-style-type: none"> <li>historical interest, for the Laughing Waters subdivision from 1908 and 1959; and</li> <li>architectural and associative interest, for the association with builder Alistair Knox and garden designer Gordon Ford.</li> </ul> Other Laughing Waters properties of interest include 195 & 200 Laughing Waters Road (HO111), 180 Laughing Waters Road and 50 Overbank Road. <ul style="list-style-type: none"> <li>Further inspections and historical research required. Beyond the scope of the current stage.</li> </ul>
2. 220 Laughing Waters Road, Eltham	Mud Brick House	As for 130 Laughing Waters Road, Eltham.
3. 25 York Street, Eltham	Koorringoorama Guest House	Consider inclusion of 23 and 29 York Street as an individual heritage place, for their: <ul style="list-style-type: none"> <li>historical connection with Alistair Knox, who subdivided and developed 23 and 29 York Street; and</li> <li>architectural interest, for Knox's early (possibly his first) use of modular house designs.</li> </ul> The earlier house at 25 York Street (occupied by the Knox family) has been damaged by fire in more recent times. Inclusion of 23 and 29 might help to elevate the significance of the place.

4. 17 Koorngong Crescent, Warrandyte North	House	Consider potential precinct in Koorngong Crescent and environs for the area's: <ul style="list-style-type: none"><li>historical connection to Koorngong Experimental School (complemented by HO110, other remanent structures and nearby HO58) and the 1950s residential subdivision; and</li><li>architectural interest, for the concentration of postwar modernist style residences, including a house by Alistair Knox.</li></ul> Other properties of interest include 33, 34, 36 and 39 Koorngong Crescent and 30 Hamilton Road.
5. 30 Koorngong Crescent, Warrandyte North	House	As for 17 Koorngong Crescent, Warrandyte North.

The following places are recommended for reconsideration if a gap study or a thematic or typological analysis is proposed in the future.

Address	Place name	Rationale
1. 1666 Eltham–Yarra Glen Road, Christmas Hills	House	High integrity, but medium-low architectural merit. This 1985 house may represent themes that are currently under-represented on the HO: late twentieth century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. Further in-depth comparative analysis within this type is required to justify the potential heritage significance.
2. 24 Wallace Road, Christmas Hills	Echidna Recording Studio & Mudbrick House	Integrity could not be confirmed during the preliminary fieldwork. The Echidna Recording Studio is of potential historical and social significance, but the extent of 2013–14 works (partial rebuilding after a bushfire) needs to be confirmed on site. No apparent heritage values were identified during the desktop review. An in-depth comparative analysis of mud-brick buildings and on-site inspection is necessary.
3. 99 Wallace Road, Christmas Hills	Hexagon Mudbrick House	The integrity could not be confirmed during the preliminary fieldwork, and an on-site inspection is necessary. Potential representative/aesthetic significance. This c1987 house may represent themes that are currently under-represented on the HO: late twentieth century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. This particular example is a later example of the type, but its unusual form is of some architectural interest.
4. 31 Oxley Road, Kangaroo Ground	Mud Brick House	Moderate integrity, due to the over-rendering of the finish. This is likely a 1970s house that may represent themes that are currently under-represented on the HO: late twentieth century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. Its



		representativeness and conditions need to be considered in a broader context of the development.
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The following places are not recommended for detailed assessment. No further actions are recommended as part of the Stage A assessment.

Address	Place name	Rationale
1. 1597 Eltham–Yarra Glen Road, Christmas Hills	Glenburnie & oak row	<p>Council permit records and the historical aerial indicate that the existing dwelling was built after 1997, in mock Victorian style. The house does not meet the threshold as an individual heritage place.</p> <p>The row of oaks in the driveway were planted in the postwar period. This element alone does not satisfy the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>
2. 125 Reeves Road, Christmas Hills	House	<p>According to the Council permit records, the existing dwelling was substantially extended in 2000. The building is of low integrity and low architectural value due to this addition. The place does not meet the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>
3. 665 Ridge Road, Christmas Hills	Farm Complex	<p>Fair integrity, potential historical and representative significance.</p> <p>This farm complex was established in c1880s and is currently owned by a fourth-generation farmer. The land was used for cropping, orchard, viticulture, sheep (wool and fat lambs), poultry, dairying and beef cattle. In December 2019, the 1880s dwelling, existing sheds and original bakery were proposed for demolition.</p> <p>Not recommended for full detailed assessment due to the existing planning permit (approved July 2020) including demolition and alterations confirmed.</p>
4. 118 Wallace Road, Christmas Hills	House	<p>According to the Council permit records, the existing dwelling was built in 2001–02 by builder Michael Young, who is well-known for mud-brick construction. The house is of some architectural interest as a work of Young's, but potentially too recent to be included on the HO.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>
5. 16 Fordhams Road, Eltham	House	<p>The existent brick residence has low architectural merit and does not meet the threshold as an individual heritage place. The 1992 Bick study contains an inventory for 19 Fordhams Road, which appears to be a highly intact postwar residence. 19 Fordhams Road is worthy of further investigation.</p>

6. 9 Godalmin Street, Eltham	English House	<p>English House was 'Alistair Knox's first mud-brick house, erected for a returned serviceman with the assistance of Sonia Skipper, Gordon Ford and other members of Knox's circle' (Heritage Alliance 2008, 'Survey of Post-War Built Heritage in Victoria', no. 027-026).</p> <p>Further research indicates that the English House is located at 50–52 Phillip Street, Lower Plenty (City of Banyule, no HO).</p> <p>Located outside the study area, no further investigation required as part of the Stage A study.</p> <p>However, the Thematic Environmental History needs to be revised to address this; on p.79, the last paragraph should be edited to remove: 'Knox's first commission in the area, the English house in Godalmin Street, Eltham (1947) was a simple rectangle in plan...'</p> <p>It is recommended that Council nominate this place to the City of Banyule for further investigation.</p>
7. 108 Ryans Road, Eltham	House	<p>According to the Council permit records, the timber upper storey addition was constructed in 2005. This addition had substantial impact on the overall integrity of the building. The place does not meet the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>
8. 118 Ryans Road, Eltham North	House	<p>Low to medium integrity. According to the Council permit records, this 1970s–80s house was substantially extended in 1995.</p> <p>The place's visibility from the street, unlike other examples that are often nestled in the landscape, is of some interest. The 1995 addition had a substantial impact on the overall integrity of the building, although the building is still somewhat representative of the late twentieth century 'Eltham style' mud-brick houses inspired by prominent architect Alistair Knox.</p> <p>The place does not meet the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>

In addition to the above places, the following place was also considered during the Stage A assessment.

Address	Place name	Rationale
1. 166–206 Pioneer Road, Yarrambat	Geebung, House and Horse stud for polo	<p>166–206 Pioneer Road, Yarrambat, was assessed in 2016 as a locally significant place for historic, rarity and representative significance. The property does not have an existing HO. Further site inspection and historical research were carried out and it was confirmed that the existing house of brick veneer construction with timber cladding was built in the 1960s, possibly incorporating part of the older interwar</p>

		<p>residence. The house was extended in 1976, and various minor changes were made to the building externally and internally. Low architectural merit and is not representative of a particular postwar architectural style.</p> <p>The property's association with the Victorian Polo Club is of some historical interest, but is not legible from the physical fabric of the place. Its retention of the horse arena (c1960s) and horse stables (a 2018 block and an older stable, likely a late twentieth century replacement) alone is not enough to satisfy the threshold for local significance.</p> <p>Overall, 166–206 Pioneer Road, Yarrambat, does not meet the threshold as an individual heritage place.</p>
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## Appendix B

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## Context notes—‘Geebung’ at 166-206 Pioneer Road, Yarrambat

[issued 10 December 2020]

166-206 Pioneer Road, Yarrambat was assessed in 2016 as locally significant place for historic, rarity and representative significance. The property does not have an existing Heritage Overlay. The existing Statement of Significance reads:

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

*The property at 166 Pioneer Road, Yarrambat. The original form, materials and detailing of the house and sheds and their setting contribute to the significance of the place.*

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

*The property located at 166 Pioneer Road, Yarrambat is of local historic and aesthetic significance to the Shire of Nillumbik.*

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

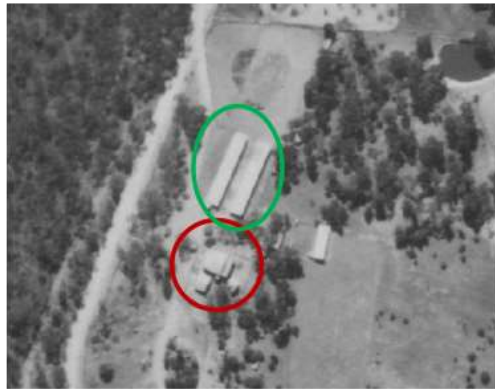
*The 1920s residence at 166 Pioneer Road, Yarrambat is historically significant as a representative example of a weekender built in the Yarrambat district in the Inter-War period. The property is also important for its associations with the Victorian Polo Club and for its use as a training stud for horses used for polo, which is a rare type of stud in Victoria. (Criterion A & B)*

*The property is of aesthetic significance to the Shire of Nillumbik as an example of a country property of a wealthy city family and for its demonstration of the layout and appearance of a horse stud (Criteria B & D)*

Further site inspection and historical research were carried out and it was confirmed that the existing house of brick veneer construction with timber cladding was built in the 1960s, possibly incorporating part of the older interwar residence. The house was extended in 1976, and various minor changes were made to the building externally and internally. The house is not legible as a 1920s ‘weekender’ built in the Yarrambat district in the interwar period, due to the later changes. Although largely intact to its 1960s-70s configuration, the building has low architectural merit and is not representative of a particular postwar architectural style.

The property’s association with the Victorian Polo Club is of some historical interest, but is not legible from the physical fabric of the place. Its retention of the horse arena (c.1960s) and horse stables (a 2018 block & an older stable, likely a late twentieth century replacement) alone is not enough to satisfy the thresholds for local significance.

Overall, 166-206 Pioneer Road, Yarrambat does not meet the threshold as an individual heritage place.



Extract of a 1945 aerial. Note the footprints of the interwar dwelling (in red outline) and stables (in green). (Source: Central Plan Office)



Extract of a 1951 aerial. The footprints of the dwelling and stables remain unchanged. (Source: Central Plan Office)



Extract of a 1968 aerial. Note the major changes to the dwelling, outbuildings and landscaping. A horse arena was established by this time. (Source: Central Plan Office)



Extract of a 1978 aerial, showing the 1976 extension to the south of the existing dwelling (in red outline). (Source: Central Plan Office)

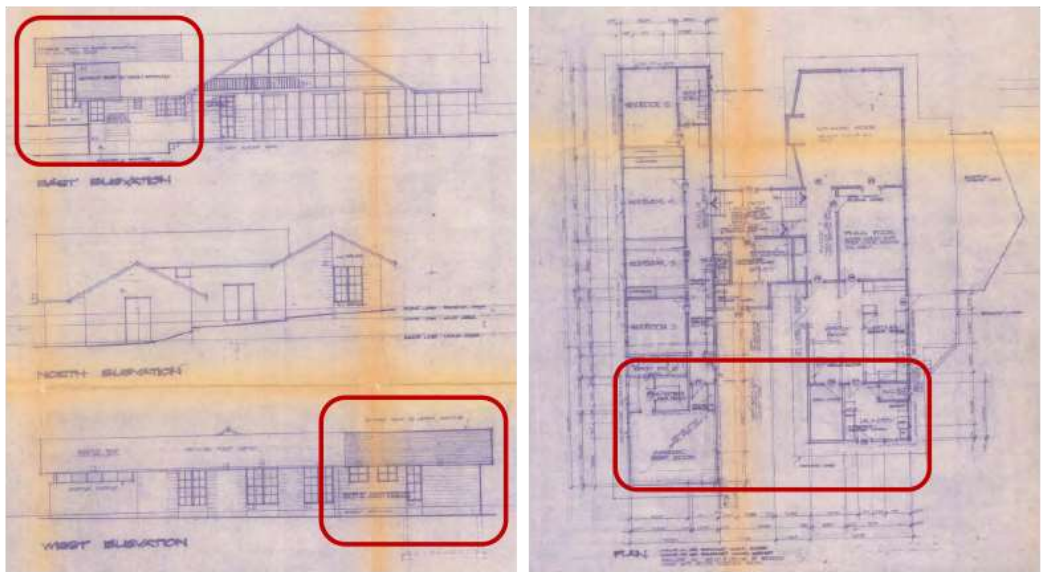


Extract of a 1990 aerial, showing some further landscaping in the south of the property. (Source: Central Plan Office)



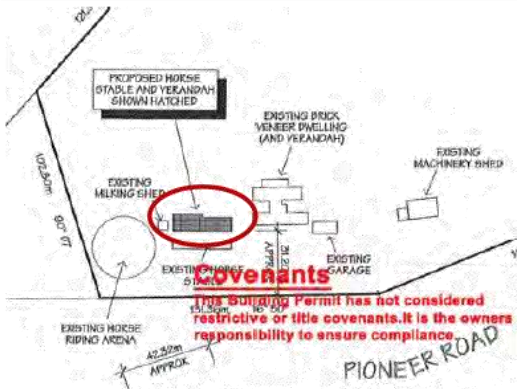
Extract of a 2020 aerial, showing the property largely unchanged. (Source: Central Plan Office)





Elevations prepared for the 1976 extension (proposed extension shown in red outline). (Source: Nillumbik Shire Council)

Floor plan prepared for the 1976 extension (proposed extension shown in red outline). (Source: Nillumbik Shire Council)



Site plan prepared for reconstruction of horse stable in 2018 (in red outline). (Source: Nillumbik Shire Council)

## Nillumbik Shire Stage A Places – Preliminary review

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[issued 21 December 2020]


### Group 1: Places for further consideration and prioritisation

This group of five places include the properties that may need to be assessed subject to:

- Further information from Council regarding the rationale for inclusion in the Stage A list
  - 1666 Eltham-Yarra Glen Road, Christmas Hills
  - 24 Wallace Road, Christmas Hills
  - 99 Wallace Road, Christmas Hills
  - 16 Warringah Crescent, Eltham
  - 31 Oxley Road, Kangaroo Ground
- On-site inspection
  - 24 Wallace Road, Christmas Hills
  - 99 Wallace Road, Christmas Hills
  - 16 Warringah Crescent, Eltham



No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
1.		House	1666 Eltham-Yarra Glen Road, Christmas Hills	Late Twentieth Century – Residence (mud brick)	6.4?	High integrity, but low architectural merit. This 1985 house may represent themes that are currently under-represented on the HO: late 20th century residential development and the 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox. However, this particular example is a later example of the type, and not a distinguished example when compared to other Stage A places or places already on the HO. <b>Rationale for inclusion in the Stage A list?</b>	TBC
2.		Echidna Recording Studio & Mudbrick House	24 Wallace Road, Christmas Hills	TBC – Residence & studio (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. <b>On-site inspection necessary</b> The Echidna Recording Studio is of potential historical and social significance, but the extent of the 2013-14 work (partial rebuilding after a bushfire) need to be confirmed on site. <b>Rationale for inclusion in the Stage A list?</b>	TBC
3.		Hexagon Mudbrick House	99 Wallace Road, Christmas Hills	Late Twentieth Century – Residence (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. <b>On-site inspection necessary</b> . Potential representative significance. This c.1987 house may represent themes that are currently under-represented on the HO: late 20th century residential development and the 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox. However, this particular example is a later example of the type but its unusual form is of some interest. <b>Rationale for inclusion in the Stage A list?</b>	TBC
4.	-	House	16 Warringah Crescent, Eltham	TBC – Residence (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. <b>On-site inspection necessary</b> <b>Rationale for inclusion in the Stage A list?</b>	TBC

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
5.		House	31 Oxley Road, Kangaroo Ground	Late Twentieth Century – Residence (mud brick)	6.4?	Moderate integrity, due to the over-rendering of the finish.  Rationale for inclusion in the Stage A list?  Was there a permit issued for any work in the recent decades for this site?	TBC

## Group 2: Recommended for full detailed assessment




The following 25 places were found to have potential merit as individual heritage places and/or require detailed assessment to justify their significance.

This group includes the places that were not able to be inspected from public domain but have clear heritage potential. These places are recommended for progression to the detailed assessment for further historical research and detailed comparative analysis. We may request on-site inspection for some or all of these properties during the detailed assessment phase to confirm the current condition. These places include:




1. 10 Diosma Road, Eltham – Integrity could not be confirmed during the preliminary fieldwork.
2. 130 Laughing Waters Road, Eltham – Integrity could not be confirmed during the preliminary fieldwork.
3. 220 Laughing Waters Road, Eltham – Integrity could not be confirmed during the preliminary fieldwork.
4. 25 York Street, Eltham – Integrity partially confirmed but detailed inspection necessary.
5. 61 York Street, Eltham – Integrity could not be confirmed during the preliminary fieldwork.
6. 23 Glen Park Road, Eltham North – Integrity partially confirmed but detailed inspection may be necessary.
7. 144 Progress Road, Eltham North – Integrity partially confirmed but detailed inspection may be necessary, if there have been substantial changes since 2017.
8. 200 Ryans Road, Eltham North – Integrity partially confirmed but detailed inspection may be necessary, if there have been substantial changes since 2014.
9. 125, 173, 180 & 191 Cherry Tree Road, Hurstbridge – Integrity confirmed but detailed inspection may be necessary.
10. 1080 Heidelberg-Kinglake Road, Hurstbridge – Integrity could not be confirmed during the preliminary fieldwork.
11. 160 Henley Road, Kangaroo Ground – Integrity could not be confirmed during the preliminary fieldwork.
12. 57 Thompson Street, Research – Integrity could not be confirmed during the preliminary fieldwork.
13. 3 Dingley Dell Road, Warrandyte North – Integrity could not be confirmed during the preliminary fieldwork.
14. 17 Koornong Crescent, Warrandyte North – Integrity partially confirmed but detailed inspection may be necessary.
15. 30 Koornong Crescent, Warrandyte North – Integrity could not be confirmed during the preliminary fieldwork.



The following also include the places that require further information from Council.




- 665 Ridge Road, Christmas Hills – status of the proposed demolition (December 2019) to be confirmed.




No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
6.		WWII Memorial	1524 Eltham-Yarra Glen Road, Christmas Hills	Postwar – War memorial	8.4	High integrity, potential historical and social significance. This WWII Memorial compares well with other war memorials currently listed on the HO.	Bick, 1992
7.		Park Nook, Farm Complex	665 Ridge Road, Christmas Hills	Victorian – Farm complex	4.4 4.3	Fair integrity, potential historical and representative significance. A farm complex established in c.1880s and currently owned by a fourth-generation farmer. The land was used for cropping, orchard, viticulture, sheep (wool and fat lambs), poultry, dairying and beef cattle. In December 2019, the 1880s dwelling, existing sheds and original bakery were proposed for demolition. <b>Status/progress of this permit to be confirmed by Council.</b> The bakery's association with the workers at the aqueduct is also of interest. Further historical research and detailed comparative analysis is necessary during the detailed assessment.	Bick, 1992
8.		House	2 Batman Road, Eltham	Interwar – Residence	6.3	High integrity, potential historical, representative and aesthetic significance. Its intact details such as windows with decorative mullions and clinker brick base and fence, as well as the mature established garden (and possibly mature Himalayan cedar) are of interest.	TBC






No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
9.	 (Source: Realestate.com.au, 2016)	Choong House	10 Diosma Road, Eltham	Late Twentieth Century – Residence	6.6	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary during the detailed assessment phase. As of 2016, the place retained high integrity. Potential historical and aesthetic significance. Choong House is an AIA awarded home designed by Wood Marsh and Dale Jones-Evans in 1987. The garden designed by notable landscapers Gordon Ford and Sam Cox is also of interest. The place is of interest for its architectural quality. A four-lot subdivision was proposed in 2018.	TBC
10.	 (Source: Nearmap, 2020)	Riverbend	130 Laughing Waters Road, Eltham	Postwar – Residence (mud brick)	6.4	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary during the detailed assessment phase. A Park Victoria-managed site. This building is of interest for its design by Alistair Knox, and its use for an artist in residence program.	TBC
11.		Laughing Water	220 Laughing Waters Road, Eltham	Postwar – Residence (mud brick)	6.4	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary during the detailed assessment phase. A Park Victoria-managed site. This building is of interest for its design by Alistair Knox and garden by Edna Walling.	TBC




No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
12.		Diamond Valley Miniature Railway	570 Main Road, Eltham	Postwar – Tourist Attraction	5.1	High integrity, potential historical, rarity and social significance.  The place is noted as a 'unique example in Victoria' in the 'Survey of Post-War Built Heritage in Victoria' (no. 025-022). Bick described the places as an unusually substantial complex that is 'probably rare and one of the best in an Australia-wide context'.	Bick, 1992
13.		House	856 Main Road, Eltham	Interwar – Residence	6.3	High integrity, potential historical and representative significance.  Its intact detailing, form and original finishes are notable.	Bick, 1992
14.		Alan Martin House & Studio	42 Park West Road, Eltham	Postwar – Residence & studio	6.4 9.2	Medium to high integrity, potential historical, representative and associative significance.  <b>On-site inspection may be necessary</b> during the detailed assessment phase if there were substantial changes made to the property in the 2010s.  Alterations and their impacts to be considered during the detailed assessment.  Its connection to artist Alan Martin is of interest.	Bick, 1992




No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
15.		Koorringorama Guest House	25 York Street, Eltham	Postwar – Residence & guesthouse	6.3 6.4	<p>Potential historical, representative and associative significance. <b>On-site inspection necessary</b> to confirm the integrity and status of buildings including the cottages at the rear.</p> <p>The property is known to be Alistair Knox's first Eltham home and office. The 1992 citation noted a timber guest house, a mud brick house (built after Knox's time) and the cottages at the rear. According to the Alistair Knox Foundation, Koorringorama was at 23 York St (not 25 York), and was replaced by a Knox-designed residence in the 1960s. The Knox association and the relationship with 23 York needs to be further explored.</p> <p>In 2007, a fire damaged the building shown in the image. Majority of the building towards the rear was demolished since.</p>	Bick, 1992
16.	 (Source: Alistair Knox Foundation, n.d.)	MacMahon Ball House & Studio	61 York Street, Eltham	Postwar – Residence & studio (mud brick)	6.4	<p>Integrity could not be confirmed during the preliminary fieldwork. <b>On-site inspection necessary during the detailed assessment phase</b></p> <p>Potential historical and representative significance as a postwar mud brick residence designed by Alistair Knox.</p>	Bick, 1992
17.		House	23 Glen Park Road, Eltham North	Edwardian – Residence	6.2	<p>Medium integrity with visible changes, potential historical significance. On-site inspection may be necessary during the detailed assessment phase, for inspection of the rear of the property and for better photograph. <b>Can council assist with inspection for this site?</b></p> <p>This house is of interest as one of the earliest house in the street and potentially as the original house prior to the subdivision.</p>	TBC


No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
18.		Infant Welfare Centre	24 Glen Park Road, Eltham North	Late Twentieth Century – Community facilities	8 8.2	High integrity, potential historical, representative and social significance. The 1974 building was designed by architect S. C. Horne. Its architecture and on-going use as a kindergarten and welfare centre is of interest.	TBC
19.	 (Source: Realestate.com.au, 2017)	House	144 Progress Road, Eltham North	Late Twentieth Century – Residence	6.6?	High integrity. Potential representative and aesthetic significance. On-site inspection may be necessary during the detailed assessment phase, <b>if</b> there were any substantial changes to the premises since 2017. The building is likely from the 1980s and is of interest as a work of architect Glyn Lewis and for its architectural quality.	TBC
20.	 (Source: Realestate.com.au, 2014)	House	200 Ryans Road, Eltham North	Edwardian – Residence	6.2	Medium to high integrity, potential historical and representative significance. As of 2014, the place retained high integrity. On-site inspection may be necessary during the detailed assessment phase, <b>if</b> there were any substantial changes to the premises since 2014. This house is of interest as one of the earliest houses in the subdivision. The mature established garden (likely) mature trees are also of interest.	TBC



No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
21.		Farmhouses and sheds	125, 173, 180 & 191 Cherry Tree Road, Hurstbridge	Victorian – Farm complex	4.4	<p>Medium to high integrity with varying degree of changes, potential historical and representative significance. <b>On-site inspection necessary during the detailed assessment phase</b>, for justification of the HO boundary and detailed assessment.</p> <p>The entire site is of interest for its former use as an orchard complex. A substantial extension to no. 191 was constructed c.1998. Impact of the later changes to be considered.</p> <p>Further historical research and detailed comparative analysis is necessary during the detailed assessment.</p>	Bick, 1992
22.	 (Source: Realestate.com.au, 2019)	Burke House - Fermanagh	1080 Heidelberg-Kinglake Road, Hurstbridge	Edwardian – Residence	6.2	<p>Integrity could not be confirmed during the preliminary fieldwork.</p> <p>As of 2019, the place retained high integrity. Potential historical, representative and aesthetic significance. <b>On-site inspection may be necessary during the detailed assessment phase</b>, if there were any building permits issued for this property since 2019, and for photographic documentation.</p> <p>The house is of interest and an early (possibly) intact residence.</p>	TBC
23.		House	160 Henley Road, Kangaroo Ground	Postwar – Residence (mud brick)	6.4	<p>Integrity could not be confirmed during the preliminary fieldwork. <b>On-site inspection necessary during the detailed assessment phase</b>.</p> <p>As of 2013, the place retained high integrity. Potential historical, representative and aesthetic significance.</p> <p>The house is of interest as a work of Alistair Knox and for its architectural quality.</p> <p>According to Council's permit records, addition and alterations to the dwelling was proposed in 2019. Impact of this change will be considered during the detailed assessment.</p>	Bick, 1992 (the inventory is omitted from the extract doc – please confirm)


No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
24.		Panton Hill Hotel	633 Kangaroo Ground-St Andrews Road, Panton Hill	Interwar – Hotel	8.3 3	Medium integrity. Potential historical, representative and social significance.  A representative example of a hotel in this area. Its continuing use as a hotel is also of interest.  The impact of the 2003 refurbishment following fire damage and the addition of a new deck (c.2014) is to be considered during the detailed assessment.	Bick, 1992
25.		Circular Adobe House	57 Thompson Crescent, Research	Late Twentieth Century – Residence (mud brick)	6.4?	Integrity could not be confirmed during the preliminary fieldwork. <b>On-site inspection necessary during the detailed assessment phase.</b>  This 1970s-80s house represent themes that are currently under-represented on the HO: late 20th century residential development and the 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox. New roofing was added in 1998 to a design by architect John Pizzey, who worked for Knox for 15 years. Impact of this alteration is to be further explored.  This particular example is not the earliest of the type, but noted for its unique form in Bick's 1992 study.	Bick, 1992
26.		St Andrews Hall	79 Burns Street, St Andrews	Edwardian – Hall	8.3	Medium to high integrity with some visible changes. Potential historical, representative and social significance.  This building is comparable to Paton Hill hall. Its continuing use as a hall is also of interest.	Bick, 1992

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
27.		St Andrews General Store & residence	12 Caledonia Street, St Andrews	Interwar – Shop & residence	6.3	Medium to high integrity with some visible changes. Potential historical, representative and social significance.  This building is comparable to other general stores in Nillumbik. Its continuing use as a general store is also of interest.	Bick, 1992 (noting the inventory contains a photo of the St Andrews Hotel)
28.	 (Source: Realestate.com.au, 2011)	Janeba House	3 Dingley Dell Road, Warrandyte North	Postwar – Residence	6.4	Integrity could not be confirmed during the preliminary fieldwork. The house is of historical and associative interest. The building has been altered over time but the original design is still legible ( <a href="http://Realestate.com.au">Realestate.com.au</a> ). On-site inspection necessary during the detailed assessment phase, to confirm the impact of the changes.  Built by Fritz Janeba as own residence, the Janeba House was erected in 1945 and kitchen added in 1953. Janeba was senior lecturer at Melbourne University's School of Architecture under its first professor Brian Lewis in the late 1940s. Fritz's wife Katie Janeba was a potter well known in the Warrandyte artists' circle.  Further comparative analysis with other Janeba's work required.	
29.	 (Source: Realestate.com.au, 2014)	House	17 Koomong Crescent, Warrandyte North	Postwar – Residence	6.4	High integrity, potential historical, representative and aesthetic significance. On-site inspection necessary during the detailed assessment phase.  This building is of interest for its high-quality design. Potentially designed by an architect – further research required.	

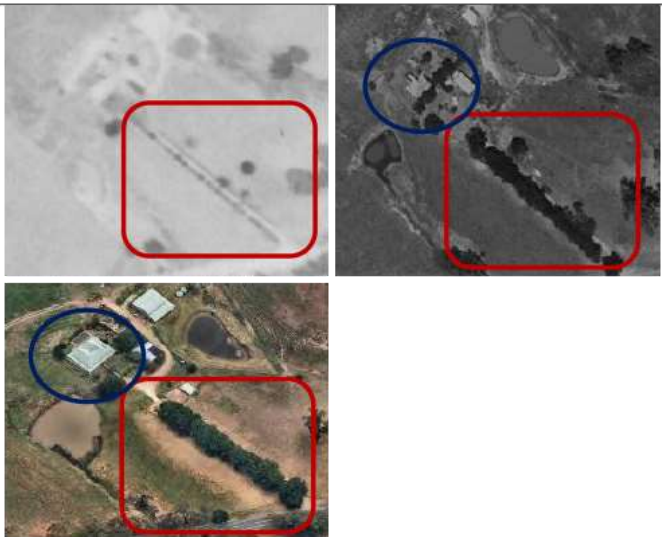

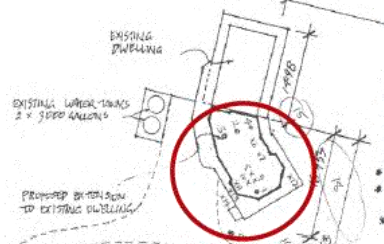

No.	Photo	Name	Address	Period/type	Relevant theme	Notes	Source
30.	 <p>(Source: Realestate.com.au, 2019)</p>	Porter House	30 Koomong Crescent, Warrandyte North	Postwar – Residence	6.4	<p>Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary during the detailed assessment phase.</p> <p>As of 2019, the place retained high integrity. Potential historical, representative and aesthetic significance.</p> <p>This building is of interest for its high-quality design by architect John Hipwell.</p>	





### Group 3: Places not recommended for detailed assessment




The following six places were found to fall below the threshold for local heritage significance.

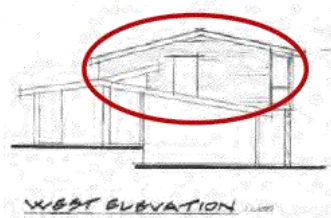


No.	Photo	Name	Address	Period/type	Relevant theme	Notes
31.		Glenburnie & Oak row	1597 Eltham-Yarra Glen Road, Christmas Hills	Contemporary – Residence	-	<p>The Council permit records and the historical aerial indicate that the existing dwelling was built after 1997, in mock Victorian style. The house does not meet the threshold as an individual heritage place.</p> <p>The row of oaks were planted in the postwar period (see the aerial from 1952). This element alone does not satisfy the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>



						 <p>Note the changes to the building footprint (blue outline) and the row of oaks (red outline). The images are excerpted from the aerals respectively form 1952, 1983 and 2020. (Source: Yan Yean Project 1952, Western Port Foreshore 1983 via Landata &amp; Nearmap, 2020)</p>
32.		House	125 Reeves Road, Christmas Hills	Postwar – Residence	-	<p>According to the Council permit records, the existing dwelling was substantially extended in 2000. The building is of low integrity and low architectural value due to this addition. The place does not meet the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>   <p>Note the addition from 2000 in red outline. (Source: Nillumbik Shire Council &amp; Nearmap)</p>

33.		House	118 Wallace Road, Christmas Hills	Contemporary – Residence (mud brick)	-	<p>According to the Council permit records, the existing dwelling was built in 2001-02 by builder Michael Young, who is well-known for mud brick construction. The house is of some architectural interest as a work of Young, but potentially too recent to be included on the HO.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>  <p>House under construction in 2002. (Source: Nillumbik Shire Council)</p>
34.		House	16 Fordhams Road, Eltham	Late Twentieth Century – Residence	-	<p>This c.1980s brick residence has low architectural merit, and does not meet the threshold as an individual heritage place.</p> <p>Does this entry meant to be for 19 Fordams Road? (<a href="https://www.realestate.com.au">Realestate.com.au</a>) The 1992 Bick study contains an inventory for no. 19, which appears to be a highly intact postwar residence. 19 Fordhams Road is worthy of further investigation.</p>  <p>The house as of c.1992. (Source: Bick, 1992)</p>

35.		English House	9 Godalmin Street, Eltham	Postwar – Residence	-	<p>English House was 'Alistair Knox's first mud brick house, erected for a returned serviceman with the assistance of Sonia Skipper, Gordon Ford and other members of Knox's circle' (Heritage Alliance 2008, 'Survey of Post-War Built Heritage in Victoria', no. 027-026).</p> <p>Further research indicates the English House designed by Alistair Knox is located at 50-52 Phillip Street, Lower Plenty (City of Banyule, no HO). Alistair Knox Foundation notes the address of the English House as 47 Phillip Street, Lower Plenty (<a href="#">link</a>), but the house is actually on the other side of the street (<a href="#">Google Streetview</a>).</p> <p>Located outside the study area, no further investigation required as part of the Stage A study.</p> <p>However, the draft Thematic Environmental History needs to be revised to address this. On p.79 the last paragraph reads: 'Knox's first commission in the area, the English house in Godalmin Street, Eltham (1947) was a simple rectangle in plan...'. It is recommended that Council nominate this place to City of Banyule for further investigation.</p> <div data-bbox="1339 794 1977 997">  </div> <p>Note the low-lying form and the chimney in both images. (Source: Heritage Alliance 2008, 'Survey of Post-War Built Heritage in Victoria', no. 027-026 &amp; Google Streetview)</p>
36.		House	108 Ryans Road, Eltham	Late Twentieth Century – Residence	-	<p>According to the Council permit records, the timber upper storey addition was constructed in 2005. This addition had substantial impact to the overall integrity of the building. The place does not meet the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>

						 <p>WEST ELEVATION</p> <p>The 2005 timber addition to the existing dwelling is shown in red outline. (Source: Nillumbik Shire Council)</p>
37.		House	118 Ryans Road, Eltham North	Late Twentieth Century – Residence (mud brick)	-	<p>Low to medium integrity. According to the Council permit records, this 1970s-80s house was substantially extended in 1995.</p> <p>The place's visibility from the street unlike other examples often nestled in the landscape is of some interest. The 1995 addition had substantial impact to the overall integrity of the building, although the building is still somewhat representative of the late 20th century 'Eltham style' mud brick houses inspired by prominent architect Alistair Knox.</p> <p>The place does not meet the threshold as an individual heritage place.</p> <p>Not recommended for further investigation as part of the Stage A study.</p>  <p>WEST ELEVATION</p> <p>The 1995 double-storey to the existing dwelling is shown in red outline. (Source: Nillumbik Shire Council)</p>



### Additional places identified

In addition to the above, a selection of properties within the study area was identified by Context team during the preliminary historical research and fieldwork. The following places have not been reviewed as part of the Stage A work. It is recommended that Nillumbik Shire Council undertake assessment of these places as part of the current project or in near future.

- 19 Fordams Road, Eltham – A fine postwar modernist residence, identified in the 1992 Bick study.
- James Wigley House, 35-37 Warrandyte-Kangaroo Ground Road, Warrandyte North – A fine postwar modernist residence designed by émigré architect Fritz Janeba for artist James Wigley. Known as the first use of the first butterfly roof in Victoria (1943). Owned by a member of the Warrandyte Historical Society for over 40 years until sold in 2017, after when the building was noted to be ‘extensively modernised’. Very high heritage potential – condition needs to be confirmed.
- 39 Warrandyte-Kangaroo Ground Road, Warrandyte North – A fine postwar modernist residence designed by émigré architect Fritz Janeba for the Wigley family. According to the notes provided by the Warrandyte Historical Society this house also features a butterfly roof. Sold in 2018. Current condition is not known.
- Queen of the Shire, Cnr Research & Kangaroo Ground Roads, Warrandyte North – a sculpture by Warrandyte sculptor Deborah Halpern (a renowned mosaic and ceramic artist). Identified by the Warrandyte Historical Society.
- 140 Henley Road, Kangaroo Ground – A fine mud brick house potentially comparable to no. 160 (designed by Alistair Knox). Identified by Context during the preliminary fieldwork.

Additional places without confirmed street addresses include the following:

- Casa Warrandyte, Koornong Crescent, Warrandyte North – An Alastair Knox house developed from a weekender and incorporating mud brick, timber and brick. Identified by the Warrandyte Historical Society. Koornong Crescent comprises a group of other fine postwar/modernist houses, including nos 17 and 30, included in the Stage A list.
- Hipwell House, Reearch Road, Warrandyte – A fine postwar modernist house designed in 1953 by architect John Hipwell, a former employee of Fritz Janeba and co-founder of the noted post-war firm of Hipwell, Weight & Mason.
- Courtney House, address not known – A 1960s house originally designed by architect David S Gordon. Identified by the Warrandyte Historical Society.

## Nillumbik Shire Stage A Places — Progress update (March 2021)

[updated 6 April 2020]

### Background

In November–December 2020, Context undertook the preliminary fieldwork and desktop review of the properties on the initial list of 38 places for the Stage A assessment. The 38 places were divided into three groups based on the preliminary findings, as below.

### Group 1: Places for further consideration and prioritisation

Five places required further rationalisation for inclusion in the Stage A list and on-site inspections. Following a site visit on 25 February 2021, 16 Warringah Crescent, Eltham, was determined as having architectural merit and is recommended for full detailed assessment. The four other places may have some historical or architectural interest, but their inclusion in Stage A cannot be fully justified at this stage due to the lack of an adequate pool of comparative examples, although examples may become apparent with a more in-depth thematic or typological study. This is discussed in more detail under 'Further works' on page 6. It is recommended these places are reconsidered if a gap study or a thematic or typological analysis is proposed in the future.

Place	Preliminary notes (December 2020)	Recommendation (March 2021)
1. 1666 Eltham–Yarra Glen Road, Christmas Hills	Request further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if a gap study or a thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.
2. 24 Wallace Road, Christmas Hills	Request an on-site inspection and further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if a gap study or a thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.
3. 99 Wallace Road, Christmas Hills	Request an on-site inspection and further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if gap study or thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.
4. 16 Warringah Crescent, Eltham	Request an on-site inspection and further information regarding the rationale for inclusion in the Stage A list.	Assess as an individual heritage place.
5. 31 Oxley Road, Kangaroo Ground	Request further information regarding the rationale for inclusion in the Stage A list.	Reconsidered if a gap study or a thematic or typological analysis is proposed in the future. No further action recommended as part of the Stage A assessment.

### Group 2: Recommended for full detailed assessment

Twenty-five places were found to have potential merit as individual heritage places or to require detailed assessment to justify their significance. This group included the places that were not able to be inspected from the public domain but have clear heritage potential. These places were progressed to the detailed assessment for further historical research and detailed comparative analysis.

Context requested on-site inspection for 15 place that could not be inspected during the preliminary fieldwork. Due to the challenges in obtaining consent from the residents, only four places could be visited for detailed on-site inspection to confirm the current condition.

It is possible to assess 16 Warringah Crescent, Eltham, and the Group 2 places (except for 665 Ridge Road, Christmas Hills, and the six places shaded orange in the table below) as individual places based on the information we currently have at hand. The heritage citations could be updated or revised, if further information becomes uncovered during the public consultation or planning scheme amendment process.

It is recommended that the scope of assessment be amended for the six places shaded in orange, based on the findings from further detailed historical research or on-site inspection.

Place	Integrity confirmed during the preliminary fieldwork?	On-site inspection undertaken?	Recommendation (March 2021)
1. 1524 Eltham–Yarra Glen Road, Christmas Hills	Yes		Assess as an individual heritage place.
2. 665 Ridge Road, Christmas Hills	Yes		No further action. Existing planning permit (approved July 2020) including demolition and alterations confirmed.
3. 2 Batman Road, Eltham	Yes		Assess as an individual heritage place.
4. 10 Diosma Road, Eltham	No		Assess as an individual heritage place.
5. 130 Laughing Waters Road, Eltham	Yes, partially	Yes, on 25 February 2021	Consider potential serial listing for its: <ul style="list-style-type: none"> <li>• Historical interest for the Laughing Waters subdivision from 1908 and 1959; and</li> <li>• Architectural and associative interest for the association with builder Alistair Knox and garden designer Gordon Ford.</li> </ul> Other Laughing Waters properties of interest include 195 & 200 Laughing Waters Road (HO111); 180 Laughing Waters Road and 50 Overbank Road. Further inspections and historical research required. Beyond the scope of the current stage?
6. 220 Laughing Waters Road, Eltham	No	Yes, on 25 February 2021	As for 130 Laughing Waters Road, Eltham.
7. 570 Main Road, Eltham	Yes		Assess as an individual heritage place.
8. 856 Main Road, Eltham	Yes		Assess as an individual heritage place.
9. 42 Park West Road, Eltham	Yes, partially		Assess as an individual heritage place.

Place	Integrity confirmed during the preliminary fieldwork?	On-site inspection undertaken?	Recommendation (March 2021)
10. 25 York Street, Eltham	Yes, partially		<p>Consider inclusion of 23 and 29 York Street as an individual heritage place, for their:</p> <ul style="list-style-type: none"> <li>• Historical connection with Alistair Knox who subdivided and developed 23 and 29 York Street; and</li> <li>• Architectural interest for Knox's early (possibly his first) use of modular house designs.</li> </ul> <p>The earlier house at 25 York Street (occupied by the Knox family) has been damaged by fire in more recent times. Inclusion of 23 and 29 might help elevating the significance of the place.</p> <p>An additional budgetary allowance is required for inclusion of 23 and 29 York Street (equivalent to 2.5 standard per place assessment). <i>Could these places be included in exchange for the rejected places?</i></p>
11. 61 York Street, Eltham	No		Assess as an individual heritage place.
12. 23 Glen Park Road, Eltham North	Yes, partially		Assess as an individual heritage place.
13. 24 Glen Park Road, Eltham North	Yes		Assess as an individual heritage place.
14. 144 Progress Road, Eltham North	Yes, partially		Assess as an individual heritage place.
15. 200 Ryans Road, Eltham North	Yes, partially	Yes, on 25 February 2021	Assess as an individual heritage place.
16. 125, 173, 180 & 191 Cherry Tree Road, Hurstbridge	Yes		<p>Assess as <b>two</b> individual heritage places.</p> <p>125, 173 and 191 Cherry Tree Road have historical association with the Smith family, but 180 Cherry Tree Road was owned and operated by the Moore family. The existing iron shed at no. 180 is like to be one of rare surviving examples of a local cool store.</p> <p>An additional budgetary allowance is required as the complex covers multiple buildings at 125, 173 and 191 Cherry Tree Road (equivalent to 2.5 standard per place assessment), and for inclusion of 180 Cherry Tree Road (1 additional place). <i>Could these additional places be included in exchange for the rejected places?</i></p>

Place	Integrity confirmed during the preliminary fieldwork?	On-site inspection undertaken?	Recommendation (March 2021)
17. 1080 Heidelberg–Kinglake Road, Hurstbridge	No		Assess as an individual heritage place.
18. 160 Henley Road, Kangaroo Ground	Yes, partially		Assess as an individual heritage place.
19. 633 Kangaroo Ground – St Andrews Road, Panton Hill	Yes		Assess as an individual heritage place.
20. 57 Thompson Crescent, Research	No		Assess as an individual heritage place.
21. 79 Burns Street, St Andrews	Yes		Assess as an individual heritage place.
22. 12 Caledonia Street, St Andrews	Yes		Assess as an individual heritage place.
23. 3 Dingley Dell Road, Warrandyte North	No		Assess as an individual heritage place.
24. 17 Koorong Crescent, Warrandyte North	Yes, partially	Yes, on 25 February 2021	<p>Consider potential precinct in Koorong Crescent and environs for the area's:</p> <ul style="list-style-type: none"> <li>• Historical connection to Koorong School (complemented by HO110, other remanent structures and nearby HO58) and the 1950s residential subdivision; and</li> <li>• Architectural interest for the concentration of postwar modernist style residences, including a house by Alistair Knox.</li> </ul> <p>Other properties of interest include 33, 34, 36 and 39 Koorong Crescent and 30 Hamilton Road.</p> <p>Further inspections and historical research required. Beyond the scope of the current stage?</p>
25. 30 Koorong Crescent, Warrandyte North	No		As for 17 Koorong Crescent, Warrandyte North.

### Group 3: Places not recommended for detailed assessment

Seven places were found to fall below the threshold for local heritage significance. No further actions are recommended for the following places as part of the Stage A assessment.

1. 1597 Eltham–Yarra Glen Road, Christmas Hills
2. 125 Reeves Road, Christmas Hills
3. 118 Wallace Road, Christmas Hills



4.    16 Fordhams Road, Eltham
5.    9 Godalmin Street, Eltham
6.    108 Ryans Road, Eltham
7.    118 Ryans Road, Eltham North

#### **Additional places identified**

In addition to the above, further properties within the study area were identified by Context during the Stage A work. The following places have not been reviewed as part of this project. It is recommended that Nillumbik Shire Council undertake assessment of these places as part of the current project or in near future.

- 19 Fordams Road, Eltham — A fine postwar modernist residence, identified in the 1992 Bick study.
- James Wigley House, 35–37 Warrandyte–Kangaroo Ground Road, Warrandyte North — A fine postwar modernist residence designed by émigré architect Fritz Janeba for artist James Wigley. Known as the first use of the first butterfly roof in Victoria (1943). Owned by a member of the Warrandyte Historical Society for over 40 years until sold in 2017, after when the building was noted to be ‘extensively modernised’. Very high heritage potential – condition needs to be confirmed.
- 39 Warrandyte-Kangaroo Ground Road, Warrandyte North — A fine postwar modernist residence designed by émigré architect Fritz Janeba for the Wigley family. According to the notes provided by the Warrandyte Historical Society, this house also features a butterfly roof. Sold in 2018. Current condition is not known.
- Queen of the Shire, corner of Research and Kangaroo Ground Roads, Warrandyte North — a sculpture by Warrandyte sculptor Deborah Halpern (a renowned mosaic and ceramic artist). Identified by the Warrandyte Historical Society.
- 140 Henley Road, Kangaroo Ground — A fine mud brick house potentially comparable to no. 160 (designed by Alistair Knox). Identified by Context during the preliminary fieldwork.
- Casa Warrandyte, 33 Koornong Crescent, Warrandyte North — An Alastair Knox house developed from a weekender and incorporating mud brick, timber and brick. Identified by the Warrandyte Historical Society.
- A group of fine modernist houses in Koornong Crescent, including nos 17 and 30, which are included in the Stage A list. Historical links with Koornong School and later subdivision is also of interest. Other places of interest include 33, 34, 36 and 39 Koornong Crescent and 30 Hamilton Road, and HO58 and HO110. Identified by Context during the desktop research.
- Clusters of proximate buildings associated with Alistair Knox and his fellow builders and designers, including Gordon Ford. For example:
  - 23, 25 and 29 York Street (nos 23 and 29 are of particular interest as Knox’s early works).
  - 130, 180, 195, 200 and 220 Laughing Waters Road, and 50 Overbank Road.
  - Mount Pleasant Road properties that were subdivided and developed by Alistair Knox.
  - Wild Cherry Drive properties designed by Alistair Knox.
- Laughing Waters Road and Overbank Road, comprising a group of postwar houses with historical and architectural associations. Other Laughing Waters properties of interest include 195 and 200 Laughing Waters Road (HO111); 180 Laughing Waters Road and 50 Overbank Road. Identified by Context during the desktop research.

- 32 and 34 Warringah Crescent — a pair of fine postwar houses, respectively designed by architects Graeme Gunn and Albert Genser. Identified by Context during the desktop research and on-site inspections.

Additional places without confirmed street addresses include the following:

- Hipwell House, Research Road, Warrandyte — A fine postwar modernist house designed in 1953 by architect John Hipwell, a former employee of Fritz Janeba and co-founder of the noted postwar firm of Hipwell, Weight & Mason.
- Courtney House, address not known — A 1960s house originally designed by architect David S Gordon. Identified by the Warrandyte Historical Society.

### Further works

Recent Planning Panel decisions have placed greater emphasis on the adequacy and rigour of comparative analysis, given it is important that comparative analysis provides a sound basis for the proposed application of a threshold for local (or state) significance. There are some comparators readily available in the Schedule to the Heritage Overlay in the Nillumbik Planning Scheme, or for individual places assessed in this study. However, the pool of local comparators is limited for particular building types and periods. For example, there is a general under-representation of postwar and late 20th century places.

A gap study that focuses on the postwar and late 20th century periods would help establishing the local threshold through the identification and comparison of:

- postwar (c.1945–1975) and late 20th century (c.1975–1990s) modernist style houses with strong historical or architectural merit, or both
- houses designed by or associated with Alistair Knox and his fellow builders and designers including landscape designer Gordon Ford—there are over 200 buildings (1950s–1980s) designed by Knox in Nillumbik Shire
- ‘Eltham style’ houses (generally 1960s–1980s) that were inspired by Alistair Knox’s work and have strong historical or architectural merit, or both
- areas representative of postwar subdivisions and land sales in Nillumbik that stimulated residential development in this period.

This approach would help:

- improve the understanding of whether or how a particular type or style represents a particular historical development pattern of Nillumbik
- justify the threshold within the groups that are relatively under-represented on the HO
- identify any additional places or areas with potential heritage significance.

## Appendix C

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## Corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills

### Christmas Hills War Memorial

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Memorial	<b>Designer:</b> C D Irvine
<b>Significance level:</b> Significant	<b>Builder:</b> C D Irvine
<b>Extent of overlay:</b> Refer to map	<b>Major construction:</b> 1921



Figure 1. Christmas Hills War Memorial. (Source: Context 2020)



Figure 2. Obelisk, interpretive signage, bench and landscape setting, viewed from the east. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 8 BUILDING COMMUNITY LIFE

#### 8.4 Commemorating

*From World War I the Nillumbik Shire area saw a multitude of efforts to memorialise the fallen. The planting of memorial avenues was more common in Victoria than anywhere else in Australia. This was a quickly realised option, as existing road reserves could be used. Most of these avenues consisted of exotic trees, that is, those not native to Australia (Rowe 2011, p. 46). There was a flurry of avenue planting in the Nillumbik area starting as early as 1917. In that year, volunteers planted an avenue of London Plane in Eltham. The objective of this was double: of honouring local servicemen and improving the town. By 1918 one hundred trees had been planted and provided with guards and copper name plates. It seems there was a low survival rate, as two returned soldiers were employed to replant the trees in 1919. The shire council accepted responsibility for the avenue in 1921. (Mills & Westbrooke 2016:106)*

*Stone or masonry monuments were the most common type of memorial in Victoria, with the obelisk being the most common form. These monuments were typically placed in dominant positions in the main streetscape of towns, which often meant they were not suitably located if there were later road widening works or other improvements, requiring their relocation. In the years following World War I it was common for schoolchildren to lay wreaths on these monuments on Anzac Day. The granite obelisk of the Eltham War Memorial (HO249) was erected in a prominent position at the corner of Main Road and Bridge Street in 1919. It was moved to the front of the Eltham Returned and Services League (RSL) building in the 1950s and then to a new site on Main Road, Eltham in 2012 (Westbrooke 2013, p. 2). The citizens of Diamond Creek erected a red granite column in Collins Street, Diamond Creek in 1921. In 1996 this memorial was relocated to Main Street and re-dedicated to cover the loss of all lives in conflicts since the Great War. The residents of Panton Hill chose to erect a Soldiers' Memorial Cross (HO96) in the yard of St Matthews Church of England opposite the Soldiers' Memorial Hall. This was dedicated in 1926. Monuments were also placed in memorial parks. A granite tablet memorial was unveiled in the Christmas Hills Memorial Park in 1921. (Mills & Westbrooke 2016:107-108)*

## LOCALITY HISTORY

The first squatters took up land in the area of what was to become Christmas Hills, located on the country of the Wurundjeri-willam clan of the Woi wurrung people, in the early 1840s. James Murray occupied land on the north bank of the Yarra River in 1840 and Joseph Stevenson took up land opposite Five Mile Creek in 1842 (Butler 1996:2). Christmas Hills is believed to have been named after Stevenson's shepherd, David Christmas (Yarra Glen and District Historical Society 2020).

The success of the nearby the Caledonian goldfields encouraged goldminers to fossick the Christmas Hills, including One Tree Hill, from the late 1850s (Yarra Glen and District Historical Society 2020).

After the initial gold rushes, a series of land Acts introduced in the 1860s facilitated small-scale selection of land in Victoria, with farms established in the Christmas Hills district under the 1865 and 1869 Acts (*Sutton Parish Plan* 1949). Because of the hilly stringybark forests, it was difficult terrain for farming. Some farmers supplemented their income by mining and supplying firewood as their land was cleared. Others provided services to the steady stream of diggers passing through to Woods Point (Yarra Glen and District Historical Society 2020; *Victorian Places* 2015).

With the passing gold traffic and taking up of land at Christmas Hills, a small settlement was established near the junction of Eltham-Yarra Glen Road and Ridge Road, with inns and hotels some of the first buildings erected in the 1860s. In 1874 two half-time schools were established as part of Christmas Hills State School No. 1362, and a post office opened in Thomas Young's general store. The Christmas Hills Mechanics' Institute opened in 1877 (rebuilt in 1895 after a bushfire destroyed the building in 1893). A Church of England opened in 1874, and Christ Church of England, designed by architects Smith and Johnson, opened in 1892 (Yarra Glen and District Historical Society 2020; Eltham District Historical Society 2000:np; Butler 1996:42).

By the 1870s the Yan Yean system, established in the 1850s to supply water to Melbourne, was proving inadequate. As a consequence, work began in 1886 on a weir on the Watts River and an aqueduct to carry water 66 kilometres from the weir near Healesville, via Christmas Hills, Kangaroo Ground and Research, to Greensborough and on to Preston. The construction of the aqueduct brought hundreds of workers and their families to sites along the route, and the population of the Christmas Hills area was boosted by the establishment of four large workers' camps (Butler 1996:17).

By the turn of the century local mining had declined and dairying and sheep-farming were the main industries (Butler 1996:21). By this time the area was a popular holiday destination and guesthouses flourished (Yarra Glen and District Historical Society 2020).

In 1903 the *Australian Handbook* described Christmas Hills, which adjoined the mining district of One Tree Hill, as a farming area that supported dairying and vine-growing. Services were supplied to local residents by a mechanics' institute and library, a state school and an Anglican church. It was noted that Christmas Hills was an 'excellent health resort' (cited in *Victorian Places* 2015).

A larger post office and store opened at Christmas Hills in 1909 (Butler 1996:42).

The railway line, extended from Heidelberg to Hurstbridge in 1912, boosted tourism to Christmas Hills from this time (*Victorian Places* 2015). A war memorial to commemorate those who served in World War I was built by local resident Charles Irvine and unveiled in 1922 (Butler 1996:42). At this time, firewood collection was a major industry in the area, with commercial woodcutting commencing in the 1930s (Butler 1996:16; Eltham District Historical Society 2000:np).

Several major fires have affected Christmas Hills, with a local fire brigade formed after the Black Friday bushfires in 1939. In 1937 the Light Car Club established the Rob Roy Hill Climb on the western side of Christmas Hills, a venue that was used for motor sports well into the postwar years (*Victorian Places* 2015).

By the 1950s the hills supported small mining operations, a slate quarry, scattered farms, and weekend residences (Yarra Glen and District Historical Society 2020).

In 1958 the Christmas Hills area was transferred from Eltham Shire to Healesville Shire. Two years later it was connected to the electricity grid, and in 1962 suffered a disastrous bushfire (*Victorian Places* 2015).

In the 1970s, 445 hectares of the district was inundated by the Sugarloaf Reservoir to feed Melbourne's water supply, with the Victorian government compulsorily acquiring a number of properties in the Christmas Hills area to do so (*Victorian Places* 2015). This drew strong protest from the community,

Another proposal to build a reservoir at Yarra Brae mobilised the residents of the Christmas Hills area and a conservation group, named the 'Yarra Brae Dam Objection Group', was formed to prevent the Yarra Brae dam which would, if constructed, inundate the Bend of Islands area (Butler 1996:18). In 1976, the Bend of Islands rural/residential conservation area, an environmental living zone, was subsequently prescribed under an interim development order. Permits are needed for any clearing of vegetation, restrictions are placed on exotic vegetation, and cats and dogs are prohibited. The social centre is the Christmas Hills South country fire station (*Victorian Places* 2015).

## PLACE HISTORY

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is located on Crown Allotment 74, Parish of Sutton (*Sutton Parish Plan* 1949).

The monument, was organised by the Christmas Hills Memorial Committee and funded by donations from the local community to commemorate those who died in service or were killed in action during World War I, 1914-1919. It was located in a memorial park at the corner of Eltham Road and Yarra Glen Road. A concrete obelisk finished with render made from local clay and lime-based mortar (Monument Australia 2021), the memorial was designed and manufactured free of charge by local builder CD Irvine.

Captain Stanley Melbourne Bruce, MC MHR, unveiled the memorial on 10 December 1921 (Monument Australia 2021; *Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 16 December 1921:3). A granite tablet attached to the monument was inscribed with the words:

*In memory of the men of Christmas Hills who laid down their lives for King and Country in the Great War 1914 - 1919 "Greater love hath no man"*

The committee continued to raise funds for a memorial park and, in 1924, they erected a sign reading, 'Christmas Hills Memorial Park', at the site (*Advertiser* 20 June 1924:3). This sign no longer exists. In 1928, at the instigation of the committee, six garden seats were installed at the park. By this year, kurrajong and oak trees had also been planted at the park (*Advertiser* 23 March 1928:2).

Part of the fence and some of the seats at the memorial park were burned in the 1939 bushfires but with the help of Eltham Council were repaired in the same year (*Advertiser* 17 February 1939:1).

Funding from the Australian Government's ANZAC Centenary Local Grants Program enabled the war memorial to be renovated and new interpretive signage adorning a concrete bench to be installed in 2015 (Monument Australia 2021).

Anzac Day services have been held regularly at the memorial park since its establishment in 1921.



Figure 3. A photo of the Christmas Hills War Memorial in 1922. (Source: *Weekly Times* 7 January 1922:32)

### DESCRIPTION

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is an example of a post-World War I memorial obelisk built c1921 by local builder C D Irvine. The memorial is located within a triangular shaped site within a road reserve at the southwestern side of the Eltham-Yarra Glen Road and Ridge Road intersection. This piece of land abuts 1524 Eltham-Yarra Glen Road (HO117 Former Christmas Hills Post Office Store) on the southern boundary. The land is slightly elevated from the road grade and has a slight fall to the northwest. The reserve maintains a bushy character and is dotted with trees. Access to the obelisk is via a dirt road leading off Ridge Road at the southeast corner of the site (Figure 4).

The memorial is situated towards the centre of the northeastern end of the site, set back from the roadways. It consists of a concrete obelisk raised on a square base and pedestal and is rendered with local clay and lime mortar. On the west elevation, there is an inscribed granite tablet (Figure 5).

A low rectangular concrete bench with interpretive signage is located to the southwest of the c1921 cenotaph (Figure 6). A timber bench seat set in concrete sits to the west of the monument (Figure 2).

The original sign, seating, oak and kurrajong tree plantings from the 1920s are no longer extant.





Figure 4. Aerial view of the subject site, with the location of the monument, interpretive signage and timber bench circled in yellow. (Source: Nearmap 2020)

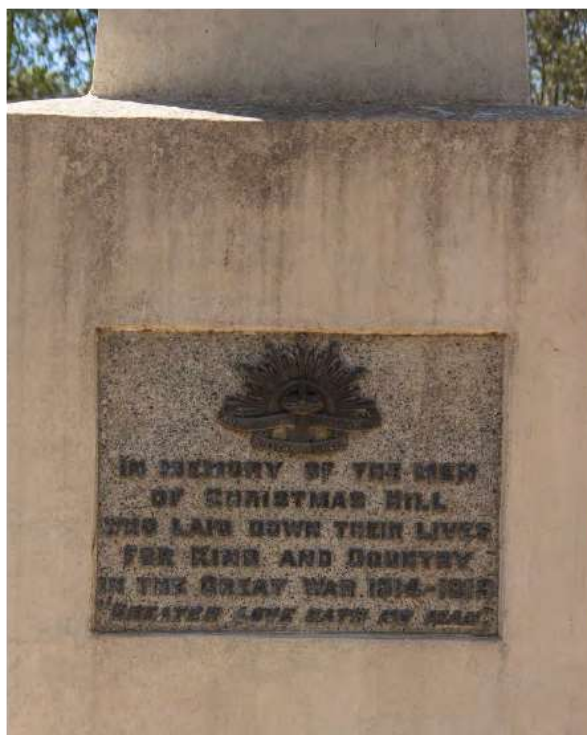


Figure 5. Original inscribed granite tablet on the west elevation of the obelisk. (Source: Context 2020)



Figure 6. Interpretive signage installed in 2015. (Source: Context 2020)

## INTEGRITY

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is highly intact with few changes visible to the original memorial. The obelisk retains its original form and materiality, as well as the original granite tablet fixed on the west elevation. The landscape setting, including the 2015 concrete bench and interpretive signage and a timber bench, enhances the amenity and memorial utility of the setting. Overall, the monument has high integrity.

## COMPARATIVE ANALYSIS

After World War I hundreds of statues, cenotaphs and plaques were erected across the nation to commemorate the memory of those who had lost their lives serving the country. Obelisks are one of the most common types of these memorials. KS Inglis suggests that the popularity of the obelisk in Australia was due to its secularity which made it a memorial form that was palatable to committees made up of people from different denominations (Inglis 1999: 49-50).

The Shire of Nillumbik has a large number of traditional war memorials. These include:

- Shire of Eltham War Memorial Tower, Mature Plantings and Park at 385 Eltham-Yarra Glen Road, Kangaroo Ground (HO49), c1925-6, 1974;
- Eltham War Memorial Cenotaph at 903-907 Main Road, Eltham (HO126), 1919, 1960;
- London Plane Tree Avenue of Honour along Main Road, Eltham (HO229), c1950s;
- Plenty War Memorial Gates at 103-107 Yan Yean Road, Plenty (HO249), c1950s;
- Panton Hill War Memorial at the corner of Main Road and Church Road, Panton Hill (no HO), c1926; and
- the Diamond Creek War Memorial Reserve Circuit in Diamond Creek (no HO), 1921.

The subject memorial and two other examples in the municipality that are included in the Heritage Overlay are registered on the Victorian War Heritage Inventory. The following Individually Significant examples are comparable with the Christmas Hill War Memorial.



Eltham War Memorial Cenotaph, 903-907 Main Road, Eltham (HO126). (Source: VHD)

The Eltham War Memorial is historically significant for its role in civic commemoration in the township of Eltham. The war memorial is aesthetically significant as an intact representative example of a World War I memorial. Typical features of the post-World War I memorial include the use of granite, the obelisk form on a pedestal, lead lettering inscription and low granite bollards connected by a chain. The memorial is also of social significance as a community focus for the commemoration of war in the Eltham district since the end of World War I. The memorial has special associations with the local RSL group (VHD).



War Memorial Tower, Mature Planting and Park, 385 Eltham-Yarra Glen Road Kangaroo Ground (HO49). (Source: VHD)

The listing includes the c1925-26 War Memorial Tower, the mature Monterey Cypress trees (which form a windbreak around the perimeter of park), the c1951 sandstone caretaker's cottage (contributory to the site) and other planted species. The war memorial is historically and architecturally significant as an example designed by prominent architects Stephenson and Meldrum, based upon a sketch by artist Harold Herbert. It is also important for its connection to prominent community members including Professor William Osbome, who donated stone for the construction, and Governor-General, Lord Stonehaven, who opened the building on 11 November 1926. It is aesthetically significant for its skilled use of local sandstone. The war memorial is historically and socially significant as a representative example of a local war memorial and as a physical representation of the impact that World War I had on the community (VHD).

The following local examples are not included in the Heritage Overlay but are registered on the Victorian War Heritage Inventory. They are also comparable with the subject monument.





Panton Hill War Memorial, Kangaroo Ground-St Andrews Road, Panton Hill. (Source: VHD)

The Panton Hill War Memorial, in the grounds of St Matthews Church, comprises of a marble cross inscribed with the names of those locals who fell in World War I (VWHI).



Diamond Creek War Memorial, 28 Main Hurstbridge Road, Diamond Creek. (Source: VHD)

The Diamond Creek War Memorial comprises of a polished stone column and urn. It was established on 19 June 1921 and names 13 locals that died during World War I. The Memorial has been relocated from Collins Street and was rededicated to all conflicts since World War I on 6 October 1996 (VWHI).

## Discussion

The Christmas Hills War Memorial compares well with the above examples of memorials to soldiers of World War I. The memorial retains typical features of the post-World War I memorials such as the obelisk form on a pedestal and inscription honouring those who died. Within the Heritage Overlay, the Eltham War Memorial Cenotaph (HO126) is more closely comparable as a memorial with obelisk form. The two memorials outside the Heritage Overlay also feature similar obelisk forms set on pedestals.

These monuments were typically placed in dominant positions in the townships or along main thoroughfares. While of more modest construction and siting than the other local examples on the Heritage Overlay, the Christmas Hills War Memorial is important for its firm connection to the Christmas Hills locale. It was constructed from some local materials and was designed and manufactured by a local builder free of charge. It has remained on its original site since its erection in 1921. Located adjacent to other civic buildings (HO117 Former Christmas Hills Post Office Store and HO243 Christmas Hills Mechanics Institute and Free Library), the subject memorial is one of the important civic elements remaining in the early township of Christmas Hills.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The Christmas Hills War Memorial at corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, designed and built by local builder C D Irvine c1921 is significant.

Elements that contribute to the significance of the place include:

- original obelisk form and scale;
- original materials including concrete construction rendered with local clay and lime mortar;
- original granite inscription tablet; and
- landscape setting including setbacks from Eltham-Yarra Glen Road and Ridge Road.

The concrete interpretive signage contributes to the significance of the place.

### **HOW IS IT SIGNIFICANT?**

The Christmas Hills War Memorial at the corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, is of local historic, representative and social significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The Christmas Hills War Memorial is historically significant for its role in civic commemoration in the locality. The Christmas Hills War Memorial erected c1921, with its setting, is significant for demonstration of the type of monumental memorialisation that occurred in townships across Victoria following the end of World War I. The construction by local builder CD Irvine enhances the memorial's local historical significance. (Criterion A)

The Christmas Hills War Memorial has representative significance as an intact example of a World War I monument. Typical features demonstrating the post-World War I period in which it was erected include the obelisk form on a pedestal and inscription honouring those who died, as well as its location adjacent to other early civic buildings of Christmas Hills. (Criterion D)

The Christmas Hills War Memorial monument is socially significant as a tangible focus for the commemoration of war in the Christmas Hills district since the end of World War I. Anzac Day services have been held regularly at the memorial since its establishment in 1921. (Criterion G)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** Extent of Heritage Overlay is recommended to cover the road reserve (approximately 130 by 50 metres) at the corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, as indicated by the blue shaded area. Refer to the map below.

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

Extent of Heritage Overlay is recommended to cover the road reserve (approximately 130 by 50 metres) at the corner of Eltham-Yarra Glen Road and Ridge Road, Christmas Hills, as indicated by the blue shaded area in Figure 8.



Figure 7. Recommended extent of the Heritage Overlay (blue) and surrounding property boundaries (orange). (Source: Nearmap 2021)

## REFERENCES

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## 2 Batman Road, Eltham

### ‘Bell Vue’

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Residential	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> c1929-30



Figure 1. 2 Batman Road, Eltham, detail of the primary elevation with Mediterranean detailing. (Source: Context 2020)



Figure 2. 2 Batman Road, Eltham, secondary elevation from Livingstone Road. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.3 Interwar subdivisions and estates

*In the interwar period there were numerous speculative subdivisions throughout the Nillumbik area. These were often marketed as combining possibilities for escape from the city and immersion in the natural values of the area. The introduction of the railway made such speculations possible and they were spurred on by the promise of its electrification. This meant greater frequency of services and therefore greater viability for commuting workers and weekenders. (Mills & Westbrooke 2016:71)*

*The suburban fringe of the metropolis was advancing towards the southern and south-eastern edges of Eltham Shire. With the advancing of the metropolitan fringe towards Eltham, and the closer subdivision in the main towns of the Shire, both the suburban dream and an alternative in the form of a weekend getaway from the city were on offer. (Mills & Westbrooke 2016:71)*

*The electrification of the railway to Eltham in 1923 eliminated the changeover to steam trains at Heidelberg allowing faster through-trains and so reducing commuting time. It was generally expected that this would soon convert Eltham into a suburban area. Certainly, there was a proliferation of subdivided new estates for the next few years. At first there was some infilling of Holloway's early Little Eltham subdivision. The 130 blocks of Sydney Haynes' Bellevue estate, situated on both sides of Main Road and the railway line to the north of Eltham station, were advertised from 1920. By 1923 prospective buyers were advised to take advantage of the cheap blocks before prices inevitably rose. Forty lots in the estate were sold in April 1923. (Mills & Westbrooke 2016:71)*

*Other subdivisions were carved from rural land, often starting with deceased estates. The local name for the estate often reflected the former rural landowners. In 1922 the View Hill estate was advertised as the 'highest point in the district, quite handy to [Eltham] station'. Twenty-three building blocks in the Mona Vale estate and two in Browne's subdivision were advertised in 1924. In 1925 the owners of the View Hill estate submitted a plan for roads on the estate to the shire council for approval. The following year an owner in the estate disposed of his two lots at a 'very satisfactory figure' to Messrs J. & H. Rowe, electrical engineers from the city who were planning to build two 'concrete villas'. (Mills & Westbrooke 2016:71)*

*In 1924 a 'leading Melbourne land agent' acquired a large tract of land in Eltham for subdivision purposes. This may have been the Eltham Electric Station Estate (known locally as the Pryor estate) opposite the station, where lots were auctioned in 1925. The estate included 11 shop sites in Main Street and 29 'beautiful elevated residential allotments'. Local reports found that Eltham was on the 'up grade'. 'The railway has given the necessary acceleration towards advancement*

*and not only is Eltham becoming popular as an outer suburban residential area, but also as an easily accessible tourist resort.'* (Mills & Westbrooke 2016:72)

*In the late 1920s the developer's tone remained optimistic. The Advertiser described the commencement of five new buildings in Eltham as a 'mini boom'. 'New buildings are springing up all round the district, which a progressive council has supplied with water and for which far-sighted residents have obtained the electric current from the Electricity Commission. For some time agents have been seeking out and securing the beauty spots around Eltham, for which there is a good demand, and there is every indication that, in the near future, a substantial increase in settlement will take place.'* (Mills & Westbrooke 2016:72)

## LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (*Victorian Places* 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A



cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in *Victorian Places* 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

## PLACE HISTORY

'Bell Vue' at 2 Batman Road, Eltham, is located on Crown Allotment 1, Section 11, Parish of Nillumbik, 91 acres purchased by H Stooke in 1852 (*Nillumbik Parish Plan* 1951).

By 1914, parts of Crown Allotment 1 and adjoining Crown Allotment F, a total of 92 acres, were owned by farmers William and Mary Ann Williams (CT:V3805 F900).

In c1920, the 92-acre land parcel was subdivided into approximately 137 residential lots and came to be known as the Bellvue Estate. These lots were sold between 1920 and 1925 (CT:V3805 F900). The streets of the subdivision included Hillside Road, today's Batman Road, and Bellevue Road, today's Livingstone Road.

Civil engineers Robert Woodcock and Charles McCormack of Melbourne purchased a number of the subdivision lots, subsequently selling them between 1925 and 1927 (CT:V4847 F238).

Lot 79 of the subdivision, which incorporated the subject site, was sold to Eltham grazier Charles Henry Felix Butler in 1925. Butler also purchased a number of other neighbouring lots bounded by Bellevue Road, Hillside Road and Stanley Avenue - a total of approximately nine acres (CT:V4847 F238; CT:V5070 F911).

The subject residence, 'Bell Vue', was subsequently built for C F (Felix) Butler, and his wife, Margaret (nee Swanton), who were married in 1910 (*Ancestry* 2021). The building was in the planning stage in September 1929, when Butler requested that Eltham Shire Council extend the water supply to the property so that he could proceed with the erection of his house. An application to Council for the construction of a brick residence at the corner of Hillside and Bellevue roads was made by Butler in December of the same year (*Advertiser* 6 September 1929:4 and 6 December 1929:4). In January 1930, Butler applied to Council for permission to install a septic tank at the property (*Advertiser* 10 January 1930:4).

Butler undertook a 33-lot subdivision of the nine acres on which his residence was located, with all blocks selling between 1928 and 1950. As part of the subdivision, Lot 79 was surveyed into five blocks: Lot 1, 2, 3, 32 and 33, all retained by Butler (CT:V5070 F911).



Figure 3. Aerial imagery of the site in 1945 showing original forked driveway. (Source: CPO, 'MELBOURNE AND METROPOLITAN AREA PROJECT' 1945, via Landata)



Figure 4. Aerial imagery of the site in 1951, the lean-to at the rear appears to be visible (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951, via Landata)

The five Lot 79 blocks were purchased in 1947 by widow Esther Cooke of East Malvern. Cooke sold a portion of the property in the same year, retaining Lot 1 (the subject property) and Lot 2 (CT:V6995 F923). Lots 1 and 2 were sold in 1957. By 1957, Hillside Road had been renamed Batman Road and Bellevue Road renamed Livingstone Road (CT:V8143 F160). The two lots were subdivided in 1971 (CT:V6995 F923). The subject site, Lot 1, was sold as a separate property in 1971 (CT:V8143 F160), with Lot 2 selling the following year



Figure 5. Aerial imagery in 1962, the outbuilding in the southeastern corner is visible. (Source: CPO, 'MELBOURNE-GEELONG PROJECT', via Landata)



Figure 6. Aerial imagery of the site in 1968, the southern fork of the driveway appears to have been lost (Source: CPO, MELBOURNE 1968 PROJECT, via Landata)

Comparison of historical aerial photographs indicates that the skillion weatherboard lean-to at the rear (east) of the house was built between 1945 and 1951, and the gable-roofed outbuilding at the south-eastern property boundary is visible by 1962 (Figure 4, Figure 5 and Figure 6). It appears that the southern part of the original forked driveway was removed between 1962 and 1968 (Figure 5 and Figure 6). An established canopy, comparable to that of the extant mature Canary Island Date Palm tree in the front garden, is visible in the 1945 aerial indicating that the tree is contemporary with the construction of the subject house (Figure 3). The same can be said for the mature Monterey Pine tree at the property's southern edge, which appears to be quite established in the 1945 aerial.



Figure 7. Aerial imagery of the subject site in 1987 (Source: CPO, 'WESTERN PORT FORESHORES', via Landata)



Figure 8. Aerial imagery of the subject site in 2009 showing the polycarbonate translucent roofing to the rear. (Source: Nearmap 2009)

#### ***Felix Butler, owner 1930-47***

Charles Felix Butler was born in 1875 in Newstead, Victoria. Butler served in South Africa during the Boer War of 1899-1902. He married Margaret Swanton in 1910 and the couple had six children, all born before the subject house was built for the family in 1930 (*Ancestry* 2021).

Before undertaking the subdivision of the land on which the subject residence stands, Butler developed the Bellevue Estate in Eltham. This estate comprised 137 building allotments located on



Main Road close to the Eltham Railway Station, with lots sold from 1920 (*Argus* 21 February 1920:2; *Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 10 March 1922:3).

In 1923, Butler was a director of the Melbourne company M B Rail Anchor Pty Ltd. In January 1947, as an executor of the will of Mary Ann Williams, Butler was described as a retired farmer who lived in Bellevue Road, Eltham. By July of that year, he was living in East Malvern (*Herald* 27 April 1923:14; *Argus* 14 January 1947:16 and 16 July 1947:14).

On his death in 1955, a newspaper notice stated that Butler was survived by his wife Margaret, and children Gwen, Jack, Dorothea, Noel, Lesley, and Muriel (*Argus* 5 January 1955:14).

## DESCRIPTION

'Bell Vue' at 2 Batman Road, Eltham, is an interwar brick bungalow with Mediterranean detailing designed in c1929 for Charles Felix Butler, and his wife Margaret (nee Swanton).

The dwelling sits on a large block at the northeast corner of Batman Road and Livingstone Road within a residential area. The block has two street frontages with the principal elevation facing Batman Road. The eastern side of Batman Road is elevated; the land falls away to the west, providing views from the dwelling across to treed ridges beyond the Diamond River. The single-storey dwelling is in the centre of the block and is surrounded by mature plantings. It has a deep setback from Batman Road that is greater than that of neighbouring properties. There is a lesser setback to Livingstone Road.



Figure 9. Aerial view of the site showing footprint and rear extension, and garage in the southeast corner. (Source: Nearmap 2021)



Figure 10. Batman Road (west) frontage with stone retaining wall and brick fence behind and Canary Island Date Palm. (Source: Context 2020)



Figure 11. Red brick driveway from Batman Road with timber topped brick fence to the left. (Source: Context 2020)

The dwelling has a hipped roof and is largely rectangular in plan. It has projecting bays to the west and east, creating a slightly asymmetrical form. The main hipped roof is clad in concrete tiles. Eaves are boxed. Lightly textured rendered walls, with contrasting smooth rendered details, sit atop a red clinker brick base. A weatherboard lean-to extension to the rear (east) with a skillion roof of corrugated iron is an early (c1945-51) addition. An adjoining section of translucent polycarbonate to the same depth as the lean-to, added c1987-2009, completes the expanded footprint.

The projecting bay to the principal (west) elevation contains the entrance porch. The porch incorporates a semi-circular arch with smooth rendered detailing. The arch is supported on short barley twist columns with Corinthian capitals. The rendered porch balustrade is capped in smooth render. To the north of the porch are three double-hung timber-framed windows separated by barley twist mullions atop smooth rendered corbels. A smooth rendered lintel extends across all three windows supporting a decorative arched panel. Set back from the projecting bay to the north of this elevation are a further three timber-framed double-hung windows with stepped clinker brick sills. At the south, there is a small highlight window with diamond detailing and angled clinker brick sill on the wall adjacent to the porch.



Figure 12. Porch arch with loose barley twist columns and smooth capped balustrade. (Source: Context 2020)



Figure 13. Windows separated by barley twist mullions atop smooth corbels. (Source: Context 2020)





Figure 14. Second tier window detailing, with stepped brick sills and broad smooth rendered lintel supported by corbels. (Source: Context 2020)

Figure 15. Highlight window with diamond detailing. (Source: Context 2020)

The secondary elevation (south) features a lesser level of detailing and includes double-hung timber-framed sash windows with angled brick sills; one to the east and a pair to the west. A tripartite double-hung timber-framed sash window is visible at the southern elevation of the weatherboard lean-to.



Figure 16. Secondary elevation facing Livingstone Road showing porch entrance arch, simple window detailing, and weatherboard rear extension. (Source: Google Streetview 2010)



Figure 17. Gable roofed garage visible at the Livingstone Road frontage. (Source: Google Streetview 2019).

A tall face brick chimney sits in the northwest corner of the roof and there is another chimney just visible towards the centre. Photovoltaic cells occupy the part of rear (east plane) of the original roof and part of the skillion roof.

Stone retaining walls line both street frontages, behind which sits a low red clinker brick fence. The brick fence extends from the Batman Street frontage and continues around the corner to halfway along the Livingstone Road frontage. The timber fencing extends above the brick fence along Livingstone Road, and continues at full height from the termination of the brick fence to the property boundary. A driveway laid with red brick (frogs up) and concrete channelling curves uphill on the northern side of the building and provides access to the property from Batman Road before terminating abruptly at the rear of the property. A gable-roofed outbuilding sits in the southeast corner



of the block slightly set back from the boundary. There are several other small outbuildings behind the dwelling toward the rear (east) of the allotment.

An established garden surrounds the dwelling with mature trees including a Canary Island Date Palm (*Phoenix canariensis*) and Himalayan Cedar (*Cedrus deodara*) at the Batman Road frontage, and a Monterey Pine (*Pinus radiata*) at the Livingstone Road boundary next to the garage.

## INTEGRITY

'Bell Vue' at 2 Batman Road, Eltham, is largely intact with very few changes visible to original or early fabric. The building retains its original single-storey built form, concrete tiled roof, entrance porch and fenestrations. The rear weatherboard lean-to appears to be an early addition dating from c1945-1951. A rear verandah of translucent polycarbonate roofing was added c1987-2009, however this is not visible from the public domain.

The integrity of the house is greatly enhanced by highly intact main built form elements and materials including the lightly textured rendered walls, contrasting with smooth render detailing and double-hung timber-framed sash windows. Intact decorative details include the arched porch, and decorative arched panel above the windows to the principal elevation, barley twist columns and corbels which reflect the Interwar Mediterranean style.

The integrity of the place is enhanced by the retention of original and early landscape elements including the original low clinker brick fence, stone retaining walls and the layout of the remaining portion of the driveway that curves to the north of the house. The mature Canary Island Date Palm and Monterey Pine tree that appear to be contemporary with the construction of the house similarly enhance integrity. Overall, the place has high integrity.

## COMPARATIVE ANALYSIS

The Interwar Mediterranean style is also referred to as Mediterranean Revival and Mediterranean Villa style. The style appeared in Australia in the late 1910s in response to the temperate climate and bright sunlight, which were conducive to 'an architecture of simple shapes, light and shade, bleached pastel colours and accents of classical detail', according to Leslie Wilkinson, Professor of Architecture at the University of Sydney, who is credited with popularising the style in Australia (Apperly et al. 1989:172). The style gained popularity in the 1920s (Cuffley 1989:74-5). It was originally applied to domestic architecture in upper and upper middle-class suburbs, and later to modest-sized commercial and institutional buildings (Apperly et al. 1989:172).

The Interwar Mediterranean style is related to the Interwar Spanish Mission style, but is intentionally designed with simpler and less elaborate features. Details take on an austere classical or Renaissance mode, which subtly evokes a Mediterranean feel. In particular, Interwar Mediterranean domestic architecture incorporates features including pergolas, balconies, arcaded loggias and formal entrances, with sidelights and highlights, while Tuscan columns typically appear in verandahs and porches. The exterior is lightly bagged or cement-rendered (Apperly et al. 1989:172-4; Cuffley 1989:75-76).

There is only one place on the Heritage Overlay that exhibits elements of the Mediterranean style: the former Sutherland Homes orphanage administration block (HO171) at 2 Yan Yean Road, Diamond Creek. Built in 1929, the building comprises a central pavilion wing in a parapeted stuccoed Spanish Revival style, with porch and arched windows.

Despite the growth that was experienced in Eltham in the interwar years, this period of development is generally under-represented on the Heritage Overlay.

The interwar period was characteristic of a range of diverse architectural styles. The following Individually Significant examples are comparable with 2 Batman Road, Eltham:



Worlingworth, 10-26 Banoon Road, Eltham (HO7).  
 (Source: VHD)

The property at 10-26 Banoon Road, Eltham, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s. Built c 1922, it is also important as one of a few substantial homes erected in the Shire during the interwar period, illustrating Eltham's development into a desirable residential locality. It survives as one of few properties to retain its intact farm setting (VHD).



Orchard House, 25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190). (Source: VHD)

The property at 25 Cottles Bridge-Strathewen Road, Cottles Bridge, is significant as one of few brick houses built prior to 1930 in Nillumbik. It is unique in the municipality as an example of the transitional bungalow style, exhibiting elements of both the interwar and Federation eras. It is also significant for its association with Thomas Cottle, the namesake of the Cottles Bridge area, the Cooke orcharding family and the probable builder of the house, 'Caffin' (VHD).



Old Brinkkötter House, 32 Lindon Strike Court, Research (HO114). (Source: VHD)

The substantial brick house built c1935 at 32 Lindon Strike Court, Research, is significant together with the c1913 timber house also on the site, for its associations with the Brinkkötter family, well-known Research farmers and orchardists. The existence of two adjacent farmhouses on the one property is rare in the former Shire of Eltham, and the design of the c1935 house is aesthetically significant for its unusual design (VHD).



California Bungalow, 830 Cottlesbridge-Strathewen Road, Arthurs Creek (HO29). (Source: VHD)

The California Bungalow at 830 Cottlesbridge-Strathewen Road, Arthurs Creek, built c1930 is historically significant for its connection with the Apted family, who operated an orchard in Arthurs Creek for over a century. It is also significant as a rare surviving example of a Californian Bungalow in the former Shire of Eltham (VHD).



Residence, 836 Heidelberg-Kinglake Road, Hurstbridge (HO264). (Source: VHD)

The property at 836 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a substantially intact example of an interwar bungalow constructed c1923. Its aesthetic value is enhanced by the intact front garden and fence, including the two Canary Island Date Palm trees framing the entry to the residence. The residence is demonstrative of the township's dominant period of development which was stimulated by the orchard industry and introduction of the railway line in 1912 (VHD).

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## Discussion

'Bell Vue' at 2 Batman Road, Eltham, compares well to the above examples. It demonstrates key design elements of interwar-era domestic architecture, and in particular, the Interwar Mediterranean style. The house displays key characteristics associated with the style including the rendered brick walls with smooth render detailing, arched porch, and barley twist column details to the porch and windows.

Though there are several interwar residences on the Nillumbik Heritage Overlay as demonstrated above, the subject place is distinguished from these examples for two reasons. Firstly, it exhibits elements of the Interwar Mediterranean style, a style that appears to be uncommon within the shire, notwithstanding the former Sutherland Homes orphanage administration block (HO171). 'Bell Vue' therefore adds an important additional place type to the above group of interwar houses in Nillumbik, since there are no other examples of houses designed in the Interwar Mediterranean or Spanish Mission style on the Shire of Nillumbik Heritage Overlay. Secondly, most of the above examples are farmhouses or orcharding properties, whereas 'Bell Vue' demonstrates the residential subdivision of land and transition towards suburban living in Eltham during the interwar years.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

'Bell Vue' at 2 Batman Road, Eltham, constructed c1929-30 for Charles Felix Butler, is significant.

Elements that contribute to the significance of the place include the:

- original single-storey built form, hipped-roof form and original fenestrations;
- rendered brick walls and roof clad with concrete tile;
- decorative details including barley twist columns, decorative corbels, arched porch with smooth render detailing, decorative arched panel above the window to the projecting bay of the west elevation and other applied Interwar Mediterranean style detailing;
- original timber window and door joinery; and
- low clinker brick fence, stone retaining walls and the layout of the remaining portion of the driveway; and
- intact garden setting and mature trees including the Canary Island Date Palm and Monterey Pine.

### **HOW IS IT SIGNIFICANT?**

'Bell Vue' at 2 Batman Road, Eltham is of local historic and representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

'Bell Vue' at 2 Batman Road, Eltham is representative of the subdivision of land for residential use and transition towards suburban living in Eltham during the interwar years. The electrification of the Hurstbridge railway line in 1926 which reduced travel time to the city, saw Eltham become a commuter town and development flourished along the railway. (Criterion A)

'Bell Vue' at 2 Batman Road, Eltham is a fine representative, and largely externally intact, example of interwar-era domestic architecture. It exhibits key elements of the Interwar Mediterranean style - a style closely related to the Interwar Spanish Mission style, but more rational and subtle in form and detailing. Key characteristics demonstrated include the lightly textured rendered walls with contrasting smooth render detailing, arched entrance porch, and medium-pitched hipped roof of concrete tile, as well as decorative features including barley twist column detail to the porch and windows, ornamental arched window panel, and decorative corbels. The property is enhanced by the retention of the substantial garden setting, within which sit a mature Canary Island Date Palm and Monterey Pine tree, as well as part of the original driveway layout, the front and side clinker brick fence, and stone retaining walls. (Criterion D)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	Yes - Canary Island Date Palm ( <i>Phoenix canariensis</i> ) and Monterey Pine ( <i>Pinus radiata</i> )
Outbuildings or fences	Yes - front fence
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## 10 Diosma Road, Eltham

### Choong House and Garden

<b>Prepared by:</b> Context	<b>Survey date:</b> March 2021
<b>Place type:</b> Residential	<b>Designer:</b> Biltmoderne Pty Ltd (house), Wood Marsh (carport), Gordon Ford (landscape/garden)
<b>Significance level:</b> Significant	<b>Builder:</b> Steven Basic
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1985-87 (house), 1988 (carport)



Figure 1. West elevation of the Choong House, 10 Diosma Road, Eltham. (Source: realestate.com.au 2016)



Figure 2. Southwestern elevation of the Choong House, 10 Diosma Road, Eltham. (Source: realestate.com.au 2016)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.6 1960s and 1970s suburbanisation

*From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne'. (Mills & Westbrooke 2016:87)*

*Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland homeowners. Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape... Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.' On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape. (Mills & Westbrooke 2016:87)*

*By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought-after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mud brick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape. (Mills & Westbrooke 2016:88)*

*In the 1970s the Nillumbik area and nearby suburbs were graced with a number of residences designed by up-and-coming architects of the day including Kevin Borland, Charles Duncan and Morrice Shaw. Philip Goad describes their works as 'free and inventive compositions' and 'programmatically innovative'. Their designs featured informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks. Other features included bagged brick, or brick seconds, window frames stained brown or pale eucalypt green and diagonal timber lining boards. (Mills & Westbrooke 2016:89)*

*Some architects chose not to blend with the bush environment. Peter Burns declared that his own 1967 house at Kangaroo Ground made 'no attempt to blend with the natural landscape but stands out as something distinctively man-made'. Perched high on a ten-acre site, the house was severely triangular in plan with inward sloping unpainted fibro walls and a flat metal deck roof. The house was 'a cheap practical envelope for living'. Acrylic domes replaced conventional windows. Burns did, however, consider himself a conservationist, installing 'a non-polluting system for the disposal of household wastes', as well as underground power and telephone cables. The clean white geometrical form of Ken Robinson's Zadnik house, located on a steeply sloping wooded site in Banoon Road, Eltham, was similarly intended to stand out 'in contrast to the rugged terrain'. The walls were of painted bagged brick and the roof of metal deck. It featured as an Age-RAIA House of the Week in 1975. (Mills & Westbrooke 2016:90)*

## LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police

station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in *Victorian Places* 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The

establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (Victorian Places 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (Victorian Places 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (Victorian Places 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (Victorian Places 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

## PLACE HISTORY

The Choong House, built in 1985-87 for Ken Choong, a partner in LIDI, and the Choong family. It was designed by architects Roger Wood, Randal Marsh and Dale Jones-Evans who had established their design practice, Biltmoderne Pty Ltd, in Melbourne in 1983. The standalone carport was designed in 1988 by Wood Marsh (Figure 3) (Mooney 2017). Steven Basic is credited as the builder (Mooney 2017).

Influenced by the mudbrick homes in the area, Biltmoderne referenced the modular and handcrafted quality of solid masonry construction for the residence, while introducing a lightness and vigour

through more fluid architectural forms (Figure 3). Instead of using mudbrick, however, limestone quarried from Mount Gambier (South Australia) was selected as a primary building material (Mooney 2017). Furniture for the house was also designed by Biltmoderne as part of the project (Age 2 June 1987:25). A small garden featuring native plants by renowned garden designer (and Eltham local) Gordon Ford was also a feature of the design (Mooney 2017).

Biltmoderne described the Choong House as follows:

*The formal dynamic of the Choong House is generated by the apparent collision and cantilever of disparate elements set against the weight and undulation of a spinal wall. The result of the composition is proudly dislocated from its suburban context. The spinal wall also serves as a point of reference both topographically and architecturally. Its position on the site acts (as a vertical cantilever) to locate the overall composition. Constructed from limestone and aluminium siding, the building operates as a positive, solid form as well as a reflecting, translucent object. This duality, combined with the lack of even perimeter, offers the building to the viewer as being non-specific and abstract (Jahn 1996:171).*

Sydney architect and author, Graham Jahn, wrote that the Choong House was distinguished from its peers by being the antithesis of the sensory Australian pavilion. It, in fact, 'suggests the reverse, affecting its occupants more overtly than the landscape which surrounds it, nevertheless relying on the subtlety of the context for its total idea' (Jahn 1996:169). Jahn continued

*Part of the proposition of the Choong House appears to be that true suburbia...should allow buildings to be non-continuous objects within their sites and not conform to notions of planned relationships in an overall sense. The idea of the sculptural object, free of conventional motive and reliant on the sensual experience of its formal presence, is truly an extension of abstract modernism free of the stylistic rules which it is normally associated. Some similarity could be drawn between Biltmoderne's work and the domestic designs of Harry Seidler in a conceptual rather than a formal way, where over-complexity of some angles and space ultimately demand rest (Jahn 1996:171).*

The Choong House design won the 1987 RAA Victorian Merit Award for Outstanding Architecture (Heritage Alliance 2008:201). The house was profiled in the media and in books on architecture, including Graham Jahn's *Contemporary Australian Architecture*, first published in 1994.

A subdivision of the property to allow four additional allotments was submitted in 2018 (BP 3 September 2018).



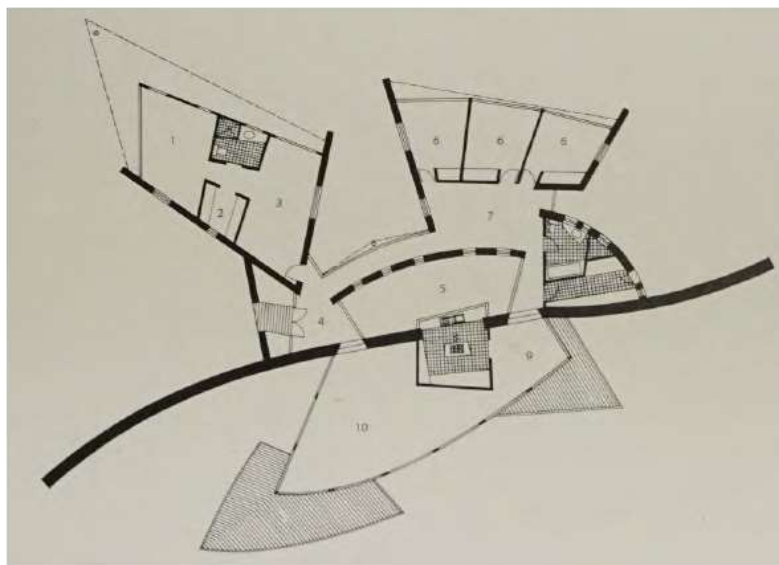


Figure 3. A floor plan of the Choong House. The numbers designate the following: 1 Master bedroom; 2 Dressing room; 3 Study; 4 Entry; 5 Courtyard; 6 Bedrooms; 7 Play area for children; 8 Kitchen; 9 Dining area; and 10 Living area. (Source: Jahn 1996:171)

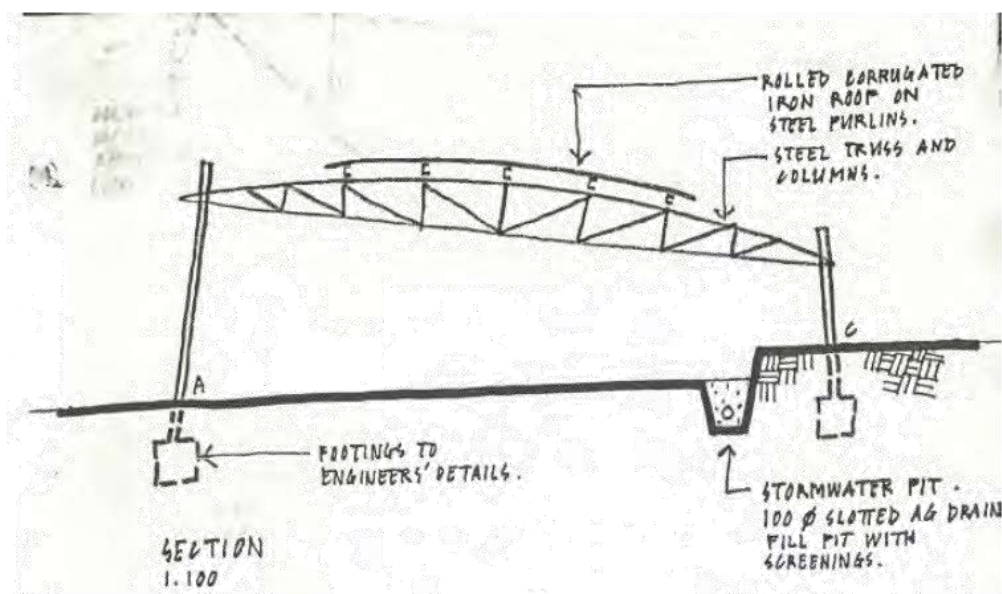


Figure 4. Plans for car port at the Choong House by architects Wood Marsh. (Source: BP, undated)

#### *Biltmoderne, architects, and Wood Marsh, architects*

Biltmoderne Pty Ltd was founded in 1983 by recent RMIT graduates Roger Wood, Randal Marsh and Dale Jones-Evans. The partnership rapidly gained a public profile in Melbourne's architectural scene, becoming well-known for nightclub fit outs and furniture and exhibition design (Built Heritage 2020:160).



In 1987, established Sydney architect Phillip Cox observed that Biltmoderne's individual style was receiving acclaim within architectural circles in Australia. Describing the firm as 'highly creative in a rather narrow field', he stated that they took 'Russian constructivism, a style of architecture popular before the Revolution...and made it incredibly trendy' (*Sydney Morning Herald* 19 November 1987:54). A newspaper article in 1986 described Biltmoderne as 'the grooviest architects within cooeee' who zipped around redesigning nightclubs, asymmetrical swimming pools, many-roofed houses, angular couches, [and] wicked point tables' (*Age* 29 August 1986:29). An exhibition of furniture and architecture held at the National Gallery of Victoria in 1987, entitled 'From Robert Adams to Biltmoderne: the architect as designer', featured the firm's work (*Sydney Morning Herald* 19 November 1987:54).

Biltmoderne's projects included refurbishment of the Palace Theatre in Bourke Street, Melbourne, in 1986 to form the Metro Nightclub; the refurbishment of the Chasers Nightclub in Chapel Street, South Yarra; and the Inflation Nightclub in Melbourne in 1985; the latter project won a merit award from the Royal Australian Institute of Architects in the same year. The firm also refurbished Sweetman's Restaurant in Richmond and designed the Macrae and Way film production office, built in Francis Street, South Melbourne, in 1985 (*Age* 16 September 1986:14 and 21 July 1987:11).

Co-founder Jones-Evans left Biltmoderne in 1987 and took up practice as an architect and artist in Sydney in 1996, while Wood and Marsh formed their practice, Wood Marsh Architecture, in Melbourne in 1987 (*Built Heritage* 2020:160; Mooney 2017).

#### *Gordon Ford, landscape designer*

Australian landscape designer Gordon Ford (1918-1999) was a pioneer of the natural Australian style of landscape design. Growing up in country New South Wales, he settled in Eltham, Victoria, after World War II. Ford began landscaping work in 1952-54 under noted landscape designer Ellis Stones (1895-1975), before commencing his own landscape company, working in partnership with his Eltham neighbour, landscape architect Peter Glass (1917-1997) in the 1960s and 1970s.

Over his 50-year career Ford became an important landscape designer and constructor. He had a significant influence on the evolution of a natural Australian style from the 1950s, alongside his predecessors and mentor (Edna Walling and Ellis Stones) and peers (Alistair Knox and Peter Glass). Ford, along with Glass and Knox, was instrumental in the foundation of the Australian Institute of Landscape Architects, established in 1967 (Alistair Knox Foundation).

Ford believed that garden and buildings should form a fully integrated whole, rejecting the notion that a house was simply surrounded by a garden (David Bick cited in Context 2010). Ford favoured Australian native plants, but integral to his design philosophy were spatial considerations (juxtaposing mass and void and concealing boundaries) and foliage texture and shape (Reid 2002:228). He worked on many commissions for domestic gardens, public parks and institutional landscapes. Noted landscape designs include those for his own properties, the Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111) and 'Fülling', 76 Pitt Street, Eltham (HO153), as well as the Billabong in the VHR listed Royal Park, Parkville (H2337), and for Monash University.

Ford died at home in 1999.

#### **DESCRIPTION**

The Choong House at 10 Diosma Road, Eltham, is a substantial house constructed predominately of limestone blockwork, built in 1985-1987 to the award-winning design of architects Biltmoderne for

owner Ken Choong. The house is centrally sited on an irregularly shaped, heavily vegetated block. It is accessed by a narrow driveway to the west that runs southwards from Diosma Road (Figure 5). The land falls away from the centre of the allotment to the south and west.

Water and landscape elements, designed by notable landscape designer and Eltham local, Gordon Ford, are skilfully incorporated with the architectural design of the Choong House. The house references the 'Eltham style' mudbrick home in the way it sits solidly in the landscape. The tactility of its weathered, fortress-like limestone walls are softened by the fluidity of the curving sculptural form, creating what Kate Mooney referred to in a 2017 retrospective as 'an endearing paradox' (Mooney 2017). In this sense, the Choong House exhibits elements of organic architecture, with the design responding sensitively to the topography of its site and use of earthy materials. The weightiness of its masonry walls is counterpoised by large areas of glazing and sections of ribbed aluminium cladding.



Figure 5. Site plan. (Source: Realestate.com.au 2016)

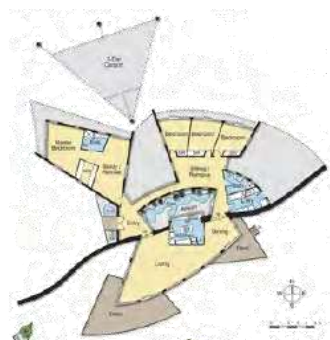


Figure 6. Floorplan. (Source: Realestate.com.au 2016)

The house is arranged around a central limestone spinal wall that runs in an east-west direction extending beyond the enclosed spaces of the house into the landscape. It forms the southern wall of a central atrium from which radiates a series of geometrically distinct wings. Three wings containing the main bedroom suite and study, a set of three secondary bedrooms and the bathroom and laundry are located to the north of the spinal wall and also incorporate limestone wall elements. The wing containing an open plan living zone is located to the south and features large areas of glazing. (Figure 6).

Each form has an independent flat roof that creates a jigsaw-like footprint when viewed aerially (Figure 7). When viewed from the front façade, the building presents as a sculptural arrangement of limestone walls (Figure 8). At the centre of this composition, the entry to the house is located between two high walls curving towards each other and is accessed by a small footbridge over a pond (Figure 9).



Figure 7. An aerial view of the Choong House, 10 Diosma Road. (Source: Nearthmap 2021)

Where the spinal wall projects at either end of the building it creates a series of semi-enclosed outdoor spaces which reflect the curved sculptural forms and irregular geometry of the house. (Figure 11).



Figure 8. On approach, the building presents as a collection of limestone walls. (Source: ArchitectureAU 2017)



Figure 9. The entry to the house. (Source: ArchitectureAU 2017)





Figure 10. Large expanses of glazing create window walls, allowing light and landscape to penetrate the internal spaces. Aluminium cladding (right image) and glazing work together to add a lightness to the building. (Source: ArchitectureAU 2017)

Water, a leading design principle of landscape designer Gordon Ford, is integrated throughout the property's bush garden landscaping and into the building and its courtyards. Ponds featuring at the entrance to the house as well as in the atrium at the heart of the residence. Ford's signature volcanic boulders and native groundcover plantings complete the design. As the planned landscaping falls away from the house's immediate surroundings, natural vegetation covers the remainder of the site, mostly mature eucalypts (Figure 11).



Figure 11. The intersection of curved and straight walls creates outdoor spaces with a sense of enclosure. Aluminium cladding and glazing work together to add a lightness to the building. Ford's bush garden landscaping blends seamlessly with the surrounding natural vegetation (Source: ArchitectureAU 2017)



Figure 12. The central atrium garden features Ford's signature interplay of water and volcanic rock with delicate native plantings. (Source: ArchitectureAU 2017)

A carport located to the northwest of the house was built for Ken Choong in 1988 to a design by Wood Marsh, an architectural firm founded by two of the original partners of Biltmoderne. The structure is open on all sides and constructed of steel. The main piers are set on dynamic angles, with three curved, exaggerated steel trusses forming the roof structure (Figure 13).



Figure 13. The steel carport designed by Wood Marsh and constructed in 1988. (Source: ArchitectureAU)

## INTEGRITY

10 Diosma Road, Eltham is highly intact with minimal to no changes visible to original and early fabric. The building retains its complex, flat roofed form, designed around a limestone spinal wall and atrium. Mount Gambier limestone walls, aluminium cladding, glazing and pattern of openings are also in evidence.

The integrity of the house is greatly enhanced by the high level of intactness of these main elements, including details such as the expanses of glazing and aluminium cladding, and elements of Ford's landscape design including the various forecourt and garden spaces, ponds, volcanic boulders and native plantings. The carport, constructed in 1988, shortly after completion of the Choong House, has retained its original sculptural form and has not been subject to visible changes. Overall, the site has very high integrity to the designs of Biltmoderne, Wood Marsh and Gordon Ford.

## COMPARATIVE ANALYSIS

Architect-designed homes became more common in Nillumbik, and its surrounds, from the 1970s. This period saw up-and-coming architects turn their hand to designing residences in the area, many of which responded to the tradition of informality, natural materials and integration with the natural environment that had become hallmarks of the 'Eltham style'. Many of these designs, however, exhibit aesthetic differences that reflect a wider engagement with evolving ideas within Australian architecture being explored within the profession at the time of their construction. Built in the mid-to-late 1980s, the Choong House both references and departs from the 'Eltham style' mudbrick homes that proliferated in the 1950s and 1960s and continue to be used in housing design in the area today.

In his 1991 book, *New Spirit of Architecture*, Peter Cook showcased the work of 41 international designers. wrote that the was Australia. Cook observed that the hotbed of 'post-tech' architecture internationally was Australia, identifying 'invention' as a mainstay of residential design in Australia during the period 1976 to 1991 (cited in Jahn 1996:11). Over these years, a small group of architects in Melbourne experimented with adventurous three-dimensional compositions and minimal detail, consciously avoiding any obvious relationship with the outdoors. The Choong House is an example of this work (Jahn 1996:11).

The Choong House sits solidly in the landscape. Its form, with its irregular, abstract and undulating sculptural geometries, infers a connection with the organic forms of the surrounding landscape. However, the dynamic forms and contrasting materials of the house are consciously articulated from the natural world. It presents as a discontinuous sculptural object within the landscape rather than



striving to integrate with it materially or formally. In this sense, the architecture of the Choong House is more 'an extension of abstract modernism' (Jahn 1996:171) than having a strong affinity with the romantic and earthy Organic architectural style that influenced the development of the 'Eltham style'.

Throughout Nillumbik there are hundreds of 'Eltham style' mudbrick homes, several of which are protected on the Heritage Overlay. Other high-quality architect-designed houses in the locality include the Buzacott House at 80 Kangaroo Ground-Warrandyte Road, Warrandyte North (HO104, built c1955), designed by Fritz Janeba. The Buzacott House exhibits modernist characteristics, with a skillion roof, form designed to respond to its site context and use of natural materials, notably the heavy stone walls. Another comparison is the Wright House at 84 Kangaroo Ground-Warrandyte Road, Warrandyte North (HO105, built 1964), designed by Robyn Boyd, which employs the same use of stone walls as the nearby Buzacott House. Due to their earlier construction date and disparate aesthetic preoccupations, these places provide limited comparison with Choong House. For this reason, it is necessary to compare Choong House with other buildings designed by the firm Biltmoderne, its successor Wood Marsh and the principal architects of these firms, despite them being located outside of the municipality.

#### Biltmoderne



Former McCray & Way Film production studios, 3 Francis Street, South Melbourne, Port Phillip City (Contributory - HO440). (Source: realcommercial.com.au, December 2013)

A c1983 building, built for the McCray & Way Film company. The building is noted for its two façades with shaped feature windows, outward curving and zig zag walls, decorative medallions and use of steel and glass. It is a Contributory-graded building in the HO440 Emerald Hill Residential heritage precinct in the City of Port Phillip, and has also been identified as being of potential historical and aesthetic significance as an Individually Significant place (VHD).



Gallery House, 23 Morang Road, Hawthorn, Boroondara City (HO597). (Source: realestateview.com.au, 2004)

Gallery House was designed and built by architect Dale Jones-Evans between 1987 and 1991, who later became part of the innovative architectural practice Biltmoderne. Gallery House is of architectural significance to the City of Boroondara for its innovation recognised through the Royal Australian Institute of Architects Robin Boyd Award for residential buildings in 1991 (VHD).

## Wood Marsh



Gottlieb House, 40 Lumeah Road, Caulfield North.  
 (Source: Google Maps)

A two-storey flat-roofed reinforced concrete house on an elongated and irregular plan designed and built between 1990 and 1994. Its street frontage is dominated by a blank elliptical volume penetrated by a projecting rectilinear bay with fin-like mullions and mirrored glazing, with a steel front door and a simple trabeated concrete slab carport. Recommended for inclusion in the City of Glen Eira Heritage Overlay as an Individually Significant place (VHD).



Merricks House, Merricks, Mornington Peninsula Shire  
 (Source: Wood Marsh)

A 2010 residence designed by Wood Marsh. Designed to respond to the seaside conditions, with a pair of curved rammed-earth walls arcs across the landscape to divide the site and building. To one side of this central spine, views to Western Port Bay are captured and framed; to the other, the vista is back into the slope of the land, away from prevailing winds (Wood Marsh).



Flinders House, Flinders, Mornington Peninsula Shire  
 (Source: Wood Marsh)

A 2012 residence designed by Wood Marsh. At the entry point, a monolithic earthen wall reveals a door. Heavily textured white walls echo the coastal environment and deeply recessed windows are framed in charcoal timber to emphasise their depth (Wood Marsh).



Towers Road House, 9 Towers Road Toorak,  
 Stonnington City (Source: Wood Marsh)

A 2019 residence designed by Wood Marsh. Conceived as an abstract sculptural form, the house curves around a sloping site. The substantial concrete wall has a series of landscaped arcs that extend the garden to the street. The top of the building is a horizontal line, finished with a three-dimensional hemisphere made to look as though it gently penetrates the concrete mass below. Clad in zinc, this form references an inverted roof or dome (Wood Marsh).



### **Discussion**

The Choong House at 10 Diosma Road, Eltham, is comparable to the former McCray & Way Film production studios in Francis Street, South Melbourne, as an example of the work of architectural firm Biltmoderne, despite being built for a fundamentally different purpose. Key common architectural details can be seen across both buildings, namely the aesthetic contrast afforded by the use of heavy sculptural forms with the more dynamic steel and glazed elements.

When compared against later examples by Wood Marsh, key common elements also are evident. This includes the use of monumental masonry walls, sculptural massing, and an abstract response to site context. Choong House bears similarity to Merricks House built 2010, with its similar curved 'spinal wall'. The Flinders House, built in 2012, features a similar entry way to the subject site, with a human scale doorway enclosed within monumental, fortress-like walls. While later Wood Marsh examples show a preference for concrete or rammed earth rather than limestone, all of the examples exhibit the same use of solid materiality and sculptural form that contrasts with more angular glass and steel elements. Choong House, as an excellent example of the work of architects Biltmoderne, can be read as a formative piece of work that foregrounds the aesthetic explorations of many later commissions by its successor, Wood Marsh.

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT?

The Choong House and garden, 10 Diosma Road, Eltham, designed by architects Biltmoderne and built between 1985 and 1988 for owner Ken Choong, is significant.

Elements that contribute to the significance of the place include the:

- original sculptural built form and scale, including the distinctive 'spinal wall' and central atrium;
- Mount Gambier limestone walls;
- expanses of glazing and ribbed aluminium panels;
- elements of Gordon Ford's original bush garden landscape design, including the central atrium and courtyard spaces, ponds, volcanic boulders and native plantings; and
- open steel carport, designed by Wood Marsh and built in 1988.

### HOW IS IT SIGNIFICANT?

The Choong House and garden, 10 Diosma Road, Eltham, is of local aesthetic and associative significance to the Shire of Nillumbik.

### WHY IS IT SIGNIFICANT?

The Choong House and garden, 10 Diosma Road, Eltham, is aesthetically significant as particularly well designed and detailed architect-designed house that is carefully sited within a bush garden landscape designed by Gordon Ford. Designed by architects Biltmoderne, the building's sculptural form is expressed in a palette of limestone, aluminium and glass. The use of fluid lines, refined metal and glazing juxtaposes with the house's solid limestone massing; both a reference to and clear break from the 'Eltham style'. The architects also designed furniture for the interiors of the house, showing an integrated approach to all aspects and functions of the site. In recognition of the innovative design, the house won the 1987 RAI Victoria Merit Award for Outstanding Architecture and was profiled in the media and in books on architecture, including Graham Jahn's *Contemporary Australian Architecture* (published in 1994). The property's aesthetic significance is further enhanced by the bush garden elements including Ford's signature use of ponds, volcanic boulders and native plantings in the various garden spaces, designed to blend with the surrounding natural vegetation on the site, as well as the steel carport, built in 1988 to designs by Wood Marsh (the architectural firm created after Biltmoderne by two of its directors, Roger Wood and Randal Marsh) in a complementary style to the house. (Criterion E)

The Choong House is significant as an important early residential commission for the firm of Biltmoderne. The firm were to quickly become Wood Marsh with the departure of founding partner Dale Jones-Evans in 1987, and as such the site is one of only a handful of residences designed by the earlier partnership. It can be read as a formative piece of work that influenced the designs of many of the later commissions by Wood Marsh. The commissioning of Choong House coincided with a period of great recognition for Biltmoderne, where their work was celebrated widely in the architectural community. The firm has since become internationally recognised for their work. (Criterion H)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes – Carport
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## Part of 570 Main Road, Eltham

### Diamond Valley Miniature Railway

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Recreational	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Members of the Diamond Valley Miniature Railway
<b>Extent of overlay:</b> Refer to map	<b>Major construction:</b> 1961-1974



Figure 1. Photograph of the main railway station. (Source: Context 2020)



Figure 2. Main railway station building of the Diamond Valley Miniature Railway. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 5 BUILDING NILLUMBIK'S WORKFORCE

#### 5.1 Catering for tourists

*In the 1920s Mack Clinton initiated an unusual effort to attract tourism to Christmas Hills when he established a 'pleasure ground' named Rob Roy on his property at Watsons Creek. Clinton kept a Shetland pony stud and offered picnic facilities for those who motored up from the city during the day. Seeing further possibilities for visitors, in 1935 he invited the Light Car Club of Australia to use the property for hill climbs. By 1939, the rally track was sealed with bitumen and, with the exception of the war years, the club continued to hold meets there until 1962, when a bushfire destroyed many of the facilities (Mills & Westbrooke 2016:64).*

*The Diamond Valley Miniature Railway Club was founded in 1960 with equipment relocated from the closed Chelsworth Park Railway (located in Ivanhoe, Melbourne). The original main line at Eltham was completed on August 17, 1961 at 0.52 kilometres (0.32 miles) long. Numerous developments, extensions and improvements took place in the years that followed. In the mid-1960s the original 1" x 1/2" steel rail was replaced with 14 lb per yard rail recovered from disused quarries, railways and tramways. The main line was significantly expanded in the 1980s down to the edge of Eltham Lower Park (called the outer circle) within sight of Main Road and of passing motor traffic. The full main line is now 1.92 kilometres (1.21 miles) long and takes about nine minutes to complete a journey, passing through two tunnels and over a number of bridges. The line runs over, under and beside itself in a twisted and folded loop. There are the equivalent of 111 points and crossings in the track work. In the 10 years after it opened, the railway carried 250,000 passengers. By 12 June 2011, after almost 50 years of operation, it had carried 3,000,000 passengers (Mills & Westbrooke 2016:64).*

## LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton



Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News, 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in *Victorian Places* 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

## PLACE HISTORY

The Diamond Valley Miniature Railway (DVR) is located on the Recreation Reserve, gazetted in 1913 on Crown Allotment 6G of the Eltham Township (*Eltham Township Plan* 1968).

The history below, derived mainly from *The Diamond Valley Railway Story* (1985), highlights only the main events in the development of the DVR.

The DVR is a 184 mm (7½") gauge railway located in parkland close to Diamond Creek in Eltham. The aim of the DVR is to provide visitors the opportunity of building and running a real passenger carrying railway system in miniature. The railway operation and construction are based on, or as near as possible, that of the Victorian Railways, using scales of 1/6 full size for rolling stock; ¼ full size for signals and half full size for buildings. (May et al 1985:np).

The DVR was established at Eltham in 1960, after the closure of the Chelsworth Park Railway. The brainchild of Clem Meadmore, it operated for many years at Chelsworth Park, Ivanhoe, before flooding caused its closure in 1959. Infrastructure and rolling stock were later transferred to the Eltham site (May et al 1985:np).

A meeting, attended by Clem Meadmore, Ray Savage, Syd Gillies, Alan Calder, Jim Willcox, John Murdoch, Ron May and Olive Savage, was called in 1960 to discuss plans for the new site (May et al 1985:np).

The Diamond Valley Miniature Railway Club was formed in 1961 to take over the running of the railway. Members contributed funds to help the shed construction and the purchase of materials and equipment to keep the DVR running. The first club meeting was held on the 23 July 1961 at Ray Savage's flat. The first Committee was elected and consisted of: Clem Meadmore, chairman; Ray Savage, secretary; and Arthur Cowan, treasurer (May et al 1985:np).

*The Progress Engineering Company was commissioned to erect the railway's first substantial building after a loan was obtained from Alan Calder. It was a large, garage type building, measuring some 20 ft wide by 30 ft long and 8 ft high, clad in formed galvanised iron sheeting. Entry was gained by opening two sets of large swing doors. The 'shed', as it was known, was the railway's combined workshop, lunchroom, change room, kitchen, storeroom, clubhouse and Way & Works factory. Using voluntary labour, the shed floor was levelled, and work commenced on the laying of the original yards and sidings in front of the building. The permanent way earthworks were also formed (May et al 1985:np).*

The original track was 3/4" x 3/8" mild steel, welded to plates which in turn were nailed down to 2" x 2" x 14" hardwood sleepers spaced at 10" intervals. Some of the track was laid on the old Chelsworth Park Railway's 2" x 1" redgum sleepers and rails. On 17 August 1961, the last section of the Mainline was laid. Wear and tear on the wheels caused by the narrow rail meant the track needed to be completely re-laid with 14 lb/yd rail in 1964-71 (May et al 1985:np).

The Chelsworth Bridge was lifted into position on the 10 August 1961 and work proceeded on the old station platform, construction of the wire fence and gates around the platform area, and packing and ballasting of the track (May et al 1985:np).

The first train journey open to the public took place on 29 October 1961.

The steep incline of the long bank and rear curve proved difficult for all locomotives, and it was decided to run trains in the opposite direction (anticlockwise). Extensive alterations and realignments were made to the track in 1961-62 and successful anticlockwise running was achieved. The railway has been run in that direction since. At the same time, a signal lever frame was erected at the arrival end of the station platform and oversized, three position, upper quadrant signals were installed to protect the workshops branch line stub point (May et al 1985:np).

In 1963, the red, green and blue box-and-plank passenger carriage rolling stock was repainted kerrin blue with gold trim and grey inside. The box seats were removed, and new core-stock sides were strengthened with angle iron and bars fitted to the footboards. Each carriage (or coffin car, as they were later known) was fitted with an upholstered seat across the middle to provide extra side support. A new driving car was built for locomotive S300 and another carriage was converted to a passenger/guards' van (May et al 1985:np).

In 1963 new signal frames were introduced and a new pipe and chain wire fence was erected around the workshop yards (May et al 1985:np).

The first tunnel, approximately 16 ft of 6 ft diameter reinforced concrete pipe, was installed in 1965 and the viaduct bridge was built in 1966. In the same year, new signals were constructed for the old station area and the main line point was converted to hydraulic operation (May et al 1985:np).

By 1968, work had commenced on the new station and platform. Signal boxes were erected in 1969-71 and in 1969 the tunnel was extended in length from 16 ft to 88 ft. The tunnel ends were finished off with framing portals (May et al 1985:np).

Work on a new ticket office commenced in 1971 and in the same year a level crossing was constructed, and the Outer Circle main line was commenced from near 'B' Signal Box. In 1971, it was noted that a quarter million passengers had been carried since October 1961. In late 1971, the Victorian Health Department threatened to close the Railway because the tunnel was not installed in accordance with the regulations. The track was subsequently rerouted to avoid the tunnel (May et al 1985:np).

The new Diamond Valley Railway station was roofed in 1972, with completion of the building reached in c1974. In 1972, the DVR acquired most of the rolling stock from the defunct Valley Railway, Noojee, and conversion to 7" gauge was undertaken. In 1973, a special train run was conducted for the children from Allambie Homes and charity runs were held for the Royal Children's Hospital, the Salvation Army, the Araluen Day Training Centre and the Eltham Community Youth Club (May et al 1985:np).

On the 19 March 1974, the DVR was incorporated as a public company, limited by guarantee (May et al 1985:np).

Since this time, volunteers at the DVR have maintained a program of updating and installing new infrastructure and facilities, and, except for some periods of 2020 and early 2021, when COVID-19 restrictions applied, have operated the railway continuously over this time. The DVR continues today as a popular tourist attraction, especially with families, attracting close to 3000 passengers on an

average Sunday. It was voted the top tourist attraction in Metropolis Research's 2018 Annual Community survey of 500 randomly selected households in the Nillumbik Shire (Nillumbik Shire 2018).

In 2018, Nillumbik Shire entered into a new 21-year lease agreement with the railway. A small parcel of land from the corner of the Eltham Lower Park was added into the lease. The club, run by 180 volunteers in 2020, plans to work with community groups to revegetate the area with native plants (Nillumbik Shire 2018).

For the year 2018-19 financial year, 151,779 passengers bought tickets (Gillett 2020:6). All ticket sales go back into maintaining the railway and upgrading facilities as well as contributing to local charities, with the club giving annually to various concerns (Nillumbik Shire 2018). In 2019, the DVR established an under 25's member group, which is the first of its kind in the sector and seeks to address an aging volunteer demographic (Gillett 2020:9).

Because of high visitor numbers, the Diamond Valley Railway would like to build a new railway circuit in the southern part of Eltham Lower Park (Diamond Valley Railway Inc 2021).

Heath Gillett, Manager Recreation and Leisure at Nillumbik Shire council, provides a summary of the important features of the DVR:

*The railway carries approx. 150,00 passengers per year and has achieved year-on-year 4% growth rate over the last 20 years with a total of over 4,230,000 passengers since inception. This is a strong visitation number for an attraction that only operates approximately 70 days a year and would be the envy of many other experiences chasing similar numbers if extrapolated. Given its historical operation and popularity there is high awareness and support from the community...The Railway is the top ranked 7 ¼" miniature railway in the southern hemisphere and is now identified as one of the World's top five miniature railways...The members of the Railway are a professional and skilled volunteer workforce who bring a variety of existing qualifications and/or previous workplace experience into the organisation. This allows for a high standard of planning, maintenance and operations...The Railway hard infrastructure which includes buildings, tracks, platforms, signals, fencing and signage, is extensive within the leased footprint and is a dominant feature of the Park. The rolling stock, including the privately-owned sets, is significant, well maintained and historically relevant...The Railway has been a consistent presence in the Park and is due to celebrate its 60th Birthday in 2021. It enjoys strong relationships with local service clubs, schools, charities, sporting teams and business groups. They contribute to the community by conducting special fund-raising operational days as well as providing a location for supplementary fund-raising activities by charities and service groups to take advantage of (Gillett 2020:8-9).*

## DESCRIPTION

Diamond Valley Miniature Railway (DVR), Eltham Lower Park, part of 570 Main Road, Eltham, is a miniature railway built from 1961 by members of the Diamond Valley Railway Club (the club, DVRC), an organisation which was incorporated, becoming the Diamond Valley Miniature Railway Incorporated (DVRI), in 1974.

The Diamond Valley Miniature Railway sits within the northeast corner of Eltham Lower Park, bounded by Main Road to the northwest and Diamond Creek to the east. It wraps around a portion of the Eltham Lower Park Oval Number 1 to the south (Figure 32). The kidney shaped site is largely



level but falls away towards Diamond Creek to the east. The Melbourne and Metropolitan Board of Works (MMBW) drain, Blowfly Creek, traverses the northern portion of the site.

The substantial miniature railway complex comprises a number of buildings and hard infrastructure elements spread across the site. These elements are connected by railway track and various pedestrian pathways that lead across the site. The railway complex is embedded within a bush landscape setting which also includes exotic deciduous trees. The main entrance is centrally located in the bend of the playing field perimeter road which extends from the Main Road Park entrance (Figure 3 and Figure 4). The track plan (Figure 5) shows the key elements of the complex.

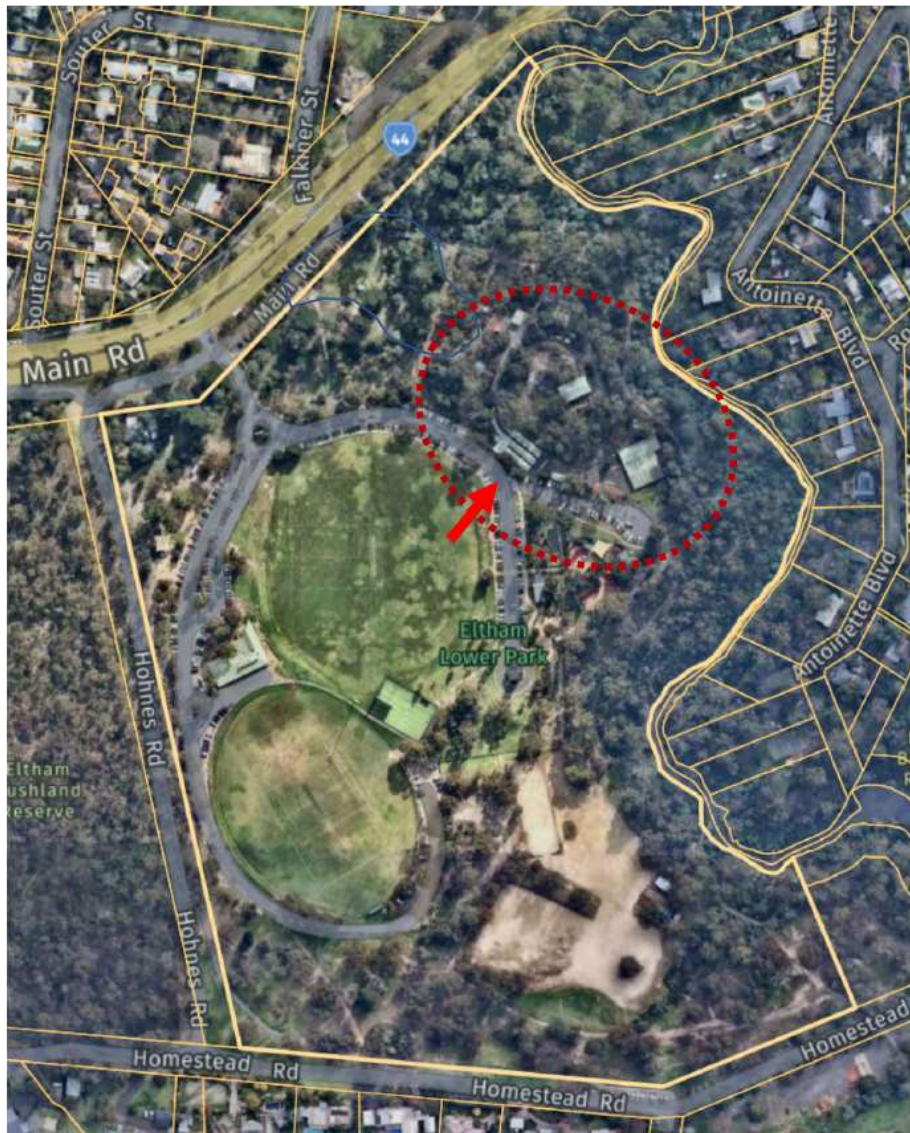


Figure 3. 570 Main Road Eltham with the approximate boundary of the Miniature railway outlined in red. The main entrance is indicated with a red arrow. (Source: Nearmap 2021)





Figure 4. Primary entrance to the Main Station building (southwest elevation). (Source: Google Streetview 2019)

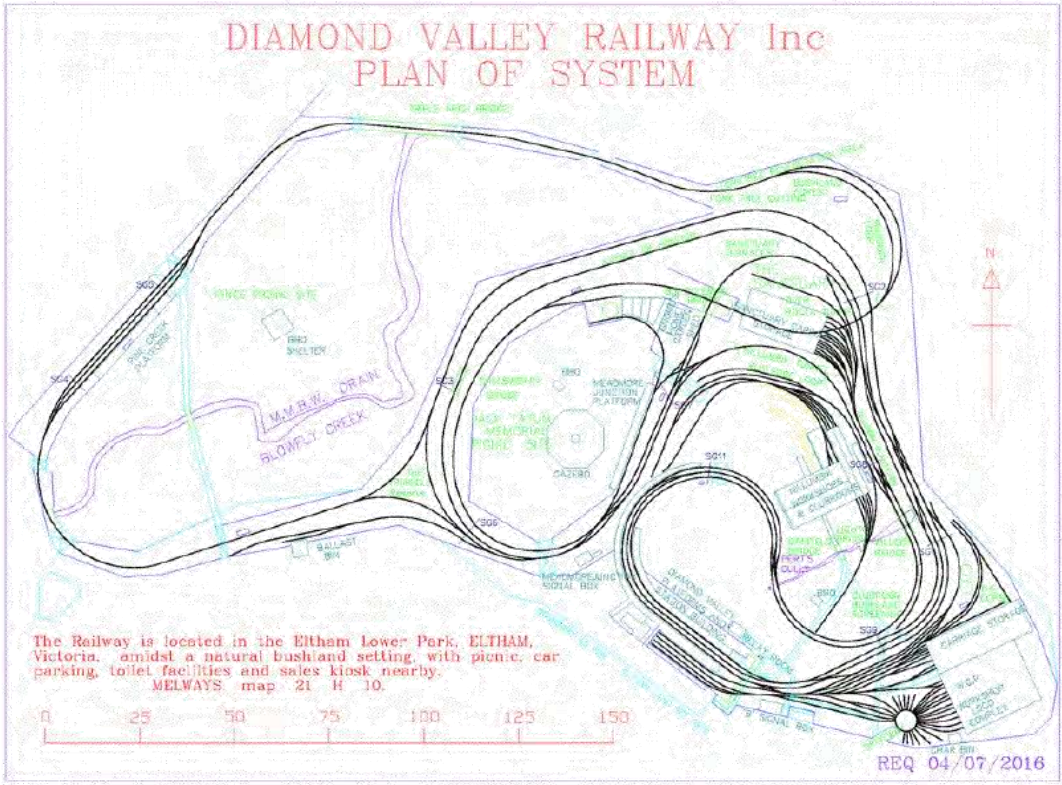


Figure 5. Track plan of the Diamond Valley Railway in 2016. (Source: Diamond Valley Railway)



Key built elements include the following:

**Diamond Valley Station (c1969)**

The Diamond Valley Station is a replica of Edwardian-era station building design. The Station building has a gabled roof clad in corrugated iron and top third rendered red brick walls on grey stone foundations. Gable ends feature timber battening. Windows are six paned and timber framed, with decorative grey stone flush sills. The ticket window is of similar proportions to the other station building windows.

The station includes three platforms with steel-framed gable roofed canopies supported by square section steel columns. The platform canopies feature battened gable ends to match the main building. The sales kiosk runs perpendicular to the platforms with asymmetrical twin gabled canopy extending across the front entrance supported by I-shaped steel columns. Decorative scalloped timber fascia boards line the station canopies and entrance canopy. Picket fencing surrounds the station.



Figure 6. Station building with scalloped fascia. (Context 2020)



Figure 7. View of the station from the northwest. (Source: Context 2020)



Figure 8. Ticket window. (Source: Context 2020)



Figure 9. Six paned timber framed windows and decorative fence. (Source: Context 2020)



Figure 10. Main station platform. (Source: Context 2020)



Figure 11. Picket fence and station canopy. (Source: Context 2020)

#### **William (Bill) Pert railway workshop, with turntable**

The William (Bill) Pert railway workshop building, located in the southeast corner of the site, is a broad medium-pitched gable roofed shed structure with an almost square footprint. The roof is clad in corrugated iron and walls are brown brick. Four wide metal roller doors are located across the eastern elevation allowing train access, two smaller, centrally placed, roller doors allow pedestrian access to the building. Train lines 9 to 20 lead into the building, through the large roller doors. The turntable immediately east of the workshop is surrounded by track lines and red brick paving on the southern side (Figure 12 and Figure 13)



Figure 12. William G Pert railway workshops with turntable in the foreground. (Source: Context 2020)



Figure 13. The turntable in the foreground. (Source: Context 2020)

#### **Carriage shed**

The Carriage shed building abuts the William G Pert railway workshop to the north. It is rectangular in plan with corrugated iron clad gabled roofing. Walls are of red brick construction. The eastern elevation contains two arched openings with metal roller doors, allowing access for the train lines into the sheds. Number labels indicating the train lines are located on the arch above each line.



Figure 14. The carriage shed (west). (Source: Context 2020)

### **Kidney shaped track**

The kidney-shaped main track wraps around the complex and connects the key structures. The Diamond Valley Railways website notes:

*The track consists of 14 lb/yd rail and is laid to a minimum radius of 18 metres. The track gauge is 184mm (7¼ inches) and the main route length is 2km plus 0.6 km of alternative paths. Some of the line side features are: the 65 metre long main station with three platforms, part of which is covered by a canopy roof; another two wayside stations; various bridges; two separate carriage shed/workshop complexes; two tunnels; two signal boxes; and extensive sidings totalling some 1.2km in length (Diamond Valley Railway).*



Figure 15. A portion of track. (Source: Context 2020)

### **B Signal Box**

The B Signal box sits to the south of the main station abutting the southwestern site boundary. It has a simple rectangular form with hipped roof clad in corrugated iron and surrounded by a rigid wire fence (Figure 16).





Figure 16. B Signal Box to the south of the main station abutting the southwestern site boundary. (Source: Context 2020)

#### **Steel-framed overhead pedestrian bridge**

The Steel-framed overhead pedestrian bridge allows access across the track at the southern end of the Station and platforms (Figure 17).



Figure 17. Steel-framed pedestrian bridge. (Source: Context 2020)

Other built elements across the site include:

- reinforced concrete pipe tunnels;
- bridges;
- triple arched, viaduct bridge;
- Chelsworth Bridge;
- other platforms;
- Meadmore Junction platform;
- Pine Creek platform;
- other sheds;
- Gnome's Home Garden Shed;
- Nillumbik workshop and clubrooms;
- sanctuary carriage storage;

- leisure infrastructure;
- gazebo; and
- BBQ facilities.

These other built elements are well integrated within the site's landscape setting. The landscape setting is broadly characterised by natural bushland, but also includes mature, deciduous exotic trees and certain well-maintained gardens, tended and curated by the Diamond Valley Railway members. This includes an Avenue of Honour located on the Inner Circle which is a tribute to deceased past members.

## **INTEGRITY**

The Diamond Valley Miniature Railway, Lower Eltham Park, at part of 570 Main Road, Eltham, is largely intact with some later changes to original or early fabric. The complex retains early significant infrastructure and built elements such as the station and platforms, Carriage shed, William Pert workshop with turntable. The layout of the site and tracks has undergone some changes since the opening of the Railway in 1961, in line with its original use and intention as an operating miniature railway complex.

As an operational facility, the track and associated components require regular maintenance and ongoing renewal and upgrades. Additions are an important to the history of the place as a site of ongoing development. The integrity of the place is enhanced by the ongoing use of the site as a miniature railway and integration of the built elements within the landscape setting.

Whilst the complex contains additions and variations, overall, it has high integrity and expresses the vision of original club members for a miniature railway.

## **COMPARATIVE ANALYSIS**

Miniature railways are a form of recreation and entertainment that emerged across Australia in the postwar period. In 1948, the introduction of the Forty Hour week gave Victorians increased leisure time which led to a boom in recreational activities. Many traditional forms of recreation underwent radical transformation and new ones emerged, of which the Diamond Valley Miniature Railway is an example (Heritage Alliance 2008:27).

Several other miniature railways exist across Victoria, however none appear to be listed in the Heritage Overlays of their respective planning schemes. The miniature railway complexes often include replica railway stations, miniature locomotives for public running and other auxiliary structures such as engine shed and signal boxes. Picnic facilities and kiosks are also often provided in the larger scale miniature railways, reflecting their recreational use.

The following examples outside the Shire of Nillumbik are comparable with the subject site in terms of scale and use.



Altona Miniature Railway Inc (No HO). (Source: Nearmap 2021)

The Altona & South Western Railroad was established in 1976 with the expressed objective to build and operate a passenger carrying miniature railway in the Western suburbs area, of Melbourne, Australia. The first official train ran on the Paisley Park site in 1985. Construction of a carriage shed/workshop commenced in 1988 (Altona Miniature Railway).



Box Hill Miniature Steam Railway (No HO). (Source: Nearmap 2021)

The Box Hill Miniature Steam Railway was established c1983 by the Box Hill Miniature Steam Railway Society, is a group of miniature steam railway and model engineering enthusiasts. The clubroom and engine shed were opened in 1983, with tracks completed for public running in 1985 (Box hill Miniature Steam Railway Society).



Figure 18. Mooroolbark & District Miniature Railway & Steam Club Inc (No HO). (Source: Nearmap 2021)

Mooroolbark & District Miniature Railway & Steam Club Inc was established in 1980, opening to the public in 1983 (Mooroolbark Miniature Railway). The complex is one of the relatively smaller miniature railways operating today.



Portarlington Bayside Miniature Railway (No HO).  
(Source: Nearmap 2021)

Portarlington Bayside Miniature Railway was opened in 1999 for public running. Located on eight hectares of parklands, Portarlington Bayside Miniature Railway is Australia's only railway located on a foreshore (Portarlington Bayside Miniature Railway).



Figure 19. Cobden Miniature Railway, Graylands Road, Cobden (No HO). (Source: Nearmap 2018)

South Western Model Engineers, Cobden, was established in February 1994 opening in June 1994. It is located on the Cobden Racecourse reserve, which have been developed with other public facilities including mini gold park, dairy park, the Cobden Go-Kart Club and the Cobden Historical Society (<https://www.cobdenminiaturerail.org.au/>).



Figure 20. Steam Locomotive Society of Victoria, 128 Rowans Road, Moorabbin (No HO). (Source: Nearmap 2021)

Steam Locomotive Society of Victoria Inc, Moorabbin was opened in 1970 with a single loop. The track has been extended to about 700 meters in length. There is also a brick clubhouse seating about 50 members (<http://www.slsv.com.au/about-us/>)





Figure 21. Bulla Hill Railway, 15 Green Street, Bulla (No HO). (Source: Nearmap 2021)

Tullamarine Live Steam Society was established in 1974 and relocated 1997. It was re-opened in 2000 as Bulla Hill Railway. It has two ground-level dual gauge tracks (Bulla Hill Railway).

Examples of miniature railways in Victoria listed below are of a smaller scale or are no longer in operation. These examples are less directly comparable.

- Ballarat Society of Model Engineers Inc (established 1985);
- Campbelltown Miniature Railway (c1983, ceased operation 2018);
- Euroa Miniature Railway Inc.;
- Geelong Society of Model & Experimental Engineers;
- Gippsland Model Engineering Society (1978);
- Loddon Miniature Steam Locomotive Society; and
- Mooroopna-Shepparton Miniature Railway Society.

In comparison to the above examples outside Nillumbik, Diamond Valley Miniature Railway is distinguished as an early and unusually substantial miniature railway complex that demonstrates people's fascination with railways and their components. In previous assessments this miniature railway was considered likely to a rare and fine example in an Australia-wide context (Bick 1992). Compared to the examples listed above, the Diamond Valley Miniature Railway is far more substantial in scale, including more finely detailed replica buildings. Its design is more holistic and contains numerous buildings and landscape elements which enhance the experiential qualities of the recreational complex.

The Diamond Valley Miniature Railway at part of 570 Main Road, Eltham, is notable for the comprehensive nature of the complex compared to other miniature railways, and as an early example of the type. It is also notable as a recreational complex, serving the Diamond Valley community and rail enthusiasts since 1961.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The Diamond Valley Miniature Railway, Eltham Lower Park, at part of 570 Main Road, Eltham, a miniature railway complex constructed from 1961, is significant.

Elements that contribute to the significance of the place include:

- the original scale and form of the complex within the natural bush landscape setting;
- Edwardian-style train stations and platforms, workshop and picket fencing;
- other railway elements reflecting the use such as the signal box, turntable and tracks and signage; and
- the rolling stock, which includes privately-owned assets.

Other elements that support the general recreational use of the place contribute to the use of the place but should be open to alteration.

### **HOW IS IT SIGNIFICANT?**

The Diamond Valley Miniature Railway Eltham Lower Park, at part of 570 Main Road, Eltham, is of local historic and representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The Diamond Valley Miniature Railway, Eltham Lower Park, at part of 570 Main Road, Eltham is historically significant as an early miniature railway complex built in Victoria. Operating at its current site since 1961, it is important as a popular long-term recreational facility within Nillumbik. It is evidence of the ongoing fascination with railways and their components. It provides physical evidence of a form of leisure activity, and tourism, that emerged during the postwar period and has remained popular as a community recreational complex. (Criterion A)

Constructed from 1961, the Diamond Valley Miniature Railway is significant as an early and detailed representative example of a miniature railway complex built in Victoria. It is distinguished as a substantial example that includes a comprehensive complex of buildings and infrastructure elements which are designed to be convincing replicas of an Edwardian railway system and its components. It contains numerous buildings and landscape elements which enhance the experiential qualities of the place. The incorporation of picnic facilities encouraging use, and gatherings, by the public and broader community for events and recreation is also significant. (Criterion D)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** Extent of Heritage Overlay is recommended as below, to cover the Diamond Valley Miniature Railway area, and extending to Diamond Creek to the east, within the Eltham Lower Park. Refer to the map below.

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other



Figure 22. The extent of Heritage Overlay is recommended to cover the Diamond Valley Miniature Railway area, and extend to Diamond Creek to the east, within the Eltham Lower Park. The approximate area is highlighted in blue. (Source: Nearmap 2021)

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## 856 Main Road, Eltham

### Former house

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Residential	<b>Designer:</b> State Savings Bank of Victoria (G Burridge Leith)
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1927



Figure 1. Primary (west) elevation of 856 Main Road, Eltham, with projecting verandah. (Source: Context December 2020)



Figure 2. Side (south) elevation of 856 Main Road, Eltham, from the carpark. (Source: Context December 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.3 Interwar subdivisions and estates

*In the interwar period there were numerous speculative subdivisions throughout the Nillumbik area. These were often marketed as combining possibilities for escape from the city and immersion in the natural values of the area. The introduction of the railway made such speculations possible and they were spurred on by the promise of its electrification. This meant greater frequency of services and therefore greater viability for commuting workers and weekenders. (Mills & Westbrooke 2016:71)*

*The suburban fringe of the metropolis was advancing towards the southern and south-eastern edges of Eltham Shire. With the advancing of the metropolitan fringe towards Eltham, and the closer subdivision in the main towns of the Shire, both the suburban dream and an alternative in the form of a weekend getaway from the city were on offer. (Mills & Westbrooke 2016:71)*

*The electrification of the railway to Eltham in 1923 eliminated the changeover to steam trains at Heidelberg allowing faster through-trains and so reducing commuting time. It was generally expected that this would soon convert Eltham into a suburban area. Certainly, there was a proliferation of subdivided new estates for the next few years. At first there was some infilling of Holloway's early Little Eltham subdivision. The 130 blocks of Sydney Haynes' Bellevue estate, situated on both sides of Main Road and the railway line to the north of Eltham station, were advertised from 1920. By 1923 prospective buyers were advised to take advantage of the cheap blocks before prices inevitably rose. Forty lots in the estate were sold in April 1923. (Mills & Westbrooke 2016:71)*

*Other subdivisions were carved from rural land, often starting with deceased estates. The local name for the estate often reflected the former rural landowners. In 1922 the View Hill estate was advertised as the 'highest point in the district, quite handy to [Eltham] station'. Twenty-three building blocks in the Mona Vale estate and two in Browne's subdivision were advertised in 1924. In 1925 the owners of the View Hill estate submitted a plan for roads on the estate to the shire council for approval. The following year an owner in the estate disposed of his two lots at a 'very satisfactory figure' to Messrs J. & H. Rowe, electrical engineers from the city who were planning to build two 'concrete villas'. (Mills & Westbrooke 2016:71)*

*In 1924 a 'leading Melbourne land agent' acquired a large tract of land in Eltham for subdivision purposes. This may have been the Eltham Electric Station Estate (known locally as the Pryor estate) opposite the station, where lots were auctioned in 1925. The estate included 11 shop sites in Main Street and 29 'beautiful elevated residential allotments'. Local reports found that Eltham was on the 'up grade'. 'The railway has given the necessary acceleration towards advancement*



*and not only is Eltham becoming popular as an outer suburban residential area, but also as an easily accessible tourist resort.' (Mills & Westbrooke 2016:72)*

*In the late 1920s the developer's tone remained optimistic. The Advertiser described the commencement of five new buildings in Eltham as a 'mini boom'. 'New buildings are springing up all round the district, which a progressive council has supplied with water and for which far-sighted residents have obtained the electric current from the Electricity Commission. For some time agents have been seeking out and securing the beauty spots around Eltham, for which there is a good demand, and there is every indication that, in the near future, a substantial increase in settlement will take place.' (Mills & Westbrooke 2016:72)*

## LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society

2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in *Victorian Places* 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (Victorian Places 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (Victorian Places 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilief; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (Victorian Places 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

## PLACE HISTORY

The 1929 former house at 856 Main Road, Eltham, is located on Crown Allotment 12, Section 4, Parish of Nillumbik, 316 acres purchased by J M Holloway in 1853 (Nillumbik Parish Plan 1951).

By 1879, the allotment had been subdivided and streets formed as part of the survey of Eltham township. Postmistress Anne Hunniford purchased approximately four acres of the subdivision in that year, including land associated with the subject site. The majority of the four acres, fronting York Street, Bridge Street and Main Road, was transferred to farmer John James Burgoyne in 1886 (CT:V1118 F583; CT:V1982 F376).

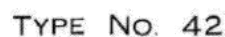
Under Burgoyne's ownership, a portion of land (approximately one acre) was subdivided and sold in 1912. Burgoyne retained the rest of the land comprising approximately two acres at the corner of

Main Road (also known as Maria Road) and York Street (CT:V1982 F376). When Burgoyne died in 1918, his probate listed his real estate assets as comprising two properties in Holmes Street, East Brunswick and the land associated with the subject site in Main Road, Eltham. The extant buildings on the land at the time included a weather board shop (bakehouse) and dwelling fronting Main Road, a brick bakery at the rear fronting York Street and stables (PROV 1918).

In April 1920, John Neville Burgoyne, son of John James Burgoyne subdivided his father's estate into two allotments. John was hay and corn merchant, and owned a store at today's 820 Main Road, Eltham (CT:V4328 F509). In 1922, mechanics David Andrew and John Lyon purchased one of the subdivided allotments, which contained land associated with the subject site (CT:V4607 F306). David Andrew and John Lyon built and established Eltham's first motor garage in the 1920s. The Lyon Brothers Garage, which was the second RACV station in Victoria, was situated on the west side of Main Road opposite Arthur Street.

Under the Lyons' ownership, the subject site was further subdivided into three allotments in 1928. David Lyon retained one allotment, including the subject site, selling the other two allotments in 1949 and 1952 (CT:V4607 F306).

The subject building was built in 1929, when it was reported in the *Advertiser* that 'Mr D A Lyon' made an application to Eltham Shire council for the construction of a residence in Eltham (*Advertiser* 15 February 1929:4). In that year, the Commissioners of the State Savings Bank of Victoria took over ownership of the subject land, indicating that Lyon built the house through a loan financed by the State Savings Bank of Victoria. Lyon paid off the loan in 1934, when the ownership reverted to him (CT:5474 F727). The subject building was built to a 1927 State Savings Bank of Victoria standard plan, Type Number 42, supervised by the chief architect G Burridge Leith (Figure 3).



which was built in the period 1929-34. (Source: State Savings Bank of Victoria 1927:45)

David Lyon retained ownership of the property until 1957, when the ownership transferred to John and Elizabeth Scotland. Elizabeth was the daughter of David Lyon and his wife and Ada. The Scotlands sold the subject property in 1970 (CT:5474 F727; *Advertiser* 1 September 1951:22).

The land was subdivided again into two allotments in 1984. The subject residence was included in Lot 1 of the subdivision, forming the land today known as 856 Main Road (CT:V9554 F358). The subject building currently houses a medical practice.



Figure 4. Aerial imagery of the subject building in 1963, outlined in red. (Source: CPO, 'MELBOURNE (1963) PROJECT' 1963, Landata)

***State Savings Bank of Victoria (G Burridge Leith, chief architect), designer***

Following the First World War, Victoria faced housing shortages associated with an influx of returning soldiers and an increase in population. As a response to this situation, from 1920, the Victorian government offered workers on low incomes long-term loans at low interest to enable them to buy a home of their own. The State Savings Bank of Victoria managed the scheme, providing house plans and supervising the selection of contractors.

Under its credit foncier scheme, the State Savings Bank built thousands of homes in Melbourne's suburbs from 1921, particularly in suburbs serviced by newly electrified trains and trams. The *Housing and Reclamation Act 1920* and, from 1922, the *War Services Home Act 1918-20*, authorised the lending of funds for housing to approved persons and ex-servicemen at concessionary rates. Under the supervision of the bank's architect, G Burridge Leith, the bank initially built mainly detached stripped back Californian Bungalow styles, with designs regularly updated to incorporate emerging fashions and trends. The *Housing and Reclamation Act* authorised the bank to purchase land and build a house, or alternatively, to purchase land with a house already built and to sell it on hire



purchase. The total cost of the house and land was limited to £800 (O'Hanlon 2008; Murray & White 1992:208).

In the northern and western suburbs, smaller weatherboard houses were popular, while larger brick and weatherboard styles were more often found in eastern and southern suburbs. Size, fittings and finishes reflected price, with the smallest houses having two bedrooms, and the larger ones three. More expensive models featured separate dining and breakfast rooms and other 'modern' features (O'Hanlon 2008). Some of the middle-class suburbs attempted to maintain their status and values by declaring 'brick-only' areas (Murray & White 1992:213).

Most of the houses built up to the mid-1920s were small timber residences constructed within the £800 limit imposed by the *Housing and Reclamation Act* loans. Timber homes were chosen from the bank's pattern books of standard designs, the most popular being the 'cottage' and the 'bungalow'. The bungalow usually had five rooms (kitchen, dining or breakfast room, lounge room and two bedrooms) with a wide central passageway, and an internal bathroom and external toilet (Murray & White 1992:213).

The scheme was phased out in the 1960s, but even today the 'State Bank Home' remains an indicator of quality housing (O'Hanlon 2008).

## DESCRIPTION

The former house at 856 Main Road, Eltham, is a single-storey weatherboard former house built in 1929, to a 1927 design by the State Savings Bank of Victoria. Located on the eastern side of Main Road, the site is positioned between York Street and Henry Street opposite the Alistair Knox Park.

856 Main Road is set on an irregular L-shaped block gently rising to the east, with the primary (west) elevation facing Main Road. The house occupies the northern half of the parcel, and an asphalt carpark covers the southern half. The property is unfenced along Main Road. There is a deep setback to the house with open mown lawn and small garden beds. The carpark is accessed from both Main Road and the private driveway on the southern boundary. A driveway to the new townhouse complex at 852 Main Road (Lot 2 of the 1984 subdivision) adjoins the southern boundary.

The former house has a broadly rectangular plan with a forward-facing porch containing the main entry to the southern end of the west façade (Figure 1 and Figure 5). It is clad in timber weatherboards and has a jerkinhead roof clad in terracotta tiles. Eaves are timber-lined and have exposed rafters. A skillion corrugated iron extension has been added to the rear (Figure 4).



Figure 5. Aerial imagery showing the original roof and corrugated iron skillion roof addition to the rear. (Source: Nearmap 2021)

The entry porch has brick balustrading with integrated piers with rendered capping. The brick piers support Double columns that carry the projecting terracotta-tiled roof. The west façade features a central double door, flanked by a pair of timber-framed double-hung sash windows (to the south) and a bow window (to the north). The bow window has a flat projecting canopy and is clad in square-edged timber shingles (Figure 6). Three unadorned simple red brick chimneys penetrate the roof (Figure 7).

The side (north and south) elevations have weatherboard cladding with vertical batten detailing to the jerkinhead gable ends. The south elevation features a ramp leading to an entrance portico and doorway in the southeast corner on the building. Terracotta tiled roofing supported by simple timber posts extends over the doorway. A timber lattice balustrade lining the ramp appears to be later addition, likely dating from the post-1970 conversion (Figure 8).

An extension with corrugated iron roof cladding is located to the rear of the building, but this is not readily visible from the public domain.



Figure 6. View of the main elevation from the entrance driveway on Main Road (Source: Context 2020).



Figure 7. Bow window with canopy on the northern side of the main elevation with shingles. (Source: Context 2020)





Figure 8. Two red brick chimneys on the northern elevation penetrate the jerkinhead gable. (Source: Context 2020)



Figure 9. View of 856 Main Road from the southwestern corner. (Source: Context 2020)



Figure 10. Secondary elevation showing weatherboard cladding with vertical batten detailing to the jerkinhead gable end, ramp and rear extension. (Source: Context 2020)

## INTEGRITY

856 Main Road, Eltham, is largely intact with a few changes visible to original or early fabric. The building mostly retains its original built form and detailing, including the transverse jerkinhead roof clad in terracotta tiles, weatherboard cladding, projecting brick porch, pattern of early fenestrations, shingled bow window with projecting canopy, and brick chimneys. The rear extension does not distract the overall legibility of the original design. Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

From the 1890s, the defined area of Greater Melbourne had been expanded to include Eltham and the surrounding district for the purpose of censuses. Despite being included within these boundaries, the area continued to be predominantly rural. The interwar period, however, saw an increase in development and suburbanisation of within the broader Nillumbik area. Following World War I, the ideal of small detached houses set within gardens became increasingly popular, causing a 'dramatic expansion' of the greater metropolitan areas of cities (Raworth 1991:9). This preferred housing form, along with the introduction of regular railway services, affordable land and the promise of electrification, encouraged many to come to the Nillumbik area and build homes in the interwar period.

Likely due to a combination of continuing agricultural land use and lack of suburban utilities, development in areas outside the main streets of townships in Nillumbik was still slow. Most houses that appeared in new subdivisional estates in the early twentieth century were modest weatherboard, timber framed structures.

Reflecting the popular architecture of the time, many chose to build 'bungalows'. The early bungalows from the 1920s were commonly associated with the Californian Bungalow style, which usually featured a high level of detailing. Many houses built in the same period or later, however, conformed to a broader interwar bungalow type, especially those in outer suburban and semi-rural areas. These houses were generally small, single-storey, double-fronted dwellings with dominant verandahs with exposed rafters and beams (Raworth 1991:11).

Houses designed by the State Savings Bank of Victoria proliferated across Melbourne from 1921. The State Savings Bank scheme saw that customers would be lent money to build their own home, with the plans of which would be provided by the bank. This scheme made housing affordable for many in the interwar period.

Early State Savings Bank houses designed in the 1920s were simple 'bungalows', with roofs clad in corrugated iron or terracotta tiles. The chief architect G Burridge Leith designed around 50 types in Victoria, initially mostly of timber and generally of five main rooms (Butler 2010:42-43). In the northern and western suburbs of Melbourne, smaller-scaled standard weatherboard houses were more popular, while larger houses of brick or weatherboard constructions were more often found in eastern and southern suburbs. Despite their popularity across Melbourne, there are limited examples of State Savings Bank of Victoria designed houses covered by the Heritage Overlay outside the metropolitan Melbourne area.

Although Eltham and the broader Shire of Nillumbik experienced a rapid growth in the interwar years, there are no State Savings Bank-designed houses currently listed on the Heritage Overlay. This type of house is less common in Nillumbik, as they were predominantly constructed in suburbs serviced by newly electrified trains and trams. There were also only few State Savings Bank branches in the area. State School No. 2105 at 275 Eltham-Yarra Glen Road, Kangaroo Ground (HO47), had a small room built on the front verandah of the residence in c1920s that served as a State Savings Bank agency until c1934.

The following examples in the Shire of Nillumbik are comparable with 856 Main Road, Eltham.



200 Ryans Road, Eltham North (recommended as Individually Significant in this study). (Source: Context 2021)

The property at 200 Ryans Road, Eltham North, is a 1933 single-storey asymmetrical timber house that has a main gabled roof form with an intersecting transverse gable to the principal façade. The house demonstrates the uptake of land in the area during the interwar period.



Worlingworth, 10-26 Banoon Road, Eltham (HO7). (Source: VHD)

The property at 10-26 Banoon Road, Eltham, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s. Built c1922, it is also important as one of a few substantial homes erected in the Shire during the interwar period, illustrating Eltham's development into a desirable residential locality. It survives as one of few properties to retain its intact farm setting (VHD).





Orchard House, 25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190). (Source: VHD)

The property at 25 Cottles Bridge-Strathewen Road, Cottles Bridge, is significant as one of few brick houses built prior to 1930 in Nillumbik. It is unique in the municipality as an example of the transitional bungalow style, exhibiting elements of both the interwar and Federation eras. It is also significant for its association with Thomas Cottle, the namesake of the Cottles Bridge area, the Cooke orcharding family and the probable builder of the house, 'Caffin' (VHD).



836 Heidelberg-Kinglake Road, Hurstbridge (HO264). (Source: VHD)

The property at 836 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a substantially intact example of an interwar bungalow constructed c1923. Its aesthetic value is enhanced by the intact front garden and fence, including the two Canary Island Palm trees framing the entry to the residence. The residence is demonstrative of the township's dominant period of development which was stimulated by the orchard industry and introduction of the railway line in 1912 (VHD).

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Outside the Shire of Nillumbik, there are a few comparative examples of the typical State Savings Bank-designed houses included on the Heritage Overlay. The following examples are located in other surrounding municipalities that experienced similar transition towards suburban development during the interwar period.



Lilydale Interwar House Types, 30 Anderson Street, Lilydale (Significant within HO412, Yarra Ranges Shire). (Source: Google 2019)

30 Anderson Street, Lilydale is a modest suburban interwar house. It is one of a group of similar houses in Lilydale built in the 1920s and 1930s that illustrate the shift from rural living to a more suburban mode of development during the interwar era with housing types that reflected popular typologies and style used in other built-up areas of Melbourne (VHD).



272 Mt Dandenong Road, Croydon (HO110, Maroondah City). (Source: VHD)

272 Mt Dandenong Road, Croydon, is a timber Californian Bungalow, built c1925, probably to a State Savings Bank of Victoria design. It is historically significant locally as embodying family life in Croydon between the wars and of the housing initiatives of the bank. It is architecturally significant as an intact example of this domestic type enhanced by its grouping with 274, 276, 280 (HO110), 284, 290, 294, 296, 298 (HO111), 315-317 (HO112) and 316 (HO113) Mount Dandenong Road (VHD).



149 Mt Dandenong Road, Croydon (HO105, Maroondah City). (Source: VHD)

149 Mt Dandenong Road, Croydon is a timber Californian Bungalow built c1929, likely to a State Savings Bank of Victoria design. The house is historically significant as it represents the way in which housing was provided in the predominantly rural area of Croydon during the late 1920s. The property is significant as a highly intact and representative example of a State Savings Bank house in the area, which features two linked groups of similar houses (VHD).

## Discussion

Established in a more suburban setting than the above earlier local bungalow examples, 856 Main Road, Eltham, is distinguished from the local examples for its use of a State Savings Bank of Victoria's standard design, a type that was prevalent throughout Melbourne but that appears to be less common in the Shire than other suburban municipalities.

856 Main Road, Eltham, demonstrates the interwar development of residential subdivisions of larger land parcels that had been evident in the Victorian period township. It reflects the transition towards suburban living in Eltham during this period. 10-26 Banoon Road, Eltham, and 25 Cottles Bridge-Strathewen Road, Cottles Bridge, were erected on more substantial blocks of land with bush setting. Like 856 Main Road, Eltham, 836 Heidelberg-Kinglake Road, Hurstbridge, is located within the more suburban areas of the municipality and is more closely comparable.

The house at 200 Ryans Road, Eltham North, is an example of a slightly later timber residence that was erected on a subdivision that had been created out of a larger allotment. This subdivision, known as the 'Glen Park Estate,' sits outside the original township area, however, still characterises the uptake of smaller allotments for residential purposes in the shire during the interwar period.

Designed to a 1927 State Savings Bank Type No 42 plan, the subject building retains key stylistic features of the interwar bungalow type and is largely intact to its State Savings Bank of Victoria

design. The shingled bow window with a flat projecting roof, terracotta tiled jerkinhead roof, exposed rafters and brick entry porch characteristic elements of this plan type exhibited by the building.

856 Main Road, Eltham, compares well to the above examples of modest interwar State Savings Bank of Victoria bungalows listed on the Heritage Overlay in surrounding municipalities (30 Anderson Street, Lilydale, 149 and 272 Mt Dandenong Road, Croydon), in terms of scale, design elements, materials and setting. Both the subject building and the above examples have a generous setback fronting a main arterial road with a dual carriageway.

Overall, 856 Main Road, Eltham is differentiated from the interwar dwellings already listed on the Nillumbik Shire Heritage Overlay as a somewhat rare example of a State Savings Bank of Victoria house design. Its simple form, modest detailing, suburban character, and high level of intactness to the original State Savings Bank of Victoria design is an example of a bungalow typology and corresponding period of development that is underrepresented in the Schedule to the Heritage Overlay.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The former house at 856 Main Road, Eltham, built in 1929 to a design by the State Savings Bank of Victoria, is significant.

Elements that contribute to the significance of the place include:

- original single-storey built form, scale and jerkinhead roof form;
- original pattern of openings;
- materiality including weatherboard cladding, vertical batten jerkinhead gable-end detailing, face brick entry porch and timber column roof supports, brick chimneys, terracotta tiled roof cladding; its design to the State Saving Bank of Victoria (Type No 42);
- other characteristic features of the State Saving Bank of Victoria bungalow style including the bow window with projecting flat roof canopy and shingle cladding, timber-lined eaves with exposed rafters, and double-hung timber framed sash windows; and
- the deep front setback from Main Road.

Later changes including the rear extension and new side entrance (post-1970) are not significant.

### **HOW IS IT SIGNIFICANT?**

The former house at 856 Main Road, Eltham, is of local historic and representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The former house at 856 Main Road, Eltham is historically significant for its association with the residential development of Eltham in the late 1920s and early 1930s. As a timber interwar bungalow situated on a suburban block it represents the consolidation of Eltham into a commuter suburb, following the electrification of the railway line, which reduced the journey into the city. The subject building was erected in 1929 for mechanic David Andrew Lyon, through a loan financed by the State Savings Bank of Victoria. David Andrew Lyon and his brother John established Eltham's first motor garage in the 1920s. The Lyon Brothers Garage was the second RACV station in Victoria, situated on the west side of Main Road opposite Arthur Street. The former house is also significant as a somewhat rare example of this type in Eltham, financed and built to a standard design by the State Savings Bank of Victoria. (Criterion A)

The former house at 856 Main Road, Eltham is of representative significance as a fine, highly intact, representative example of a standard State Savings Bank bungalow built in the mid-1920s. The former house is an intact example of the 1927 Type No 42 design, created under the supervision of the bank's chief architect, G Burridge Leith, who designed around 50 types in Victoria. The building showcases characteristic features of the State Savings Bank bungalow type including weatherboard cladding, roof clad with terracotta tiles, vertical timber battled detailing to the jerkinhead gable-ends, bow window with flat roof canopy and shingle cladding, and face brick porch and timber column roof supports. (Criterion D)

The former house at 856 Main Road, Eltham is also representative of the type of housing being built in formerly rural areas surrounding Melbourne, as they rapidly suburbanised during the interwar period. Although State Savings Bank houses were rarer in these outer districts, 856 Main Road fits

with the general type of modest timber housing that appeared in these areas during the interwar period. (Criterion D)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A



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## 42 and 1/44 Park Road West, Eltham

### Alan Martin House and Studio

<b>Prepared by:</b> Context	<b>Survey date:</b> April 2021
<b>Place type:</b> Residential	<b>Designer:</b> Not known
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1946-47; 1952; 1954; 1956 and 1977 (house), 1964 (painting studio), 1971-72 (pottery studio)



Figure 1. 42 Park West Road, Eltham. (Source: Context 2020)



Figure 2. 42 Park West Road (front) and 1/44 Park West Road (rear), Eltham. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.4 Postwar growth and experimentation

*At the end of World War II there was a severe housing shortage in Melbourne, which had been escalating since the Depression and was made worse by wartime conditions. Davison and Dingle describe how in Melbourne 'thousands of families were living in sleepouts, boarding houses, garages and other makeshift dwellings'. It would be a decade before the worst of the shortage was overcome. (Mills & Westbrooke 2016:75)*

*The shortage in the city was exacerbated by the lack of readily available land on which to build. In the inner suburbs rental controls deterred owners from rebuilding at greater density. Most of the rest of the suburbs were built out, with some space available to fill up in the east in areas such as Kew, Studley Park and Ivanhoe. These conditions propelled a rush to the city fringe. The Nillumbik area provided an abundance of cheap blocks in thinly developed estates. (Mills & Westbrooke 2016:75)*

*The difficulty of providing new housing was increased by the scarcity of building materials resulting in very high prices. Some materials were still subject to government restrictions introduced during the war. Finally, there were insufficient builders to service the demand resulting in a great increase in owner building. By the early 1950s around 40 per cent of houses completed were constructed by owner-builders. The distribution in the Nillumbik area was probably in line with these figures. (Mills & Westbrooke 2016:75)*

*On the city fringe owner-builders often sought permission to put temporary housing such as old caravans on their land, rather than travel long distances to work on their houses. In the Nillumbik area the low density of development, the large bush-covered blocks originally intended for weekenders and the flexible rural council favoured this approach. The prewar weekenders were being replaced by a set of more permanent residents, including people working in the district, workers commuting to the city and retirees. (Mills & Westbrooke 2016:75-76)*

*The artistic and intellectual milieu that had existed since the nineteenth century drew a new generation of artists and thinkers. Philip Goad found that '... at Warrandyte and Eltham artists and intellectuals returned to the earth and savoured the bush'. Filmmaker Tim Burstall, who was among a number of newcomers who bought very cheap blocks at 'The Hill' around Napier Street in the Panorama estate, would describe the Eltham of the 1940s and 50s as 'the socio-aesthetic centre of Melbourne' and 'a rural Bloomsbury'. At the same time, the same qualities of the Nillumbik area bushland, which had drawn generations of picnickers and weekenders now drew a new wave of settlers. (Mills & Westbrooke 2016:76)*

## 9 SHAPING CULTURAL AND CREATIVE LIFE *Achieving distinction in the arts*

*Artists, writers and intellectuals continued to be among those who were attracted to the area in the decades after the Second World War. At Warrandyte, potters began to outnumber painters. In 1958 five local potters, Phyl Dunn, Arthur Halpern, Gus McLaren, Reg Preston and Charles Wilton, along with John Hipwell, established a 'Potters Cottage' in Moonlight Cottage selling their wares and demonstrating their craft. Soon the Potters Cottage was moved to a new location south of the river, but other young potters continued to live and work in North Warrandyte. Similarly, Eltham continued to attract artists of all types. (Mills & Westbrooke 2016:116)*

*Two postwar artists attracted to the area, and concerned to protect and maintain its unique environmental characteristics, were Clifton Pugh, who built Dunmoochin at Cottles Bridge (HO8) in the 1950s and Neil Douglas, largely responsible for the Environmental Living Zone at the Bend of Islands in the 1970s. Pugh attracted a number of other artists to join him in an artists' colony at Dunmoochin. Several of them also built mudbrick homes at Cottles Bridge. (Mills & Westbrooke 2016:116)*

*Pugh developed Dunmoochin into Dunmoochin Artist's Community and it still provides artist residencies today. Among those who lived in the Cottles Bridge community were the artists Frank Werther (HO40), John Howley, John Olsen and Mirka Mora; potters Alma Shanahan (HO9), Peter and Helen Laycock (HO148) and Peter and Chris Wiseman, and the sculptor/engraver Kevin Nolan and his wife. The architect, Maurice Shaw, built a house close to Dunmoochin for Leon Saper (HO41), who became a successful potter. Other artists have lived in the Dunmoochin area since, including Rick Amor, Heja Chong (HO10) and Geoffrey Davidson. A number of important artists were friends of Clifton Pugh and frequent visitors to the property during the 1960s and 1970s. These include Fred Williams and Albert Tucker. Clifton Pugh's home at Dunmoochin burned down in 2001 but early studio buildings and other original features remain. (Mills & Westbrooke 2016:117)*

*A new generation of artists in the Shire of Nillumbik upholds this strong artistic tradition. Montsalvat is still a centre for the arts. Dunmoochin continues to be a place for artists to work and live and maintains an artist-in-residence program. The tradition of artists opening their homes and studios to the public, which began in the 1960s, is maintained as part of the Nillumbik Shire Artists Open Studio program. (Mills & Westbrooke 2016:117)*

## LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841,

William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing*



*purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News, 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in *Victorian Places* 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

## PLACE HISTORY

The residence at 42 Park West Road is located on Crown Allotment 6, Section 10, Parish of Nillumbik, 146 acres purchased by J Frank in 1855 (*Nillumbik Parish Plan* 1951).

By 1924, the allotment had been subdivided, with Robert Woodcock owning 54 acres of the land (CT:V4871 F001). Under Woodcock's ownership, the 54 acres were subdivided into a number of residential allotments and sold in the period 1925-29 (CT:V4871 F001).

Investor John Quinn purchased land on the subdivision in 1929, and undertook further subdivision, selling lots from 1929 to 1957 (CT:V5549 F724). Dorothy Kenderdine purchased Lot 73 (the subject land) and Lot 74 of this subdivision in 1948 (CT:V7159 F656).

Student Alan Martin from Reservoir subsequently purchased Lot 73, the subject site, in 1948. In 1963, the property was owned by dental mechanic Alan Albert Martin and his wife, Lesly Dorothy Martin (CT:V7196 F050).

In 1966, Alan and Lesly Martin of 42 Park Road, Eltham, purchased neighbouring Lot 74. By this year, Alan Martin was listed on the certificate of title as an artist and teacher (CT:V8054 F249). In 1976, the Martins amalgamated both lots under the one title (CT:V8054 F249).

According to information provided by Lesly Martin in 1992, the couple came to Eltham in 1946 and moved the first part of the subject house onto the current site in 1947, a room which eventually became the kitchen. This construction pre-dates Alan Martin's ownership of the land in 1948. As finances became available, additions to the house, mostly timber, were built by the Martins in stages. These additions occurred in 1946-47; 1952; 1954; 1956 and 1977, with a painting studio built in 1964 and a pottery studio in 1971-72 (Bick and Kellaway 1992:1398-1402).

In 1972, Alan Martin advertised an exhibition of his early paintings at 42 Park Road, Eltham (*Age* 4 November 1972:16). Martin advertised other shows, 'Paintings from Europe and Centre' and 'Week of Landscape Painting', at the same address in 1978 (*Age* 12 August 1978:20). The site comprising the house, studio and pottery was shown on a 1978 aerial photograph (Figure 2).

Alan Martin lived at 42 Park West Road until his death in 1989, with Lesly Martin continuing to live at the property. The two blocks were subdivided into three lots in 2007, and addressed as 42, 1/44 and 2/44 Park West Road, Eltham (CT:V11031 F137).

Alan and Lesly Martin's timber residence is located at 42 Park West Road and Alan Martin's split level timber studio is located at 1/44 Park West Road. A small bungalow building at 2/44 Park West Road is believed to have been built by the Martins during their ownership to accommodate visiting artists and friends. This building was in evidence by 1978 (Figure 2).

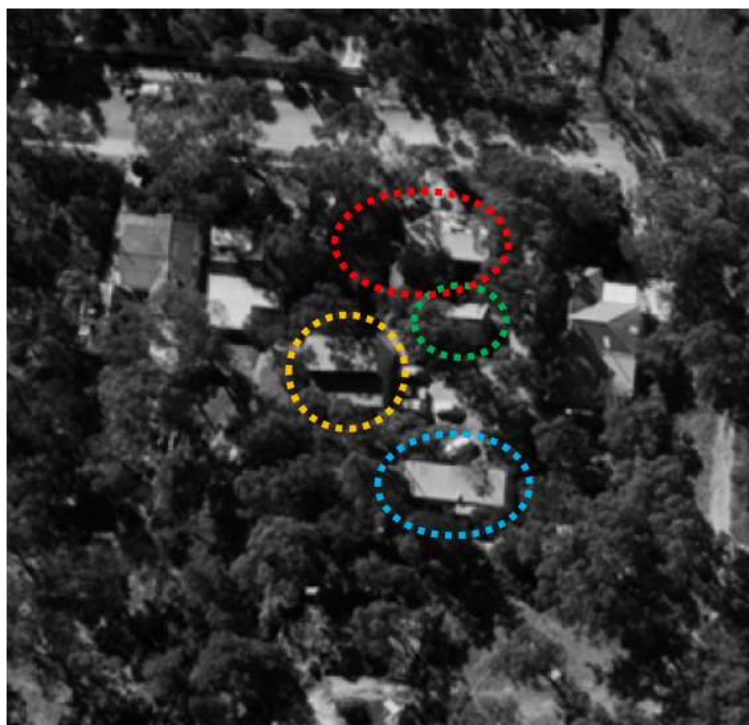


Figure 2. An aerial view of the site from 1978. The house is circled in red; the art studio in yellow and the since removed pottery studio in green. The rear bungalow building at 2/44 Park West Road is circled in blue. (Source: CPO, 'DIAMOND CREEK (4/1978)', 1978, via Landata)

#### *Alan Martin, artist and owner c1948-1989*

Alan Martin was born in Melbourne in 1923. Martin studied under Max Meldrum at the National Gallery School and at the Royal Melbourne Institute of Technology. He later established his own art school, the Alan Martin Painting School, with lessons held in Eltham at the subject property, and Kew. A painter in oils, he favoured landscapes, still life, and portraits, and was a finalist in the Art Gallery of New South Wales Archibald Prize in 1959. Martin won several prizes in provincial art shows and entered work in the prestigious Archibald Prize in 1962 (Furphy nd; AGNSW 2021). Martin was known to have found the Eltham district conducive to painting, and was one of the earliest artists to arrive in the immediate postwar period (Marshall 1971:123).

One of Martin's students, Don James, in writing about Martin's career recalled that Martin started as a student of painting with Meldrum in 1938 at the age of 15, remaining with him for the next 15 years. Meldrum told Martin that he needed to have a job to support his studies and early years, and arranged for Alan to work with John Heath, a Melbourne dentist, as a dental mechanic. This position not only enabled him to attend classes but also gave him the skills for one of his enduring sidelines, that of mould making and casting. Martin also studied design at the Working Men's College (now RMIT University), and later with Sir William Dargie at the National Gallery School in Melbourne (James 2020).

In 1979, Martin was noted as being a 'very busy teacher' with a large number of pupils in his art classes, held in his studio at home (Marshall 1971:123). Don James, a painter who had been taught by Martin at the home studio, was later invited to teach classes in the same studio by Lesly Martin following Alan's death (Montsalvat 2021).

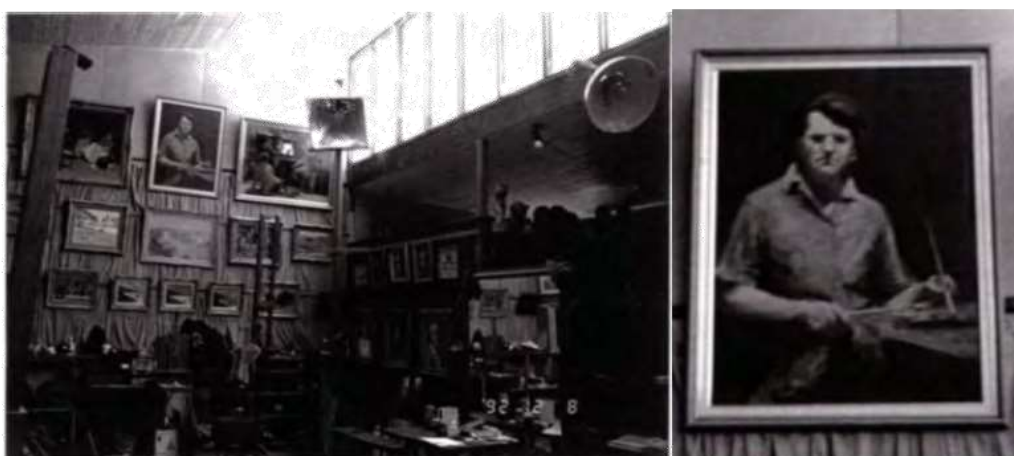


Figure 3. A view of the interior of the studio, built and used by Alan Martin. To the right is a closer image of Martin's self-portrait on the wall. (Source: Bick 1992)

### DESCRIPTION

42 Park West Road, Eltham, is an elevated single storey timber house with corrugated iron gable roof built in stages between 1946 and 1977, with a painting studio built in 1964 (now at 1/44 Park West Road). The house sits on the south side of Park West Road, with the land falling towards the street.

Built over 30 years the house now consists of two connected L-shaped wings with the eastern wing sitting forward on the block. Both wings present a gable to the street at their western end, while a transverse gable runs east.





Figure 4. Aerial imagery of the site. (Source: Nearmap)

The upper walls of the house are clad with stained vertical timber boards while at street level the walls are clad in plywood sheets with timber framed corrugated iron doors. A small skillion roofed porch is located midway along the street facing elevation. Windows across the front of the house at the upper level are timber framed with a large, fixed centre panes and awning sashes either side. An exception to this is the window in the street facing gable of the recessed wing which comprises a large picture window with three small overlights.

The rear section of the western wing of the main house is taller than the rest of the wing and is constructed of mudbrick. Behind this is a separate mudbrick building with gable roof that appears to abut Martin's studio.



Figure 5. A c1992 image of the studio on the left, showing its original timber cladding. To the right is a current view of the studio, with new corrugated iron cladding. The small mudbrick room is visible in this image. (Source: Bick 1992; Context 2021)

The painting studio at 1/44 Park West Road is a simple square building, with corrugated iron skillion roofs. The northern half of the roof is raised significantly higher than the southern half, which allows

for a large row of south-facing clerestory windows. The building has been recently re-clad in corrugated iron.

The pottery building that stood to the south of the house, visible in Figure 2, is not extant.

## **INTEGRITY**

42 Park West Road, Eltham, is moderately intact with a some change visible to original or early significant fabric. The house retains its built form, evidencing the stages in which it was constructed between 1946 and 1977. Cladding on the house, including the vertical timber boards on the principal floor and corrugated metal on the lower portion, appears to have been recently installed.

The rear painting studio also retains its original built form and scale, with large south-facing clerestory windows. Earlier images indicate that this was clad in vertical timber boards, however it has been reclad in corrugated iron. The mudbrick portion, with gable roof, appears to be intact.

It appears that the pottery building was removed, likely following the subdivision of the site in 2006.

Overall, the site has moderate integrity.

## **COMPARATIVE ANALYSIS**

The Nillumbik area has a longstanding association with artistic and intellectual communities, going back to the earliest years of the nineteenth century. The period following Second World War saw a new generation of artists and thinkers, who appreciated the natural surrounds of the area and the communities that had developed. Many newcomers were attracted by the cheap and readily available blocks that had gone unsold in the numerous subdivisions from the prewar and interwar periods. The area was later referred to as 'the socio-aesthetic centre of Melbourne' and 'a rural Bloomsbury', a reference to the famous group of intelligentsia, artists and philosophers in London (Knox 1980: 76).

The Alan Martin House and Studio at 42 and 1/44 Park Road West, Eltham are directly associated with Alan Martin, a local artist and art teacher who was part of the post-World War II artist community in Nillumbik. While not of the same profile as other more well-known local artists such as Clifton Pugh and Neil Douglas, Martin achieved some success, becoming a finalist in the Art Gallery of New South Wales Archibald Prize in 1959 and winning several prizes in provincial art shows. His career represents many aspects of the cultural lifestyle and artistic community for which Eltham was well known. Martin resided at the site from 1947 until his death in 1989. He is intrinsically linked to the fabric of the place, with the studio to the rear of the property purpose built for the artist in 1964. Martin's achievements as an artist and teacher were centred on the studio in which he worked and taught. As his personal studio, the property is better than any other to demonstrate associations with Martin and as an example of the low-key artist-owned studios that were common in Eltham at the time.

Within the Shire of Nillumbik, several surviving places are on the Heritage Overlay for their historical (associative) significance in demonstrating their connection to artists, writers, and intellectuals that contributed to this important layer of Nillumbik's development. The following places are comparable to the Alan Martin House and Studio, 42 and 1/44 Park West Road, Eltham, for their direct association with a person who contributed to the course of the Shire's history of being associated with artists, writers, and intellectuals and for the tangible evidence the physical fabric of the place provides of this association and the achievements of the person.





Southernwood, 250 Bolton Street, Eltham (VHR 2235, HO13). (Source: VHD)

Southernwood, Walter Withers's house, was first built as a four-room cottage in 1891, and in 1903 it was purchased by the artist Walter Withers. The house is of historical significance as the home of the prominent Australian artist Walter Withers from 1903 until his death in 1914. As a member of the 'Heidelberg School' Withers was the first commercially successful painter to come and live in Eltham. Withers played a part in attracting other artists to the area and, thereby, in establishing Eltham's reputation as an artistic community (VHD).



Peter Garner mudbrick studio and adjacent shed 62 Brougham street, Eltham (HO17). (Source: VHD)

The 1969 studio and shed are significant for its use of highly creative structures constructed in the 'Eltham style'. The studio and shed were associated with Arthur Munday, Peter Garner, Lenore Garner and the Montsalvat artists' community more broadly (VHD).



Stanhope Residence and Garden, 10 Peter street, Eltham (HO149). (Source: VHD)

The c1910 residence is historically significant for its connection with Will Longstaff, the official war artist, Bishop Reginald Stephen (warden of Trinity college in the 1930s) and with the prominent journalist turned builder, John Harcourt, who rented the residence while he and his partner were building their adobe home in the 1940s.

During the 1940s the residence was also connected with the important literary figures, Clem, and Nina Christesen (Clem was the founding editor of the influential Meanjin Quarterly). When owned by the Christesens the residence was visited by a number of distinguished writers, artists, and academics, including the Nobel Prize winner, Patrick White, and the world-famous cellist Mstislav Rostropovich (VHD).



Landscape, 60 Lavender Park Road, Eltham (HO113). (Source: VHD)

The 1926 residence and rear concrete studio are significant because they are connected with the artist, cartoonist and anthropologist, Percy Lesson. During Lesson's occupation (1926-1938) the property became a centre for visiting artists, including Max Meldrum, Justus Jorgensen, Clarice Beckett, 'Jock' Frater and Richard McCann (VHD).



Alan Marshall Bungalow, 13 Park West Road, Eltham (HO147). (Source: VHD)

The 1955 bungalow is significant for its connection with Alan Marshall, a noted author, storyteller and social documenter. While living and working at the bungalow between 1955 to 1972, several of Marshall's important publications were 'wholly written' within its walls. These include his trilogy of fictionalised autobiographies, several collections of highly popular short stories and humorous sketches as well as commissioned histories (including the history of Eltham itself). The bungalow was visited by many other famous Australian authors during Marshall's residence (VHD).

## Discussion

The house and studio at 42 and 1/44 Park West Road, Eltham, are directly associated with Alan Martin, a local artist and art instructor in the Nillumbik area. Martin resided and worked at the site from 1946 until his death in 1989. The association of Martin to the fabric of the place is provided through evidence that shows the house and studio were built during the ownership of the Martins for their own use. The site served as Alan Martin's home and workplace from which he both worked as an artist and instructed art classes.

The Alan Martin House and Studio at 42 and 1/44 Park West Road, Eltham compares favourably against the above Individually Significant places for its demonstrated association with the life or works of a person of importance to the Shire of Nillumbik. The earlier examples such as Southernwood (VHR 2235, HO13) and Landscape (HO113) evidence Nillumbik's association with artists of earlier generations, who first attracted their peers to the area. The subject site is particularly comparable to the Peter Garner mudbrick studio (HO17) and Alan Marshall Bungalow (HO147) as examples contemporaneous to the subject site, which represent a later generation of artists and intellectuals who were attracted to the area and established their studios in the immediate postwar period. Despite its continued association with a number of important figures, Stanhope Residence and Garden (HO149) provides less direct comparison, as the house retains intact c1910 fabric and thus the associations are less directly legible from the fabric.

Much like many similar artists' houses in the area, the subject house and studio were constructed in stages as needs arose and finances became available, using simple building forms and materials. In this way the house and studio are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals.

While living and working at the house (and later the studio) between 1946 and his death in 1989, Alan Martin produced much of his artwork as well as holding open days and painting classes for the public. The use of the site for the instruction of art classes contributes directly to the general understanding of the site as being associated with the artist for many. The site is Martin's only known place of residence in the municipality between 1946 and his death in 1989 and the house and studio have more strong connection with him than most other places with a connection to Alan Martin in the Shire of Nillumbik.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The Alan Martin House and Studio at 42 and 1/44 Park West Road, Eltham, consisting of a house and artist's studio, built in stages between 1946 and 1977 (with painting studio dating to 1964) for the owners Alan and Lesly Martin, is significant.

Elements that contribute to the significance of the place include:

- the form and scale of the house, which shows the incremental nature in which it was built; and
- the form of the artist's studio, including the large south-facing clerestory windows.

### **HOW IS IT SIGNIFICANT?**

The Alan Martin House and Studio at 42 and 1/44 Park West Road, Eltham, is of local historic and associative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The Alan Martin House and Studio at 42 and 1/44 Park West Road are historically significant as examples of the artistic lifestyle that the area became known for in the postwar period. Much like similar artists houses in the area, the house and studio were constructed in stages as needs arose and finances became available, using simple building forms and materials including mudbrick, vertical timber boards and corrugated iron. In this way, the house and studio are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals. The Alan Martin house was associated with the life and works of the artist Alan Martin. The house and studios were built by Alan Martin and his wife Lesly, to serve especially as their own home and workspaces. Alan Martin also used the site as a place to instruct art classes, directly informing the association of the place with the artist for many. (Criterion A and H)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - Studio
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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## 61 York Street, Eltham

### Macmahon Ball House and Study

<b>Prepared by:</b> Context	<b>Survey date:</b> April 2021
<b>Place type:</b> Residential	<b>Designer:</b> Alistair Knox (1948 mudbrick study and 1959 extension), John Harcourt (c1948 pise house)
<b>Significance level:</b> Significant	<b>Builder:</b> Alistair Knox, Sonia Skipper, Peter Glass
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1948 (mudbrick study), c1948 (pise house), 1950 (pottery studio) 1959 (extension)



Figure 1. 61 York Street, Eltham. (Source: T Knox nd, Alistair Knox Foundation)



Figure 2. 61 York Street, Eltham (viewed from North). (Source: Nearmap 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.4 Postwar growth and experimentation

*Paralleling the activity of the Modernist architects, another more prolific experiment in residential building was germinating in the Eltham-Warrandyte area. The trend was characterised by an acceptance of the characteristics of the site, including the local bush, topography and geology and an attempt to blend and adapt to these conditions through building form and siting, choice of materials and landscape approach. The best-known spokesperson for this trend, Alistair Knox, gave it the label 'Australian environmental building'. (Mills & Westbrooke 2016:78)*

*Externally the Warrandyte Rustic or Australian Environmental Building style was distinguished by use of a palette of honest natural materials including earth in the form of pisé and mud brick, local stone, expressed structural timber, vertical varnished boards for cladding and corrugated iron, slate or shingle roofs. Recycled materials including timber and brick were also popular. Of all these materials earth and especially mud brick, would become the most ubiquitous in the Nillumbik area. The materials for mud brick were free and usually available on the owner's property. Mud brick building was better suited to the large semi-rural house sites common in the area, which had ample space for drying bricks and for using farm machinery to help in making and moving them. Owner-builders generally had great difficulty getting home loans in the early postwar period and use of labour-intensive mud brick as a major component could compensate for lack of capital. There was also an ideological and aesthetic element in the choice of this material that appealed to the increasing population of artists and academics who were drawn to the area. 'Amongst the artistic and literary community in the bush, the participatory hands-on nature of mud brick construction evoked the noble ideals of the Arts and Crafts movement.' (Mills & Westbrooke 2016:78)*

*From the early 1940s John Harcourt, who had settled in Eltham in the 1930s, constructed a number of residences in the area in pisé and mud brick. In 1941 his wife was the main driving force in building a mud brick house on the banks of Diamond Creek. Material for the mud bricks came from the excavation of the hillside for footings and the reinforcing straw also came from the property. This may have been the beginnings of the two-storey house Clay Nuneham in Stanhope Street, Eltham (completed around 1950) (HO165). The Harcourts held large New Year's Eve parties in this house in the 1940s and 50s. (Mills & Westbrooke 2016:79)*

*Harcourt also sold a number of pisé or mud brick house-and-land packages on land he had purchased and possibly also re-subdivided, in the interwar Handfield's subdivision in Eltham (also known as The Hill). The pisé Langi Dom (HO55), the stone, brick and slate roofed Florrie's Cottage (HO37) and the mud brick Rocknall (HO36) may be part of this group. Miles Lewis suggests there were at least eight pisé or mud brick houses by Harcourt in the locale and describes the style as*

*'English cottage character'. Harcourt left the area in the 1950s. (Mills & Westbrooke 2016:79)*

*Sympathetic treatment by the shire council was another vital element in the rise of earth building. Justus Jorgensen and John Harcourt dealt with a shire secretary who approved building applications without consulting council, provided the plans 'complied with general building regulations' (Cuffley 1993, p. 130). When Knox started his first house the council was starting to review such applications. It was opportune that at this time GF Middleton of the Commonwealth Experimental Building Station had just published a pamphlet titled 'Earth Wall Construction', which Knox was able to distribute to councillors before they considered his permit. Subsequently, Knox observed, the shire adopted 'a practical commonsense approach to the innovative building proposals'. In 1947 owner-builder in pisé Vyvyan Williams thought himself 'fortunate in choosing a site in the Eltham Shire, considering the attitude to earth building of some municipal councils.' (Mills & Westbrooke 2016:79)*

*Alistair Knox was the most prolific of the mud brick designers and builders in the district. He was inspired by his visits to Montsalvat in the early 1940s and, after the war, he studied building at the Melbourne Technical College. Knox's early work in Eltham falls into two main categories: simple rectilinear forms, which were the basis for most of his work up to the 1970s, and a first flush of complex exploratory designs. (Mills & Westbrooke 2016:79)*

*Knox's first commission in the area, the English house in Godalmin Street, Eltham (1947) was a simple rectangle in plan with a skillion roof supported on long yellow box pole beams. He was assisted by Sonia Skipper, an experienced mud builder from Montsalvat, who worked on a number of Knox's buildings. Subsequent projects increasingly explored the potential of the plasticity and flexibility of mud brick. Knox started three houses in 1948. The McMahon Ball [sic] studio was very simple in form and was the first time he used a reinforced concrete slab base, a practice that would become standard for most of his mud brick buildings. Both the Busst house in Eltham (HO162) and the Holmes house (Periwinkle house) (HO11) were more exotic designs, featuring extensive curved walls in mud brick. On the Dowling/La Gallienne house in Yarra Braes Road (HO172), started in 1949, the owners persuaded Knox to return to a simpler gabled rectangular form for their weekender. He later labelled this use of simple forms as 'the key of all that was to take place during the succeeding years.' (Mills & Westbrooke 2016:79)*

*The Lim Joon house (HO119) (started 1950) in Main Road Eltham was a small single-roomed polygonal dwelling with brick walls. The floor-to-ceiling windows were an advanced architectural feature for this time. On the McClennan house in Ryans Road Eltham (1951), Knox returned to the use of curved mud brick walls, with an imposing two-storey half drum on one corner. The next two stages of the Dowling/La Gallienne house were also adventurous with complex geometry and impressive rooflines. Subsequently, as the price of labour rose, mud brick made sense only for the owner-builder and most of Knox's building commissions would be in more conventional materials, albeit often recycled. (Mills & Westbrooke 2016:80)*

*Alistair Knox was also a very effective spokesperson for the mud brick pioneers. His promotion of the principles of environmental building in a variety of publications would have a lasting influence on perceptions of the Eltham area. Mud brick and Australian environmental building became an integral part of the regional identity. Knox's writings would also ensure that the movement would have a far greater impact Australia-wide than the number of completed houses would indicate. (Mills & Westbrooke 2016:80)*

## LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (Nillumbik Parish Plan 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping

place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in *Victorian Places* 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including



members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mudbrick construction in the area. Several local designers, including Alistair Knox, specialised in mudbrick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mudbrick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

## PLACE HISTORY

The complex of buildings at 61 York Street was built for William Macmahon (Mac) Ball, who, with his wife Katrine (Kay) and daughter Jenny, came to Eltham from Kew in 1942. In 1945 the Ball family moved into an 1890s timber cottage on 18 acres (7.28 hectares) at the eastern end of York Street. The land was part of Crown Allotment 12, Section 4, Parish of Nillumbik, sold to J M Hollow in the early 1850s. Hollow named Crown Allotment 12 'Little Eltham South' and subdivided the land into smaller residential allotments ('Plan of Little Eltham South' c1850s). York Street became part of the town grid from this time.

The extant complex of buildings was supervised and partially constructed by Sonia Skipper to a design by Alistair Knox, with assistance from Tony Jackson, Jack McCarthy, and Gordon Ford. A separate mudbrick study for Mac was built on the site in 1948 (Figure 3, Figure 4 and Figure 5) (Alistair Knox, *Building With Mud Bricks*:np; and Alistair Knox, *We Are What We Stand On*:np in Alistair Knox Foundation).

The study was the second of Knox's mudbrick designs and the first in Eltham (the other being a house for Frank English at 47 Phillip Street, Lower Plenty (City of Banyule) in 1947). It was a simple rectangular building with few windows as wall space was needed to store books. Like Knox's earlier residence for Frank English, it used a brick that was 12" x 9" x 6" (300mm x 225mm x 150mm) laid in a stretcher bond exposing the 12" x 6" on both sides (Alistair Knox, *We Are What We Stand On*:np in Alistair Knox Foundation).

In his article *We Are What We Stand On* Knox fondly reminisces on the experience of constructing the study with Tony Jackson and Gordon Ford. He also describes 'The Pottery', a studio built for Ball's wife Katrine, designed by Peter Glass:

*The second construction I undertook was a study for Professor Macmahon Ball. William Macmahon Ball has been a political scientist of considerable international reputation for many years. We built his studio around the time he was Australia's delegate in the Japanese peace negotiations. Our small community drew a quiet sense of reflected glory from him as if we felt we were involved in the negotiations ourselves. It was a pleasant simple construction and both 'Mac' and Katrine encouraged earth building. Peter Glass at about this time built a beautiful earth building for Katrine called 'The Pottery'. He tells an interesting story about it. One of the main walls was not as straight as it could have been and he kept trying to doctor it up, but nothing he did made it agreeable to his accurate artistic eye. One day in a combined fit of despair, rage and conscience he lost his usual gentlemanly calm and rushed in and pushed it all over and started again.*

*Tony Jackson, a dynamic eccentric, worked with Gordon Ford on the Macmahon Ball Studio. Many hilarious activities took place during the course of its construction. The bricks were made by digging a pit about a foot deep and partly filling it with water. The dam walls were continually widened as the edges were broken back into the water and pugged as it was walked on by the digger moving forward. It was a hard primitive system because the mixing was all done manually and the mixture had to be lifted up to get it out of the hole. Brickmaking has always been a contract deal, which tends to produce a frenetic tinge into otherwise logical people. They are always beset by the decision as to when a brick is a brick and not just a heap of mud. In addition, they are also pursued by the possibility of rain destroying them when in a half-dry condition. If it wasn't too much rain, it could be too little water.*

*The shortage of water was another hazard. Eltham had a most inadequate water supply, that always failed on the high sides of the central amphitheatre on the hot summer days. The taps were left on full overnight to try and fill the brick-making dams, but the flow was so slow that there would often be only a few inches in the bottom in the morning. Work would begin early before the heat became too intense and at any time from about 9 a.m. onwards, voices could be heard from the highest point of the hill calling out, 'The water's off'. Once this happened it nearly always stayed off until after dark, unless a cool change came during the day and the taps that always flowed in the valley were turned off.*

The 1950 pottery building (Figure 5) may have been constructed on the southern portion of 61 York Street (also known as 61A), to the south of the driveway. As access to the site was not available for the purposes of this assessment further research regarding the current status of the 1950 pottery studio is likely to be required.



Figure 3. The interior of William Macmahon Ball's study, built in 1948. (Source: Alistair Knox, *Building With Mud Bricks*:np in Alistair Knox Foundation)

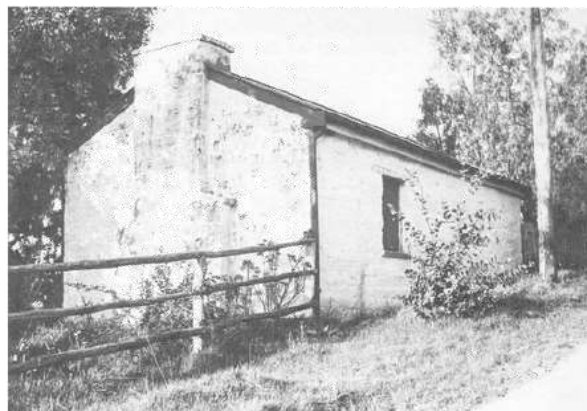


Figure 4. The Macmahon Ball study, built in 1948. (Source: Alistair Knox, *Building With Mud Bricks*:np in Alistair Knox Foundation)

In the late 1940s (likely c1948), Ball commissioned designer-builder John Harcourt, to build a prise addition to the existing 1890s house on the site. Harcourt had been active as a builder in the area and had built his own house in Eltham in 1941. The addition comprised two bedrooms (one an attic bedroom), shower, toilet, and fireplace and chimney of local sandstone (Marshall 2008:140; Alistair Knox Foundation; *Argus* 18 January 1941:9).

In 1959, Ball had the 1890s cottage demolished replacing it with an extension that abutted Harcourt's prise section of the house (Figure 6 and Figure 7). The extension was built to an Alistair Knox plan titled 'MCMAHON BALL REBUILDING PROJECT' (Figure 8 and Figure 9). (Alistair Knox Foundation).

Over the successive years, Ball subdivided the original land parcel in York Street. By the time of his death in 1986 the parcel of land that today is addressed as 61 (59-71) York Street was left to his daughter Jennifer (Jenny) and her children Michael, Bronwyn and David. It is believed that the subject property is still owned by Ball's family members (CT:V9796 F805; CT:V10126 F922).

The subject complex at 61 York Street today retains private residential use (Figure 10 and Figure 11). It is believed that 'The Pottery' was converted to a dwelling with a two-storey addition by 2002 (BP 02/2254) (Figure 12). As a site visit was not possible at the time of assessment, this will require further research to confirm.



Figure 5. The interior of Katrine Ball's studio, The Pottery, built in 1950. (Source: Alistair Knox, *We Are What We Stand On*: np in Alistair Knox Foundation)



Figure 6. Subject site shown on the 1951 (upper) and 1963 (lower) aerial photograph. Approximate extent of the subject site is outlined in red, with Ball's earlier landholding outlined in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951; 'Melbourne Project' 1963, via Landata)



Figure 7. Close up of the subject site from 1951. The structures that existed on site by this time include: the 1948 study (outlined in red), the 1890s cottage (yellow), the c1948 pipe addition with two rooms (green) and The Pottery built in 1950 (blue). (Source: 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951 via LANDATA)

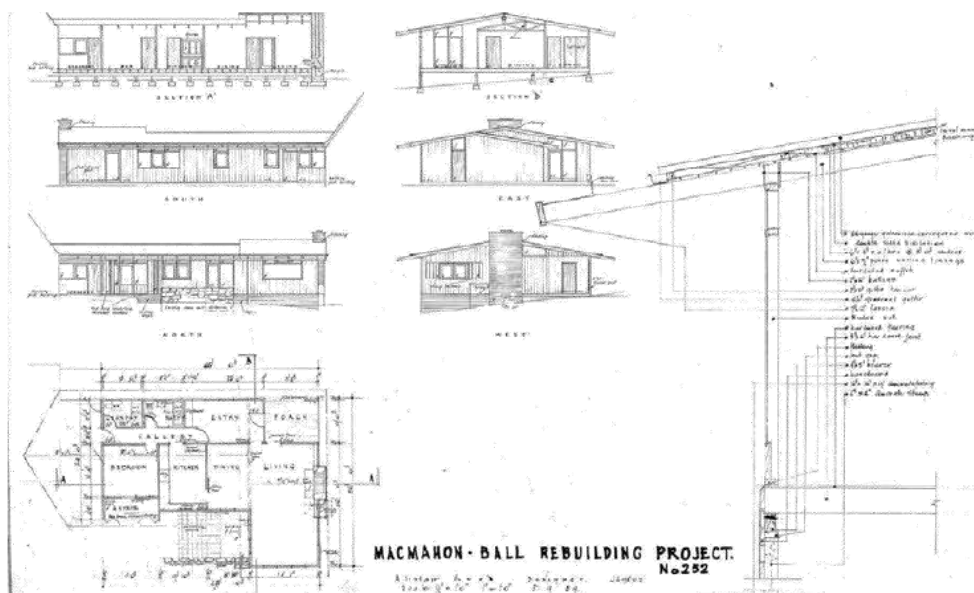


Figure 8. The Knox plan for the Ball rebuilding project, 1959. (Source: A Knox 5 September 1959, Job No 252, Alistair Knox Foundation).



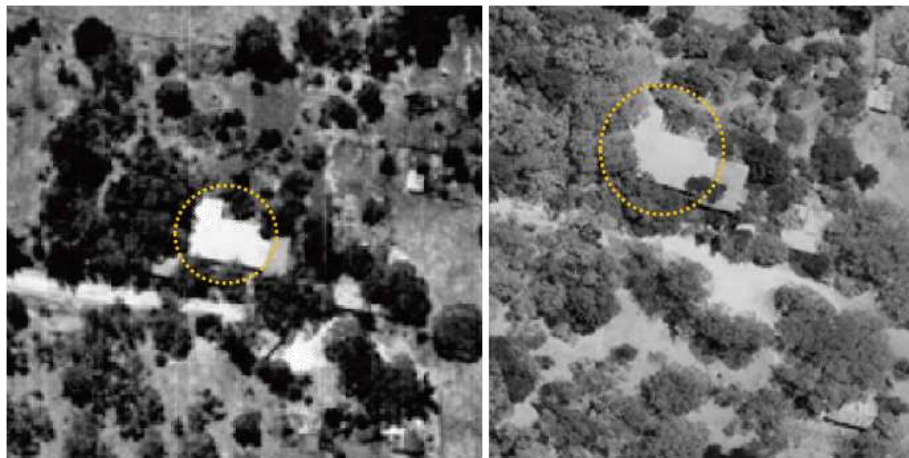


Figure 9. Close up of the subject complex from 1963 (left) and 1978 (right). Note the main house that replaced the 1890s cottage in 1959, outlined in yellow. (Source: 'Melbourne Project' 1963 & 'Diamond Creek' 1978, via LANDATA)



Figure 10. A photo of the Ball house, undated. (Source: T Knox nd, Alistair Knox Foundation).



Figure 11. The study, built in 1948. (Source: T Knox nd, Alistair Knox Foundation)

**William Macmahon Ball, owner 1945-1986**

The following has been abbreviated from *The Australian Dictionary of Biography* entry for William Macmahon Ball:

*William Macmahon Ball (1901-1986), professor of political science, diplomat, author, journalist and radio broadcaster, was born on 29 August 1901 at Casterton, Victoria...An indifferent scholar, he left Caulfield Grammar School...without matriculating. He became a student-teacher at New College, Box Hill, and qualified for entry to the University of Melbourne (BA Hons, 1923)...*

*On 24 May 1924 at the Congregational manse, Eagle Junction, Brisbane, he married Iris Shield, a journalist; she died childless in 1926. At St Paul's Church of England, Gisborne, Victoria, on 20 December 1928 he married Muriel Katrine ('Kay') Sandys Cliffe Anderson, a clerk.*

*In 1929 Ball won a Rockefeller travelling fellowship in political science, enabling him to study under Harold Laski at the London School of Economics and Political Science...In 1932 he returned to the University of Melbourne as lecturer (later senior lecturer) in political philosophy and modern political institutions...*

*Ball's stature increased steadily throughout the troubled and emotional decade that led up to World War II: abroad were the Spanish Civil War, the regimes of Hitler, Mussolini and Stalin, and Japan's rampage in China; at home, the Depression, the dismissal of Premier Jack Lang, and the New Guard. In such unquiet and strident times, Ball's voice was one of calm and reason. He was active in the adult education movement as a university*



*extension lecturer...In this period, too, he began giving talks for the Australian Broadcasting Commission, a medium in which he shone. He also wrote articles on international affairs for the Melbourne Herald.*

*Working for disarmament and the peaceful settlement of international differences, Ball published his views in Possible Peace (1936)...In May 1938 he departed on another visit abroad. After witnessing the German occupation of the Sudetenland, he was given a conducted tour of the notorious Sachsenhausen concentration camp - a horror which never left his memory...*

*Invited by Prime Minister (Sir) Robert Menzies, in February 1940 Ball was appointed controller of broadcasting in the Department of Information. In June he became responsible solely for short-wave broadcasting...His section was transferred to the ABC in July 1942...Ball remained with the ABC and added to his public laurels by chairing the popular radio debates, 'Nation's Forum of the Air'.*

*In 1945 'Mac' Ball returned to his university as senior lecturer-in-charge of the department of political science...That year he was part of Evatt's entourage at the United Nations Conference on International Organization in San Francisco, USA...*

*Appointed British Commonwealth member of the Allied Council for Japan, and Australian minister to that country, Ball assumed office on 3 April 1946...*

*For a short while Ball worked as a special foreign affairs writer on the Melbourne Herald where his elegant articles, largely on relations with South-East Asia, enhanced that newspaper's best traditions...In 1949 he settled with contentment into the job [the foundation chair of political science at the University of Melbourne] which he was to retain until his retirement in January 1968...*

*The Balls lived in a several-times-extended timber house in semi-rural Eltham, north of Melbourne. Here Kay's practical abilities and hard work maintained the 'bush and garden' small estate which provided fresh produce for the table and space for Mac to keep his horse...Aided by Kay's splendid table, Eltham saw much quiet but significant entertainment of leading figures in Australian and overseas affairs (Ryan 2007).*

William Macmahon Ball died in 1986 and Katrine Ball died in 1991. Both are buried in Eltham cemetery.

Part of the Ball's land backing onto Bridge Street was donated to Eltham Shire Council and is now a reserve called Macmahon Ball Paddock (EDHS).

***John Harcourt, builder of the pise extension, date unknown (likely c1948-9)***

Journalist John Harcourt was an Eltham resident in the 1930s and 1940s. A pioneer of mudbrick building in Eltham, he was inspired by what he saw at the artists' colony of Justus Jorgensen's Montsalvat, commenced in 1934, and started building pise-de-terre and mudbrick homes along classic French provincial lines from the late 1930s. He continued to build professionally in pise, mudbrick and stone in Eltham (approximately 20 houses) and various other places until about 1950. Harcourt built several of his residences in the 1940s in an area dubbed 'Harcourt Hill' that overlooked Diamond Creek in Eltham (Alistair Knox Foundation; Age 18 November 1972:35; 27 March 1982:39; and 9 September 2000:156).

Harcourt developed an automatic ramming technique which obviated much of the intense labour that ordinary pise required. It also reduced the risk of uneven ramming (Alistair Knox Foundation).

Harcourt, along with Alistair Knox and Peter Glass, played a significant role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic.

*Alistair Knox, designer of study (1948) and residence (1959)*

Alistair Knox (1912-1986) was a designer and builder, active in the Nillumbik area between 1946 and his death in 1986. Knox was responsible for over 1266 building designs, including 1000 homes, of which he built approximately 350. Throughout his four-decade long career, Knox was a leading figure in the development of the recognisably regional 'Eltham style' of architecture, and its associated landscapes. Through the sheer number of places designed by Knox in Nillumbik, he remains one of the most influential figures in the Shire's history (Alistair Knox Foundation; Peterson and Kusyk 2014:5-6).

Knox had an interest in design and construction, commencing a Diploma of Architecture and Building Construction at the Melbourne Technical College. Knox left the course after two years (Peterson and Kusyk 2014:9). Following a visit to the Montsalvat artist's colony in 1947, Knox was evidently impressed with the area and the artistic lifestyle that it was becoming known for. This love of the area was solidified in 1949, when he moved his young family to Eltham. The move coincided with Knox leaving his job as a bank clerk and establishing the Knox Building Service in Eltham (Age 19 July 1954:10; Peterson and Kusyk 2014:10). Knox was highly involved with the semi-rural, alternative lifestyle that Eltham and its surrounds had to offer (Alistair Knox Foundation).

The local environment was a constant inspiration to Knox through his career. Many of the homes he designed complemented their Australian bush settings, and his work pioneered forms including flat rooflines, clerestory windows and expanses of glazing that provided a connection between interiors and their settings (NMA 2021). Knox's work was characterised by its use of second hand bricks, large eaves, natural materials, timber walls and large beams. Perhaps most importantly, Knox was associated with the use of mudbrick and adobe walls (NMA 2021). Knox paid special attention to the placement of buildings in relation to their landscapes and the use of Australian plants.

Knox's work can be broadly broken into two phases: work completed before 1955, and work completed after 1955. The earlier phase focused on simple building forms, following the style of prominent architects such as Frank Lloyd Wright (Woodhouse 2007). His work was also greatly influenced by the economic austerity brought about by World War II, which encouraged him to use inexpensive and unconventional materials. The later period was defined by Knox's sophisticated, highly individual designs, often with reclaimed materials. These houses consciously explored uncommon forms and were almost exclusively built in mudbrick (Alistair Knox Foundation).

As Knox was not an architect, his work was often informed by his knowledge that arose from his experience as a builder. Many of his designs were economical and only required limited skills. A preference for reclaimed materials assisted the inexpensive draw of his designs (Alistair Knox Foundation). Although many houses were individually designed, Knox also produced 'spec' houses for general sale (Age 19 July 1980:101).

Towards the end of his career, Knox worked extensively with other designers. Some of these included John Pizzey, Peter Jarvis, Barbara Telford, Robert Marshall and Bohdan Kyzuk (Alistair Knox Foundation). Outside of his profession, Knox served as an Eltham Shire councillor in the period 1972-75, and as its president in 1975. Passionate about community activism and the environment, Knox consulted with groups across Melbourne to fight inappropriate development and loss of public space (Peterson and Kusyk 2014:14-15). Additionally, Knox wrote and spoke extensively on matters about

building and landscaping. Knox was a founding member of the Australian Institute of Landscape Architects, lectured on environmental design and building, and received an honorary doctorate in architecture from the University of Melbourne shortly before his death (Woodhouse 2007).

## DESCRIPTION

61 York Street, Eltham, is located at the eastern end of York Street on a large heavily vegetated parcel of land. The parcel is divided into north and south parts by a curved shared driveway (Figure 12). The southern portion of the land is also known as 61A York Street. The site comprises a complex of key buildings of interest built between 1948-1959 (Figure 12), including:

- a house comprising an originally freestanding mudbrick study built in 1948 to a design by Alistair Knox; a pise extension with attic floor constructed c1948 to a design by John Harcourt (an addition to now demolished 1890s house); and a timber dwelling built in 1959 also designed by Alistair Knox (replacement of the 1890s house); and
- a separate 1950 mudbrick pottery studio (understood to be extended with a two-storey addition).

All buildings of the complex were built for Professor (William) Macmahon Ball. A later carport is located to the south of the main mudbrick dwelling.

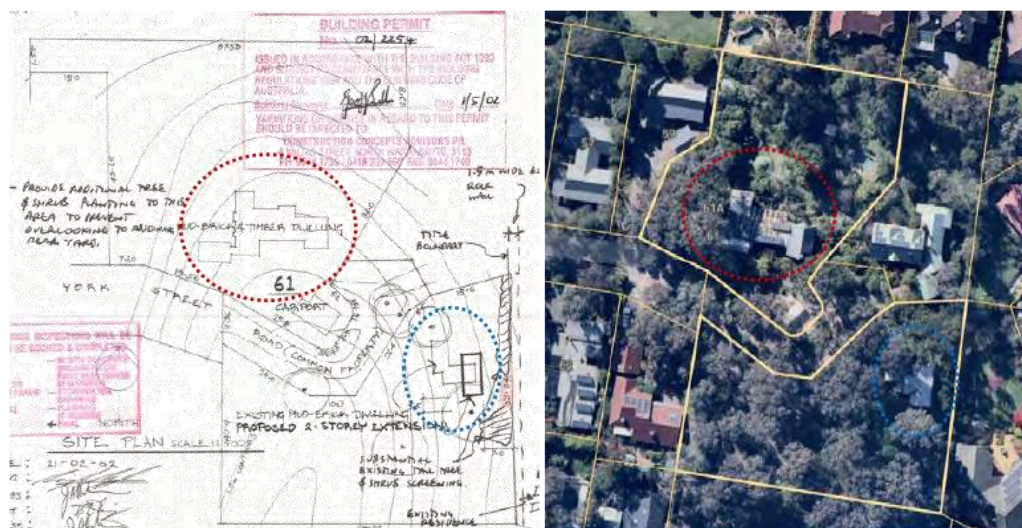


Figure 12. Site plan prepared in 2002, showing the structures of interest (left), and the aerial view of the subject site, with the site boundary outlined in thicker yellow lines (right). Note the house comprising 1948, c1948 and 1959 sections (outlined in red) and a freestanding 1950 pottery now converted to a house (blue). (Source: BP 02/2254; Nearmap 2021)

The 1948 study is a simple rectangular mudbrick room, with gable roof. The building is dominated by a mudbrick chimney with a stepped chimney breast and brick cappings, centrally located on the building's western elevation (Figure 13). The study was built to accommodate large expanses of bookshelves, historic images show a single vertically proportioned window along the southern elevation and a series of glazed doors to the north. Internally the building is distinguished by its exposed timber-trussed roof structure and timber lined ceiling.

The pise section of the house, built by John Harcourt in c1948, is rectangular in form, with a steep gable roof that allows for an attic area internally. The north end of the gable is recessed

accommodating a balcony, while a shed dormer window is evident on the eastern plane of the roof. A chimney is present on the southern elevation of this building (Figure 13).



Figure 13 A 1992 image of the pise attic section of the house. (Source: Bick 1992)

The 1950 mudbrick pottery is believed to be the building on the southern portion of the site, which is now converted to a house and added with a two-storey timber addition that replaced the lower wing.

In 1959 Alistair Knox designed an extension to Harcourt's pise building. L-shaped in plan, this extension is attached to Harcourts building at its eastern end. It is of timber construction with a low - pitched corrugated iron gable roof. When originally built the extension did not abut the mudbrick study building which is located to its southwest. Comprising a recessed entry porch, entry, gallery, living/dining room, kitchen and bedroom, the external walls of the extension are lined with unpainted vertical boards above horizontal baseboards. The vertical boards are laid board-on-board. The outer boards are narrower than the inner boards; this provides a subtle textural depth to the wall plane. Windows and doors are timber framed, many with fixed glazed panels above. A broad brick chimney dominates the western elevation. Internally historic images show timber lined ceilings and exposed rafters and beams that follow the rake of the low-pitched gable roof (Figure 15, Figure 16 and Figure 17).





Figure 14. The mudbrick chimney of the study. (Source: Context 2020)



Figure 15. Gallery and entry of the 1959 extension. (Source. T Knox nd, Alistair Knox Foundation)



Figure 16. Living room of the 1959 extension showing brick fireplace and exposed timber raked ceiling (Source. T Knox nd, Alistair Knox Foundation)



Figure 17. An interior view of the study showing mudbrick fireplace and glazed doors along the northern elevation (Source. T Knox nd, Alistair Knox Foundation)

There are a couple of small buildings and a kidney shape swimming pool located in the northwest corner of the site.

## INTEGRITY

Access to the complex of buildings at 61 York Street, Eltham was not possible for the purpose of this assessment. As the site is heavily vegetated only the western elevations of the 1948 study and 1959 extension could be viewed from the public domain. Both these elevations appear highly intact with the study retaining its gable roof form, mudbrick walls and chimney. The 1959 extension retains its low-pitched gable roof form, timber wall linings, brick chimney and original window openings. Overall, these elevations appear highly intact with minimal changes visible to original or early fabric.

Nearmap aerial imagery shows the 1948 study retains its original built form of a rectangular room with corrugated iron gable roof and chimney.

The pise section of the complex designed by Harcourt in 1948 retains its steeply pitched gable roof form. Historical images (Figure 10) show that the roof was originally tiled, however this appears to have been replaced with corrugated iron.

The Knox designed extension built in 1959 retains its L-shaped footprint with low gable roof form and brick chimney.

The pottery studio has been added with a two-storey addition. Further investigation is required to confirm the integrity of this building.

## COMPARATIVE ANALYSIS

The Nillumbik area has a longstanding association with artistic and intellectual communities, going back to the earliest years of the nineteenth century. The period following World War II saw the arrival of a new generation of artists and thinkers, who appreciated the natural surrounds of the area and the like-minded communities that had developed. Many newcomers were attracted by the cheap and readily available blocks that had gone unsold in the numerous subdivisions from the prewar and interwar periods. The area was later referred to as 'the socio-aesthetic centre of Melbourne' and 'a rural Bloomsbury', a reference to the famous group of intelligentsia, artists and philosophers in London (Knox 1980: 76).

The house and study at 61 York Street, Eltham are directly associated with (William) Macmahon Ball, a noted professor of political science, diplomat, author, journalist and radio broadcaster. Ball resided at the site from 1945 until his death in 1986. Ball is intrinsically linked to the fabric of the place, as the 1948 study, c1948 pise house, 1950 pottery and 1959 extension were all commissioned by Ball and his wife Katrine.

In 1946 Ball was appointed British Commonwealth member of the allied Council for Japan. In his book *We Are What We Stand On* (1980) Alistair Knox comments:

*We built his studio around the time he was Australia's delegate in the Japanese peace negotiations. Our small community drew a quiet sense of reflected glory from him as if we felt we were involved in the negotiations ourselves.*

This highlights Ball's prominence in the local community and the sense of pride held by community members in creating a place for Ball to work and live. It is also noted in Ball's biography prepared for the Australian Dictionary of Biography by Peter Ryan that the Ball's property in Eltham 'saw much quiet but significant entertainment' of leading figures in Australian and overseas affairs (Ryan 2007). Ball wrote innumerable articles and book reviews while living at 61 York Street presumably working on many of these from his desk in the study. His publications included the volumes *Japan: Enemy or Ally* (1948); *Nationalism and Communism in East Asia* (1952); and an edited collection of documents

and readings, *Australia and Japan* (1969). The 41-year long direct association of the subject site with William Macmahon Ball enables it to represent this association better than other places or objects in the Shire of Nillumbik.

Within the Shire of Nillumbik, several surviving places are on the Heritage Overlay for their historical (associative) significance in demonstrating their connection to prominent artists, writers, and intellectuals. The following places are comparable to the Macmahon Ball complex of buildings, 61 York Street, Eltham, for their direct association with a person who contributed to the course of the Shire's history of being associated with artists, writers, and intellectuals and for the tangible evidence the physical fabric of the place provides of this association and the achievements of the person.





Southernwood, 250 Bolton Street, Eltham (VHR 2235, HO13). (Source: VHD)

Southernwood, Walter Withers's house, was first built as a four-room cottage in 1891, and in 1903 it was purchased by the artist Walter Withers. The house is of historical significance as the home of the prominent Australian artist Walter Withers from 1903 until his death in 1914. As a member of the 'Heidelberg School' Withers was the first commercially successful painter to come and live in Eltham. Withers played a part in attracting other artists to the area and, thereby, in establishing Eltham's reputation as an artistic community (VHD).



Peter Garner mudbrick studio and adjacent shed 62 Brougham street, Eltham (HO17). (Source: VHD)

The 1969 studio and shed are significant for its use of highly creative structures constructed in the 'Eltham style'. The studio and shed were associated with Arthur Munday, Peter Garner, Lenore Garner and the Montsalvat artists' community more broadly (VHD).



Stanhope Residence and Garden, 10 Peter Street, Eltham (HO149). (Source: VHD)

The c1910 residence is historically significant for its connection with Will Longstaff, the official war artist, Bishop Reginald Stephen (warden of Trinity college in the 1930s) and with the prominent journalist turned builder, John Harcourt, who rented the residence while he and his partner were building their adobe home in the 1940s.

During the 1940s the residence was also connected with the important literary figures, Clem, and Nina Christesen (Clem was the founding editor of the influential Meanjin Quarterly). When owned by the Christesens the residence was visited by a number of distinguished writers, artists, and academics, including the Nobel Prize winner, Patrick White, and the world-famous cellist Mstislav Rostropovich (VHD).



Landscape, 60 Lavender Park Road, Eltham (HO113). (Source: VHD)

The 1926 residence and rear concrete studio are significant because they are connected with the artist, cartoonist and anthropologist, Percy Lesson. During Lesson's occupation (1926-1938) the property became a centre for visiting artists, including Max Meldrum, Justus Jorgensen, Clarice Beckett, 'Jock' Frater and Richard McCann (VHD).



Alan Marshall Bungalow, 13 Park West Road, Eltham (HO147). (Source: VHD)

The 1955 bungalow is significant for its connection with Alan Marshall, a noted author, storyteller and social documenter. While living and working at the bungalow between 1955 to 1972, several of Marshall's important publications were 'wholly written' within its walls. These include his trilogy of fictionalised autobiographies, several collections of highly popular short stories and humorous sketches as well as well as commissioned histories (including the history of Eltham itself). The bungalow was visited by many other famous Australian authors during Marshall's residence (VHD).

The complex of buildings at 61 York Street are also significant as examples of the work of John Harcourt and Alistair Knox. The following select examples compare well to the subject buildings as work by both designers within the Shire of Nillumbik:



Hazel's Cottage, 14 Peter Street, Eltham (HO150). (Source: VHD)

The cottage is historically significant because it was constructed by John Harcourt, the local builder and pioneer of adobe and pise building techniques. The cottage is historically and architecturally significant as an example of the work of John Harcourt and because it features an unusual attic design for that time, which was also used by Harcourt at 4 Fay Street and 61 York Street.





Langi Dorn, 4 Fay Street, Eltham (HO55). (Source: VHD)

The c1940-50 house is historically and architecturally significant as an early example of the use of pise-de-terre and mudbrick building techniques in the Shire and because it is associated with John Harcourt, a pioneer in this type of construction. The house is aesthetically significant because it forms part of a group of mudbrick homes constructed by John Harcourt in "The Hill" area above the Diamond Creek.



Downing-Le Gallienne House and Garden, 12 Yarra Braes Road, Eltham (HO172). (Source: Alistair Knox Foundation)

The house is architecturally significant as an important work by Alistair Knox. Like many other 'Eltham style' buildings, the house was constructed in stages over an extended period of time and featured the extensive use of mudbrick. The house is very unusual in both detail and arrangement - it comprises three separate but linked buildings.

The house is historically significant because it is connected with a number of important figures. It was commissioned by the musician and pioneering composer of modern music, Dorian Le Gallienne, and the economist, Richard Downing (who was later Professor of economics and chairman of the ABC). Several prominent local figures helped in the house's construction, including the renowned artists Clifton Pugh and John Howley, and the well-known actor Wynn Roberts. Le Gallienne and Downing's commission of the property illustrates the way in which intellectuals were drawn to Eltham in the period following the end of World War II. The design of the house and its bush setting epitomise the ideal of the 'Eltham lifestyle' that was developed from the 1940s to the 1960s.

## Discussion

The Macmahon Ball House and Study at 61 York Street, Eltham, compares favourably with the above Individually Significant places for its demonstrated association with the life or works of a person of importance to the Shire of Nillumbik. It is particularly comparable to the above examples as the site served as Macmahon Ball's home and long-time private workplace during his lengthy career as a noted professor of political science, diplomat, author, journalist and radio broadcaster.

The Macmahon Ball House and Study complex compares favourably against the above Individually Significant places for its demonstrated association with the life or works of a person of importance to the Shire of Nillumbik. The earlier examples such as Southernwood (VHR 2235, HO13) and Landscape (HO113) evidence Nillumbik's association with artists of earlier generations, who first attracted their peers to the area. The subject site is particularly comparable to the Peter Garner mudbrick studio (HO17) and Alan Marshall Bungalow (HO147) as examples contemporaneous to the subject site, which represent a later generation of artists and intellectuals who were attracted to the area and established their studios in the immediate postwar period. Despite its continued association with a number of important figures, Stanhope Residence and Garden (HO149) provides less direct comparison, as the house retains intact c1910 fabric and thus the associations are less directly legible from the fabric.

Much like many similar artists houses in the area, the house and study were constructed in stages as needs arose, using simple building forms and materials. In this way the house and study are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals.

The portion of the subject site designed by John Harcourt is particularly comparable to 14 Peter Street, Eltham (HO150), as both places are examples of pise homes with steep gable roof forms that allow for attic floors. Along with the example at 4 Fay Street, Eltham (HO55), the subject site is representative of the work being designed and built by Harcourt at that period that was inspired by traditional building forms.

The Downing-Le Galiennie house at 12 Yarra Braes Road, Eltham (HO172), compares well to Knox's mudbrick portion of the subject site. The Downing-Le Galiennie residence was built in stages between 1948 and 1960, a period which very closely coincides with the phases of development by Knox at the subject site. Where the Downing-Le Galiennie house differs to the subject site is that its three stages of building were constructed of mudbrick whereas the two Knox sections at 61 York Street utilise different building materials with the 1959 section being of timber construction. The residence was commissioned by the musician and pioneering composer of modern music, Dorian Le Gallienne, and the economist, Richard Downing (who was later Professor of economics and chairman of the ABC), demonstrating the way in which many moving in intellectual circles were drawn to Eltham in the period following the end of World War II. When considered in the context of the Downing-Le Galiennie house, the subject site evidences the way in which many artistic or intellectual families established themselves in the area and continued to use the sites with additions and alterations in the postwar period.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The Macmahon Ball House and Study at 61 York Street, Eltham, comprising of a study built in 1948 to a design by Alistair Knox, a pise section with attic floor constructed c1948 to a design by John Harcourt, and an extension built in 1959 to another design by Alistair Knox, all for the owner Professor (William) Macmahon Ball, is significant.

Elements that contribute to the significance of the place include:

- 1948 mudbrick study, inclusive of its mudbrick walls, chimney gable roof and original window and door openings and joinery;
- c1948 pise portion of the house, inclusive of steep gable roof form, dormer window, chimney and original window and door openings and joinery; and
- 1959 main portion of the house, inclusive of its original built form, shallow gable roof, vertical timber wall linings and horizontal base boards, and original window and door openings and joinery.

The mudbrick 1950 pottery ('The Pottery') with contemporary extension and the bush setting also contribute to the significance of the place.

### **HOW IS IT SIGNIFICANT?**

The Macmahon Ball House and Study at 61 York Street, Eltham, is of local historic, representative, and associative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The Macmahon Ball House and Study at 61 York Street, Eltham, are of historical significance to the Shire of Nillumbik. Like many properties associated with other local artists and intellectuals houses in the area, the property was developed in stages as needs arose and finances became available, using simple building forms and materials. The buildings show the development of the site as the residence for prominent professor of political science, diplomat, author, journalist and radio broadcaster William Macmahon Ball who lived at the property between 1945 until his death in 1986. The complex of buildings provides important evidence of the collaborative work of key building designers active in Eltham in the postwar period, namely Alistair Knox and John Harcourt. In this way the buildings on the site are significant for their contribution to the ongoing understanding of the history of the Shire of Nillumbik and particularly Eltham as a centre for artists, writers, and intellectuals after World War II (Criterion A).

The mudbrick study at 61 York Street, Eltham, is an important example of the early work of designer and builder Alistair Knox in the suburb. The building is predated only by the English House in Lower Plenty (now Shire of Banyule), and is the first example in Eltham of the earlier building forms and materials that would inform much of Knox's later career as a well-known and prolific local designer and builder. Between 1946 and 1986 Knox designed over 1000 houses, and a number of churches, schools and other buildings in Nillumbik. Knox built approximately 350 of these himself, and he is best remembered for his use of mudbrick throughout many of these sites. Knox was integral in the development of the recognisably regional 'Eltham style' of architecture and landscape practice. Builder John Harcourt also contributed to the complex as a builder of the c1948 pottery studio (likely at today's 61A York Street). Harcourt, along with Alistair Knox and Peter Glass, played a significant

role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic. (Criterion D)

The site is significant to the Shire of Nillumbik for its associations with William Macmahon Ball (1901-1986), prominent professor of political science, diplomat, author, journalist and radio broadcaster. Ball lived at the site for 41 years from 1945 until his death in 1986. In 1946 Ball was appointed British Commonwealth member of the allied Council for Japan and was Australia's delegate in the Japanese peace negotiations. Ball wrote innumerable articles and book reviews while living at 61 York Street presumably working on many of these from his desk in his mudbrick study. (Criterion H)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - Mudbrick study
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## 23 Glen Park Road, Eltham North

### ‘Hillside’

<b>Prepared by:</b> Context	<b>Survey date:</b> Month Year
<b>Place type:</b> Residential	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> c1914



Figure 1. 23 Glen Park Road, Eltham North. (Source: Context 2021)



Figure 2. 23 Glen Park Road, Eltham North. (Source: Context 2021)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.2 Pre World War I subdivisions and estates

*Historians of the Nillumbik area have often focused on the 'battler' aspect of settlement in the area but, in the late nineteenth century boom, some speculators had greater aspirations for the locale. In the late 1880s, land estate agents Robert Walker and Company set up a branch in Heidelberg in anticipation of increasing subdivision of estates. In 1888 the Christmas Hills Estate Company purchased land from Mr and Mrs French at £35 per acre, with the anticipation of selling at prices matching those achieved not long before at Mt Macedon, of over £200 per acre. The bottom went out of the land boom before a single block was sold. In all, the land boom of the 1880s had only a fleeting impact on the Nillumbik Shire. (Mills & Westbrooke 2016:69)*

*From the 1890s Eltham had been included within the boundaries of Greater Melbourne for the purpose of the census, but its setting was still decidedly rural. The first impact of the railway, when it reached Eltham in 1902, was a great expansion in tourism but it was a number of years before new residential subdivisions appeared on the outskirts of the town. These were typically breakups of rural properties from the nineteenth century. In 1909 the Franktonia estate (or Beard's estate) on the north-east side of Eltham bordering Research was created from land that had been held by the Beard family since 1860. The blocks of six to 29 acres were advertised as 'well suited for farming and fruit growing and adapted for rural suburban residential purposes, the blocks comprising beautiful crests, some picturesquely wooded'. (Mills & Westbrooke 2016:69)*

*Two other suburban estates bordering Eltham were subdivided in the same year. These were Bonsack's estate, which was located between Eltham and Greensborough and Glen Park estate, or Langland's estate, which was located three-quarters of a mile to the north-west of Eltham Railway Station (Mr John Langlands of Hurst having died in 1907). With all this new development it was expected that at last Eltham would lose its 'sleepy hollow' reputation. In 1910 the Evelyn Observer reported that 'within the last year or two many suburban and city people have invested in building blocks about Glen Park, the Terminus Estate and other parts.' The Terminus Estate mentioned in the article had 51 allotments, and was first advertised in 1909. In 1910 the council considered the layout of the Terminus Estate. It appears that the proposal included narrow street alignments, but council decided that they must be 'the full width'. In 1914 a fire threatened a cluster of small 'weekend' cottages on the south-east side of the Terminus Estate, near the railway station. At the opening of a new bridge over Diamond Creek at Glen Park in 1915 the chairman of the bridge committee and shire councillors made comments about how far Glen Park, 'Eltham's beautiful suburb', had progressed since it was opened up six years ago. The formation of a Glen Park Progress Association was initiated at this opening. (Mills & Westbrooke 2016:69)*

*In reality, much of this activity remained speculative and before World War I the area stayed predominantly rural, punctuated by a few small towns. Eltham was still surrounded by cultivated land. To the south, the edge of advancing metropolitan suburbia resulted in infill and consolidation in Montmorency and Greensborough. (Mills & Westbrooke 2016:70)*

*The extensive subdivision and development to the north-east and north-west of Eltham resulted in the Glen Park Progress Association calling for a railway station at Glen Park (Eltham North), midway between the Eltham and Diamond Creek stations. The Association expected such a station would service 387 blocks in the Bellevue and Beard's estates and 313 blocks in the Glen Park estate subdivision. Glen Park at this time had 89 houses with a largely working class population of 198 people. It also had 97 weekenders. Services here were primitive with no water or electricity supply. Nonetheless, local reports found that Eltham was on the 'up grade'. 'The railway has given the necessary acceleration towards advancement and not only is Eltham becoming popular as an outer suburban residential area, but also as an easily accessible tourist resort.' (Mills & Westbrooke 2016:72)*

## LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924, the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room

transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mudbrick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

## PLACE HISTORY

The subject site is located on Crown Allotment B Section 11, Parish of Nillumbik, 90 acres purchased by John Dane in 1852 (*Nillumbik Parish Plan* 1951).

In 1913, estate agent George Herne purchased the allotment along with neighbouring Crown Allotment D, a total of 198 acres. Herne then subdivided the Crown allotments to form a large residential subdivision, with lots sold from 1913 (Figure 3) (CT:V3682 F252). The area near Glen Park Road was known as the Glen Park, named after the residential subdivision Glen Park Estate established in 1909 (Figure 3). By 1924 the estate comprised 313 blocks (Mills & Westbrooke 2017:72). Because of a lack of services, residential development on the estate was initially slow (Mills & Westbrooke 2016:72).

In 1913, fruiterer Albert Zillman purchased Lots 66, 67, 68 and 69 of Block B of the subdivision (CT:V3682 F252). The subject residence, 'Hillside', was built on Lot 69 at about the same time for Albert Zillman and his wife Anne. In 1914, Anne and Albert Zillman were listed in the Commonwealth electoral roll for the subdivision of Diamond Creek as living in Glen Park, with Albert's occupation noted as 'poultryman' (*Ancestry* 2020). The subject house was one of the first residences to have been built on the estate.

The Zillmans were active in their local community. Albert was a member of a committee formed in 1925 to lobby for a railway station at Glen Park. Anne was secretary of the Eltham North Red Cross in 1941 (*Advertiser* 18 September 1925:3; *Eltham and Whittlesea Shires Advertiser* 8 August 1941:1).

After Albert Zillman died in 1946, the property passed into the ownership of Anne Zillmann in 1947. After Anne's death in the same year, Annie Smith became the owner in 1947 and subdivided the land into three lots in 1958 (CT:V3682 F252). Thomas and Effie Smith acquired the subject property in 1958 (CT:V8197 F063).

Around the 1945, the property was still one of a number of houses built in Glen Park Road near Ryans Road (Figure 4). The property was shown on two further aerial photographs from 1951 and 1987. A skillion-roofed extension to the rear of the house and a detached shed at the rear of the house are present on the 1987 photograph, indicating that these were built after 1951 (Figure 5 and Figure 6).

A building permit for the construction of a carport adjoining the existing shed at the property was issued in 1996 (BP).



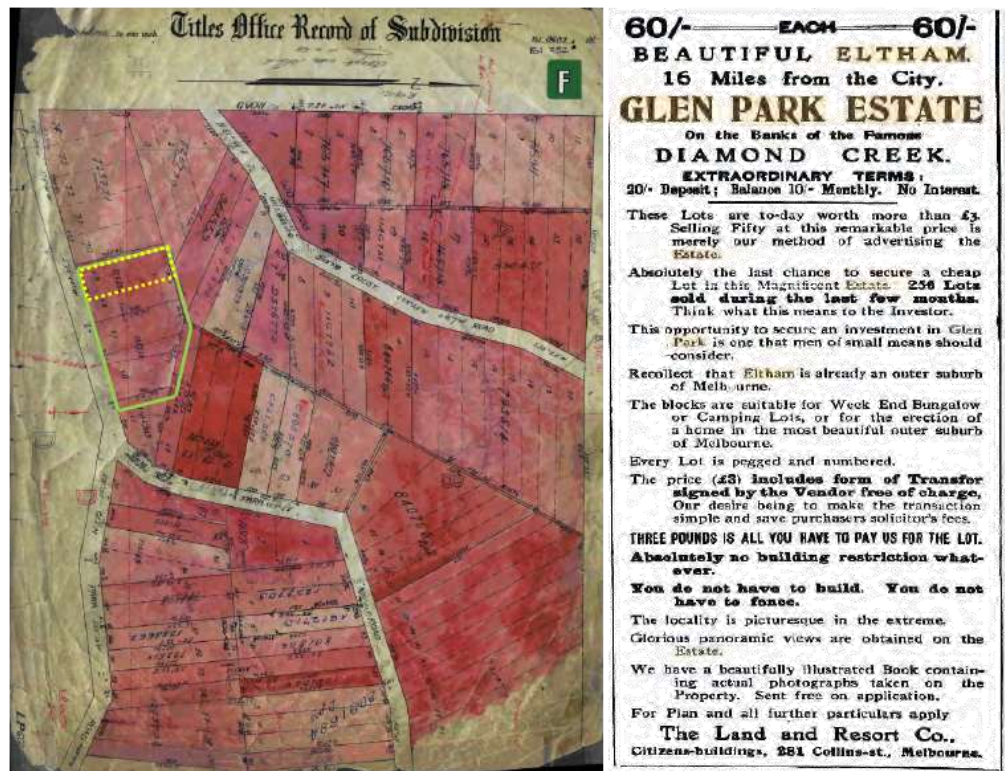


Figure 3. Part of plan of subdivision at Glen Park, 1913, with the lots 66, 67, 68 and 69 outlined in green and the approximate boundaries of 23 Glen Park Road outlined in yellow dotted lines (LHS), and an advertisement for the Glen Park Estate in 1909 (RHS). (Source: CT:V3682 F252; Age 13 November 1909:19)



Figure 4. Extract from a 1945 aerial photograph with the approximate property boundaries of 23 Glen Park Road outlined in yellow. There was more residential development towards the east of Glen Park Road and in Lower Road at this time. (Source: 'Melbourne 1945', University of Melbourne)



Figure 5. Extract from a 1951 aerial photograph with the approximate property boundaries of 23 Glen Park Road outlined in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)





Figure 6. Extract from a 1987 aerial photograph with the approximate property boundaries of 23 Glen Park Road outlined in yellow. Note that the rear extension (outlined in green) and a detached shed (outlined in blue) existed by this time. (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

## DESCRIPTION

Hillside at 23 Glen Park Road, Eltham North, is a single-storey weatherboard cottage with corrugated iron roof, built c1914 following the first land sales of the Glen Park Estate in 1913. The subject site is located on the northern side of Glen Park Road with a setback from the street. The land slopes down eastwards, with a driveway access near the western property boundary. The block is moderately covered in vegetation.

The cottage has a stripped-back design, reflecting its origin as a small workers' home built in a rural suburb. The weatherboard-clad cottage presents as a series of three rectangular forms, each with a gabled roof portion. The gables run north-south, with the southern gable ends facing the street. The three gables are of different sizes and have different roof pitches (Figure 1), indicating that the earliest sections of the house may have been built in stages. The northern gable form is raised above the ground, which slopes away to the north, the subfloor area is clad in weatherboards. The central gable form is set back between the other two, accommodating an inset verandah with a timber deck and timber-framed and lattice-clad balustrade brick steps lead to the central doorway. Both windows on the either side of doorway appear altered (Figure 7).

There is a large skillion-roofed extension to the rear of the cottage, added between 1951 and 1987. This extension is clad in a wider profile weatherboard than the front sections of the house (Figure 8). The skillion-roofed iron shed was also constructed between 1951 and 1987, with the carport adjoining the shed to the west added in 1996 (Figure 9). These additions are discreet and not readily visible when viewed from the street.



Figure 7. 23 Glen Park Road, with altered windows on the either side of the entrance. The northern portion of the building is raised on above ground that slopes away to the north. The inset verandah has a lattice balustrade. (Source: Context 2020)



Figure 8. 23 Glen Park Road, Eltham North, viewed from the southwest. Note the rear extension clad in wider weatherboards (outlined in green). (Source: Context 2020)





Figure 9. An aerial view of 23 Glen Park Road, Eltham North. Note the existing rear extension (outlined in green) and a detached shed (outlined in blue). (Source: Nearmap 2021)

## INTEGRITY

Hillside at 23 Glen Park Road, Eltham North, is generally intact with some changes visible to the foremost gable forms and associated early fabric when viewed from the street. The vernacular architecture of the single-storey building reflects its origins as a small workers' home. The early built form consisting of three differentiated gable roofed forms with an inset verandah remains intact and legible. The house retains its original construction materials including weatherboard wall cladding and corrugated iron roof cladding. The house also retains intact early elements including the timber deck, timber-framed and lattice-clad balustrade, and brick front steps. The altered windows, later rear extensions, a detached shed and carport does not obstruct overall legibility of the building as an early timber cottage. The deep set back and vegetated site reflects its original rural setting. Overall, the building has medium integrity.

## COMPARATIVE ANALYSIS

From the 1890s, the defined area of Greater Melbourne had been expanded to include Eltham and the surrounding district for the purpose of censuses. Despite being included within these boundaries, the area continued to be predominantly rural. The extension of the railway into Eltham in 1902 did little to impact this, however by 1909 subdivisions on the outskirts of the town began to appear. These subdivisions were often the result of the breakup of larger landholdings that had been purchased in the nineteenth century. These subdivisions did not drastically change the rural nature of the area.

Suburban development had been slowly increasing around the main townships since their early settlement. In the immediate vicinity of these townships, the housing stock became increasingly similar in typology and style to Victorian or Edwardian residences evident in other suburban areas of Melbourne.

Likely due to a combination of continuing agricultural land use and lack of suburban utilities, development in areas outside the main streets of townships in Nillumbik was often slow. Most houses that appeared in these subdivided areas in the early twentieth century were weatherboard-clad, timber-framed structures often small in scale. These houses usually reflected a more vernacular typology that prioritised function over the application of popular stylistic forms and decorative elements. They similarly reflected the relative frugality of their inhabitants.

Hillside is an example of the type of small workers' homes that were built within the Shire of Nillumbik in the early decades of the twentieth century, after the early subdivision of land for residential use.

The following sites are directly comparable to the subject site, being of similar construction date or modest vernacular style.



Pizzey House, 29 Main Street, Diamond Creek (H0225). (Source: realestate.com.au 2013)

Pizzey house (c1904) house is considered to be one of the earliest in the Diamond Creek township. The house was associated with Alfred Pizzey, a locally important industrialist, and his family.



840 Heidelberg-Kinglake Road, Hurstbridge (H073). (Source: VHD)

840 Heidelberg-Kinglake Road (c1917) is historically important as a reminder of the changes in the township that occurred after the railway line was opened to Hurstbridge in 1912. The house is of representative significance for its modest scale and simple design and as one of a cluster of similar houses built around the 1910s in Hurstbridge.



'Daraville', 828 Heidelberg-Kinglake Road, Hurstbridge (HO70). (Source: VHD)

Like 840 Heidelberg-Kinglake Road, 'Daraville' at 828 Heidelberg-Kinglake Road (c1910-12) is historically important also as an example of development of the township during and just prior to the construction of the railway line that was extended to Hurstbridge in 1912. The house is of representative significance for its modest scale and simple design and as one of a cluster of similar houses built around the 1910s in Hurstbridge.



Former Milthorpe Store, 42-44 Main-Hurstbridge Road, Diamond Creek (HO259). (Source: Google 2019)

The former Milthorpe Store (c1915) is of historical significance for its associations with the Milthorpe family, who ran a store and carrier business from this location from c1915 until c1960. The site is of historical importance as an early surviving commercial building in Diamond Creek. The timber building with double gables is an evidence that the simple, vernacular construction was still prevalent in this area around the mid-1910s.

## Discussion

Hillside at 23 Glen Park Road, Eltham North, is most comparable to the Pizzey house at 29 Main Street, Diamond Creek, with its simple, unadorned corrugated iron clad gable roof form, weatherboard wall cladding. Like the house at 23 Glen Park Road, this house illustrates a simpler and more vernacular typology with less complex construction and detailing. This simplicity of form and expression was likely driven by economic constraints. Although many houses in the area were built to reflect building typologies and styles that had become popular in the towns and suburbs of Greater Melbourne, the subject site indicates how families often relied on easily constructed, simple building forms to provide affordable accommodation in the semi-rural and slowly developing parts of the municipality.

Although built at a similar time to the subject house, the houses at 828 and 840 Heidelberg-Kinglake Road, Hurstbridge, demonstrate a more suburban attitude towards house design than the subject site. Both of these houses are representative of the Edwardian domestic typology that was popular across Victoria at that time of their construction. They illustrate typical characteristics of Edwardian housing design with their simple symmetrical frontages with weatherboard cladding and decorative timber detailing.

The former Milthorpe Store at 42-44 Main-Hurstbridge Road, Diamond Creek, bears a similar form to the subject site, with its simple grouping of gabled roofs and timber construction. Although

fundamentally of a different use, the store indicates that the simple building style was used in the municipality for various functions for its affordability and ease of construction.

Overall, Hillside represents the basic housing that was being erected in the early decades of the twentieth century in Nillumbik, preceding the majority of the residential development in the locality.



## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

'Hillside' at 23 Glen Park Road, Eltham North, a single-storey weatherboard cottage with corrugated iron roof, built c1914 for Anne and Albert Zillman, is significant.

Elements that contribute to the significance of the place include:

- the building's built form and scale, including the three rectangular gabled forms;
- the building's original/early materiality, including weatherboard wall cladding and corrugated iron roof; and
- the inset verandah with timber deck and timber-framed balustrade.

Later additions the rear of the main roof form and the detached garage and carport are not significant.

### **HOW IS IT SIGNIFICANT?**

Hillside at 23 Glen Park Road, Eltham North, is of local historic significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

Hillside at 23 Glen Park Road, Eltham North, is historically significant as one of the first residences to have been built on the Glen Park Estate (subdivided in 1909 and first sold in 1913), preceding the majority of the residential development in the locality, which later became Eltham North. The simple vernacular form and materiality of the cottage demonstrates the manner in which low-cost residential development was undertaken in the formerly rural areas of the Shire of Nillumbik in the early twentieth century. Built as a small workers' home, the subject building indicates how families often relied on easily constructed, simple building forms to provide affordable accommodation in often rural, slowly developing parts of the municipality. (Criterion A)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

## REFERENCES

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## 24 Glen Park Road, Eltham North

### Eltham North Preschool and Infant Welfare Centre

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Community	<b>Designer:</b> S C Home, Gordon Ford, Peter Glass
<b>Significance level:</b> Significant	<b>Builder:</b> Not Known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1974



Figure 1. Main entrance to Eltham North Preschool. (Source: Context 2020)



Figure 2. Rear of the Infant Welfare Centre. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 8 BUILDING COMMUNITY LIFE

#### 8.2 Educating people

Mills and Westbrooke (2010:5) note the following in relation to baby health centres in the Eltham area:

*The first Baby Health Centre in the region around Eltham was opened at Heidelberg in April 1926. It was funded by Heidelberg City Council and run by the VBHCA. Sub-centres were soon set up in Ivanhoe, Fairfield and Greensborough. The Greensborough centre serviced Greensborough and Diamond Creek in the Heidelberg Shire and it was anticipated that it could also support mothers from Briar Hill, Montmorency, Hurstbridge and Eltham, all in the Eltham Shire. The Greensborough centre operated one day a week from a room in an 1840s hotel building in the main road, known as Marble Hall. By 1933 up to sixteen Eltham residents were using this service at any one time. Up to this point the service had been provided to Eltham residents without a contribution from the Eltham Shire but by 1934 the Eltham Shire Council had been persuaded to provide a £30 annual contribution. A new purpose-built centre was opened at Greensborough in February 1935 (Mill & Westbrooke 2010).*

## LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924, the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The

first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mudbrick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

## PLACE HISTORY

The Eltham North Preschool and Infant Welfare Centre is located on Crown Allotment F, Section 11, Parish of Nillumbik, 57 acres purchased by H Stooke in 1852 (*Nillumbik Parish Plan* 1961). Stooke's allotment was later amalgamated with other nearby allotments and then subdivided into residential lots. The area near Glen Park Road was known as the Glen Park Estate, named after a residential subdivision first established in 1909 (Figure 3); by 1924 the estate comprised 313 blocks (Mills & Westbrooke 2017:72). Because of a lack of services, residential development on the estate was initially slow. The subject building was erected in 1975 on Lots 9, 10 and 11.



Figure 3. Part of plan of subdivision at Glen Park, 1913, with approximate boundaries of the subject property outlined in green (LHS), and an advertisement for the Glen Park Estate in 1909 (RHS). (Source: CT:V3682 F252; Age 13 November 1909:19)

Before the construction of the building, between 1960-61 the Eltham North Baby Health Centre, open on Wednesday afternoons, was located at the Memorial Hall (Victorian Baby Health Centres Association 1960-61:44). The baby health centre movement, established to stem the high mortality rate of infants, was founded in Victoria in 1917 and was boosted in 1918 when the Victorian Minister for Health granted a pound for pound subsidy up to £125 to encourage councils to establish baby



health centres. By June 1918 nine centres had opened in Melbourne. The Victorian Baby Health Centres Association (VBHCA) was created in the same year. By 1944, there were over 150 centres in metropolitan and country Victoria (ANMF and VAMCHN 2017).

Preschools or kindergartens, concerned with the education of children, gained popularity during World War II when women were required to work outside the home. Additional creches and kindergartens were subsequently established, especially after 1944 when the Victorian Health Department announced that it would subsidise kindergartens for all children, regardless of their parents' financial status. Together with the work of the Nursery Kindergarten Extension Board, the subsidy led to the proliferation of kindergartens across Melbourne's suburbs in the postwar years (Barnard 2008).

Because of the postwar population increase in the Eltham North area, a centre to house a preschool was planned by the Shire of Diamond Valley. In 1972 the Shire advertised its intention to apply for a \$100,000 loan for permanent works and undertakings; \$7000 of this loan was allocated for the construction of a building for the Eltham North preschool centre (Age 20 December 1972:21).

On 12 December 1973, Alan Scanlan, Minister for Health, wrote to Shire of Diamond Valley deputy shire secretary, W M Balkin, informing him of the minister's support for the construction of a combined preschool and infant welfare centre. He also stated that council was eligible to apply for the maximum grant of \$15,000 on a 2:1 basis for the first preschool unit, and \$7,750 on a 1:1 basis for the second unit, in addition to \$12,000 on a 2:1 basis for the infant welfare centre (PROV 1973, Public Building File).

Designed by architect S C Horne of 83 Wattletree Road, Eltham, plans for the building were submitted to the Department of Health in January 1974 (see Figure 3). WL Meinhardt and Partners were the engineers for the project. The garden for the site was designed by Gordon Ford and Peter Glass (see Figure 4) (PROV 1974, Public Building File).

In April 1974, Horne advertised for builders for the construction of a steel framed, brick veneer combined infant welfare and preschool at Eltham North (Age 6 April 1974:120).

The building was completed by April 1975. Playground equipment, comprising a treehouse and tower, was designed by Charles Hanlin in 1976. A store for playground equipment was built adjoining the rear of the building in 1984 (PROV 1975-84, Public Building File).

As part of a program to remove asbestos cement debris from play area, in 2009 five eucalypt trees were removed from the garden site (BP).

Today the building houses the Eltham North Maternal and Child Health Centre and Eltham North Preschool, a not-for-profit kindergarten run by TRY Children's Services which provides sessional preschool programs for both three-year-old and four-year-old groups.

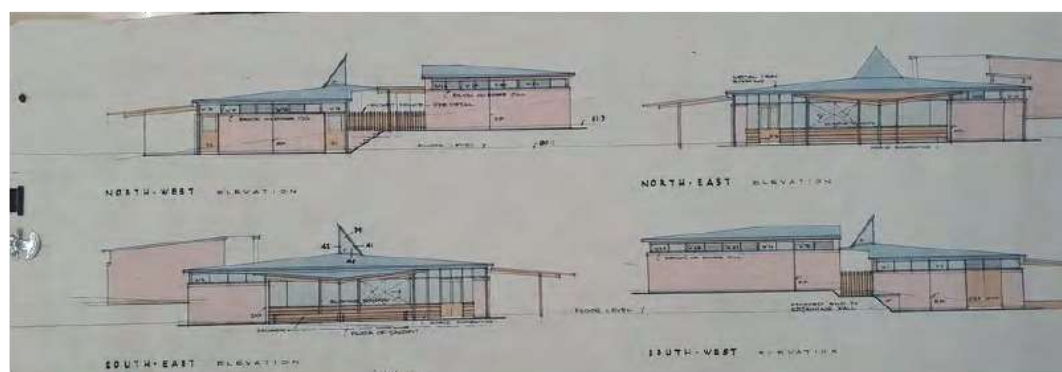
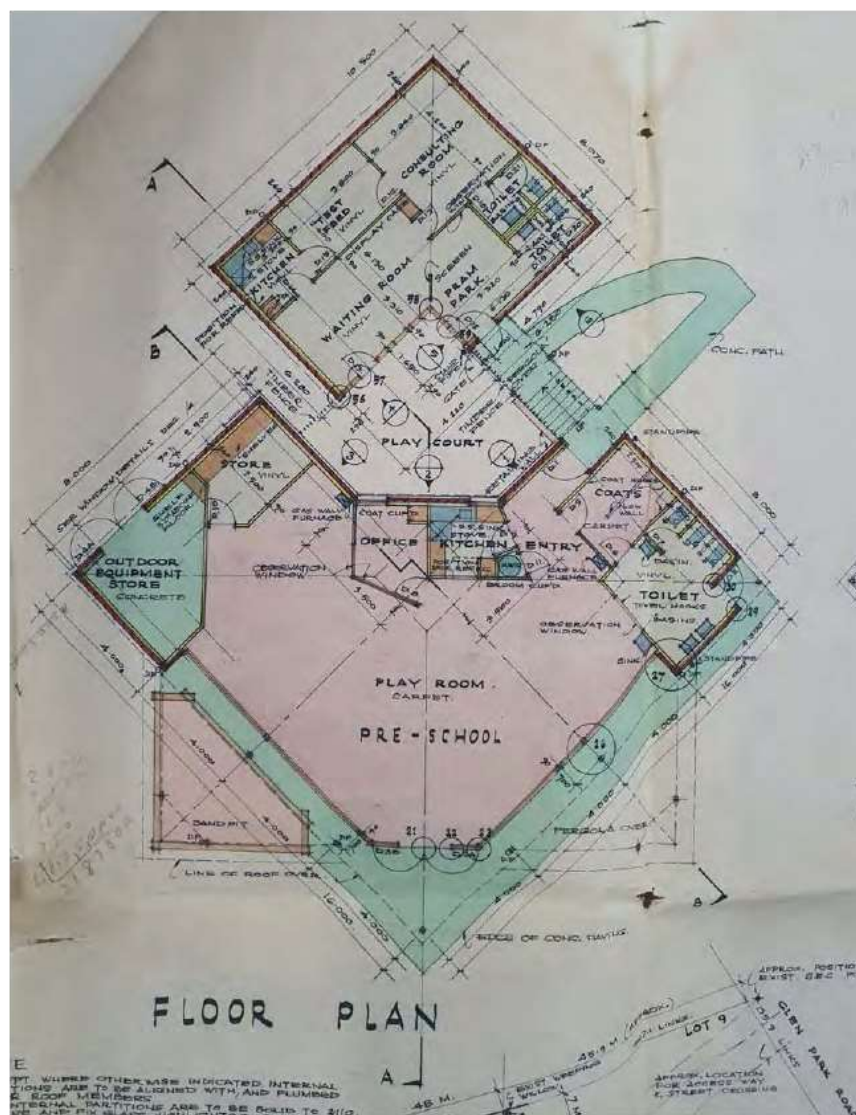


Figure 4. Plans by architect S C Horne for the Eltham North Preschool and Infant Welfare Centre, 1974. (PROV 1974, Public Building File - top and Public Building Plans - bottom).

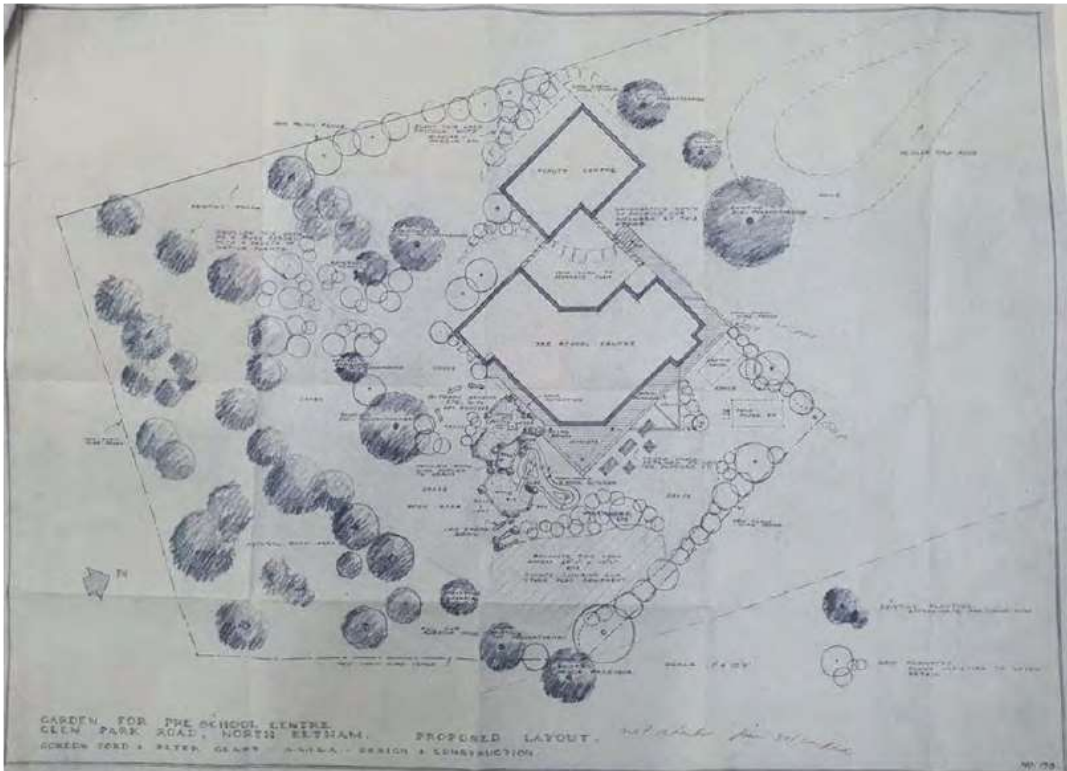


Figure 4. Plan for the proposed layout by landscape designer Gordon Ford and artist, conservationist and landscape architect Peter Glass for the garden at Eltham North Preschool and Infant Welfare Centre, c1973 (PROV c1973, Public Building File).

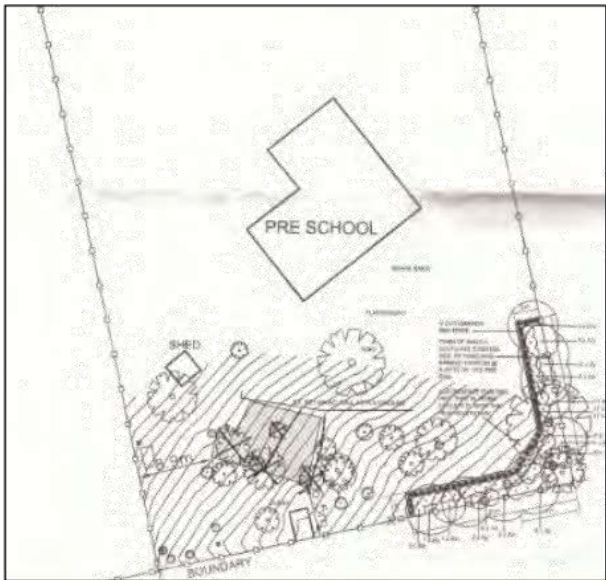


Figure 5. Showing trees to be removed marked with a cross, 2009. (Source:BP)





Figure 6. Aerial imagery of the site in 1987 showing the store addition of 1984 (Source: CPO, 'WESTERN PORT FORESHORE' 1987, via Landata)



Figure 7. The building in 2009 showing additional verandahs to the north and east of the preschool pavilion, shade sails, and the earthworks at the south of the site. (Source: Nearnmap 2009)

#### *Gordon Ford, landscape designer*

Australian landscape designer Gordon Ford (1918-1999) was a pioneer of the natural Australian style of landscape design. Growing up in country New South Wales, he settled in Eltham, Victoria, after World War II. Ford began landscaping work in 1952-54 under noted landscape designer Ellis Stones (1895-1975), before commencing his own landscape company, working in partnership with his Eltham neighbour, landscape architect Peter Glass (1917-1997) in the 1960s and 1970s.

Over his 50-year career Ford became an important landscape designer and constructor. He had a significant influence on the evolution of a natural Australian style from the 1950s, alongside his predecessors and mentor (Edna Walling and Ellis Stones) and peers (Alistair Knox and Peter Glass). Ford, along with Glass and Knox, was instrumental in the foundation of the Australian Institute of Landscape Architects, established in 1967 (Alistair Knox Foundation).

Ford believed that garden and buildings should form a fully integrated whole, rejecting the notion that a house was simply surrounded by a garden (David Bick cited in Context 2010). Ford favoured Australian native plants, but integral to his design philosophy were spatial considerations (juxtaposing mass and void and concealing boundaries) and foliage texture and shape (Reid 2002:228). He worked on many commissions for domestic gardens, public parks and institutional landscapes. Noted landscape designs include those for his own properties, the Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111), and 'Füllung', 76 Pitt Street, Eltham (HO153), as well as the Billabong in the VHR listed Royal Park, Parkville (H2337), and at Monash University.

Ford died at home in 1999.

#### *Peter Glass, artist, conservationist and landscape architect*

Peter Glass (1917-1997) was an artist and a trained draftsman who started working for Alistair Knox as a carpenter and mud brick worker in 1948. As the Knox building business expanded, he progressed to working in the drafting office, eventually running the office through the 1960s (Alistair Knox Foundation).

Glass originally came to Eltham with his friends the jazz musicians, Graham and Roger Bell, and landscape designer Gordon Ford. He eventually built a house opposite Ford's in John Street, Eltham, and in the 1960s and 1970s worked in partnership with Ford, formed the firm Peter Glass and Gordon Ford. As landscape designers the pair undertook a number of projects, including the role of landscape architects for Monash University in the 1970s (Alistair Knox Foundation; Age 20 February 1971:27). In his work he was noted for his use of Australian plants. With his wife Cecile, he established a native plant nursery at their Eltham home in the 1960s (Clough 2002:263).

Glass, along with Knox and Ford, was instrumental in the foundation of the Australian Institute of Landscape Architects, established in 1967. Glass went on to design many gardens, some of which were done in partnership with Knox and Ford (Alistair Knox Foundation). In 1971, Glass, in association with Alistair Knox and Ivan Stranger, provided a plan, free of charge, for the Eltham town park (Age 4 July 1979:26).

Glass, along with Knox and John Harcourt, played a significant role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic.

## DESCRIPTION

24 Glen Park Road, Eltham is an Infant Welfare Centre and Preschool built in 1974-5 to a design by SC Horne for the Diamond Valley Shire Council.

The Eltham North Preschool and Infant Welfare Centre, Eltham North is located to the west of a Council reserve on the south side of Glen Park Road, slightly west of Banks Road, and east of Ryans Road. Bounded by Glen Park Road Reserve to the east and surrounded by residential properties to the southern and western boundaries, the building is located at the end of a driveway. The site slopes away to the southeast. An open asphalt carpark accessed from Glen Park Road occupies the northern half of the site. The building sits to the rear of the site, behind the carpark, nestled within its landscape setting. Bush garden style landscaped gardens, and playground equipment surround the building and numerous trees are dotted across the site.

In plan the single-storey building complex has a square footprint with low pyramidal roof, that has had its western corner pulled away to create two pavilions that enclose a central play court. The smaller upper pavilion is located to the west and houses the infant welfare centre, while the larger pavilion, the preschool, sits down-slope to the east comprising the other three quadrants of the footprint.

The building has been cut into the site integrating it with its natural bushland setting. It maintains a low-profile within the streetscape due to its siting towards the rear of the site, positioned downhill from the road and with a low roof profile. The building is enclosed by a recent green loop top aluminium fence with access to both pavilions via a concrete path from the carpark. This path splits as beyond the gate from the carpark, leading down concrete steps to the preschool on the west, and via curved path to the infant welfare centre on the east. Concrete steps connect the two entrances while a brick retaining wall and timber picket fence separates the children's play court from the entrance court.





Figure 8. Aerial imagery showing the footprint of the building, carpark and broader layout of the site. The subject site boundary is outlined in blue. (Source: Nearmap 2020 with Context overlay)



Figure 9. The entrance to the Preschool from the carpark showing the pathways to both pavilions and concrete stairs behind the aluminium fence. (Source: Context 2020)



The building is steel framed with brick veneer walls. The roof is clad in 'Brownbuilt' metal tray roofing. Photovoltaic cells have been added to the roof. Wide eaves and deep timber fascias create an emphatically horizontal band around the building. Verandahs are supported by simple timber posts. External walls are clad in textured brown brick. The material palette is soft, in harmony with the bush aesthetic.



Figure 10. View of the building from the carpark.  
(Source: Context 2020)



Figure 11. Entrance pathway to the infant welfare pavilion with picket fence and staircase in the background. (Source: Context 2020)

The infant welfare pavilion is small and compact with rooms designed for consultation. A skillion awning supported by simple square columns sits above the main entrance door. Glass louvred clerestory windows extend around the rear of the pavilion receiving natural light and maintaining privacy within.



Figure 12. View of the infant welfare pavilion entrance from the carpark. (Source: Context 2020)



Figure 13. Rear of the infant welfare pavilion showing clerestory windows and a double hung window. (Source: Context 2020)

The entrance to the preschool building is emphasised by a small gable set above a skillion roofed verandah extension clad in corrugated iron (Figure 13). This verandah provides weather protection to the building entry. A glazed triangular skylight in the centre of the building, acts as an architectural accent and allows light into the preschool room.

The preschool pavilion is larger and consists of a centralised playroom flanked by service areas, stores, kitchen and toilets to the north, west and south. The main playroom windows face towards the east and south. Extensive glazing facing the playground reflects the the need for surveillance of the playground, and allows ample light into the main playroom area. Clerestory windows line continue around the façade. Services and storage areas are located to the sides. The triangular pergola extending to the south is original (Figure 14) and the rectangular verandah with corrugated iron cladding extending to the east is a later addition.



Figure 14. Small gable at main preschool entrance set above a skillion roofed verandah extension clad in corrugated iron. (Source: Context 2020)



Figure 15. Triangular pergola just visible behind the shade sails. (Source: Context 2020)



Figure 16. Sandpit and verandah on the eastern side of the building. (Source: Context 2020)



Figure 17. Detail of the glass louvred clerestory windows on the eastern side of the preschool (Source: Context 2020)

Landscape elements reflect the natural Australian landscape aesthetic championed by designers Gordon Ford and Peter Glass. Key landscape elements retained from the original layout concept by Ford and Glass prepared for the site include the overall natural aesthetic to the landscaping, boulders, and log steps. The original layout included a sand pit, but in a more organic form than the extant rectangular sand pit. More contemporary playground equipment includes the fort structure with green slide.





Figure 18. View of the playground towards the building showing boulders and log steps. (Source: Context 2020)



Figure 19. Window wall at the southern corner of the southern façade. (Source: Context 2020)



Figure 20. Playground to the south of the site. (Source: Context 2020)



Figure 21. Playground to the south the site showing sensitively placed boulders. (Source: Context 2020)



Figure 22. Garden beds beside the path the the main preschool entrance. (Source: Context 2020)



Figure 23. There are several substantial trees throughout the site. (Source: Context 2020)

## INTEGRITY

The building at 24 Glen Park Road, Eltham is largely intact with limited changes visible to original or early significant fabric. The building retains its low-profile, soft material palette, bush aesthetic, built form, materiality and scale.

The exterior of the building is largely intact and has a high level of integrity. It has very few changes visible to original or early elements. The building retains its original built form, roof form, and openings, and continuous use as an infant welfare centre and preschool. Original details include the external cladding, windows and doors, the protruding triangular skylight and triangular pergola. Additional verandahs, shade awnings and photovoltaic roof cells do not detract from the integrity of the place.

The integrity of the place is greatly enhanced by its landscape setting, specifically the relationship to the contouring of the site and integration of the building with the surrounding playground layout originally designed by Gordon Ford and Peter Glass. Although the landscape has changed overtime, it retains essential features of the original including the natural bushland character, original boulders carefully sited and integrated into sloped parts of the site, and the log steps.

Overall, the building and landscape setting have relatively high integrity.

## COMPARATIVE ANALYSIS

The Shire of Nillumbik contains a number of community facilities and preschools of which a few postwar examples are on the Heritage Overlay. These include the Eltham South Kindergarten, 35 Fordhams Road, Eltham, 1965 (HO202); the Eltham Community Centre, 801 Main Road, Eltham, 1977-78 (HO117); and the Eltham Library 4-10 Panther Place, Eltham, c1992 (HO239).

The place descriptions below are taken directly from Hermes.



Eltham South Kindergarten, 35 Fordhams Road, Eltham (HO202). (Source: HERMES)

Built c1970s, the Eltham South Kindergarten is crowned by its large and unique roof-top sculpture; this building is a good example of The Eltham idiom of design during the 1960's, 1970's. Features of the refined design include the triangular floor plan, quite steeply pitched slate roof, eaves, open eastern end, timber windows and the use of second-hand bricks.

The Eltham North preschool and infant welfare centre at 24 Glen Park Road Eltham compares well to Eltham South Kindergarten. Whilst Eltham South Kindergarten displays a higher degree of architectural detailing and aesthetic finesse, a similar geometric interest is expressed. The broad horizontality, material palette and depiction of organic principles in a non-residential context is evident.



Given the lack of comparable examples of postwar community facilities and preschools currently in the Nillumbik schedule to the Heritage Overlay, comparative examples have been selected from outside of the Shire of Nillumbik.

Comparable postwar examples of combined preschool and infant welfare buildings include:



Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Centre (formerly Beaumaris Infant Welfare Centre) (Interim HO785, City of Bayside). (Source: HERMES)

The Olive Phillips Free Kindergarten and infant welfare centre is a single-storey concrete block building, expressed as two attached pyramid-roofed pavilions with a connecting flat-roofed breezeway. Erected in 1974 to replace an original community building destroyed by fire, the new centre was designed by local architect David Godsell.



Beaumaris Playhouse and Jack and Jill Kindergarten, 24 & 26 Grandview Avenue, Beaumaris (Interim HO787 City of Bayside). (Source: HERMES)

The Beaumaris Playhouse and Jack and Jill Kindergarten, built between 1966-68 to the design of Berg and Alexandra and in 1958 to the design of Douglas Alexandra, respectively, are significant.

Significant elements include:

- the original built form, scale and planned aspects of each of the buildings;
- the large window-wall to the playroom (including sliding doors and coloured glass and cross-bracing details to the end bays), vertical timber cladding, original doors and windows and covered entry porch of the Jack and Jill Kindergarten;
- the flat roof and roof lantern, timber lined eaves and splayed fascia, vertical timber lining to porches and porch ceilings and original doors and windows of the Beaumaris Playhouse.

## Discussion

While 24 Glen Park Road, Eltham North is a simpler building than the examples listed, it demonstrates the simple forms, lightweight construction, natural material palette, broad horizontality and bush aesthetic typical of community building design in the postwar period. The functionality of the

kindergarten building is reflected in its form which creates a protected inner world for the young children for which it was designed. This is a world that interfaces freely with the outdoor setting. Paired with the kindergarten, the infant welfare centre displays through its more enclosed form the privacy required for consultation. The low profile of the building elements and their integration of the landscape design expresses a holistic design approach to early childhood education. The building form is directly related to its function. Stylistically the building shows elements of postwar geometric design principles but is primarily driven by functional requirements. The functionalism expressed in the design of the building has connotations of lightness and hygiene, and child development ambitions. This reflects the melding of architectural and social agendas.

24 Glen Park Road, Eltham North is also notable for the evidence it retains of a landscape design ethos that emerged in postwar Australia, and particularly in Eltham where it is known as the 'Eltham style'. The 'Eltham style' incorporated 'visual and experiential references to Australian natural landscapes that went beyond mere reference to Australian flora'(Saniga 2012:105). Inspired by prominent landscape designer Ellis Stones (1875-1975), Ford and Glass, with environmental architect Alistair Knox, were at the forefront in developing this style of landscape design which sought to translate the character of Australian rural landscapes into suburban and city settings.

The Shire of Nillumbik contains a number of gardens and landscapes designed with a natural Australian landscape aesthetic on the Heritage Overlay. These include Alistair Knox Park, corner Bridge Street and Main Road, Eltham, c1973-75 (HO14), Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111), the Coller House, 185 Mount Pleasant Road, Eltham, c1975 (HO136), and 'Füllung', 76 Pitt Street, Eltham, from 1945-99 (HO153).

Place descriptions are taken directly from HERMES.



Alistair Knox Park, corner Bridge Street and Main Road, Eltham, c1973-75 (HO14). (Source: HERMES)

The park and the lake are historically significant because they were designed by four of the major forces in the urban bush landscape movement: Gordon Ford, Peter Glass, Alistair Knox and Ivan Stranger. The park is historically and aesthetically significant because it contains a number of features that are associated with the urban bush landscape movement - these include the informal planting of Australian native species in an open and undulating grassed setting and the attempt to blend the man-made landscape of the park with the natural environs of the Diamond Creek to the park's west. The lake has also been carefully designed to integrate with the park; its perimeter, constructed from a set of large, flattish stones, is characteristic of other designs by members of the urban bush landscape movement. Socially, the park is now a vital part of Eltham's urban fabric and contributes to the quality of life in the central area of the township.





Boomerang Residence, 195 Laughing Waters Road, Eltham, c1970 (HO111). (Source: HERMES)

The property is aesthetically significant as a collection of buildings, landscape elements and infrastructure set amongst a protected bushland setting, which illustrate several characteristics of 'Eltham style' architecture including the use of mud brick and recycled materials, construction in stages, close involvement of the owner in the process, rock and water feature landscaping by Gordon Ford and metal windows crafted by local artist Matcham Skipper. The fountain and rock wall adjacent to Birrarung is aesthetically significant as an example of Gordon Ford's landscape design with the key water feature and carefully placed rocks and boulders fitted into the bush landscape.



Coller House, 185 Mount Pleasant Road, Eltham, c1975 (HO136). (Source: HERMES)

The house is architecturally significant as a good example of a 1970s 'Eltham style' house and as a definitive example of Knox's theory of integration between built structures and natural, or recreated, bushland settings.



'Fülling', 76 Pitt Street, Eltham, from 1945-99 (HO153). (Source: HERMES)

The garden is historically significant because it was designed by the noted landscape designer, Gordon Ford, who went on to have an enormous influence on the development of an Australian bush garden aesthetic. The garden is also significant because Ford was associated with a number of other prominent designers, who worked in the Shire - John Harcourt, Alistair Knox and Peter Glass-all of whom played a significant role in the development of the 'Eltham style' of architecture and design and were associated with the development of the Australian bush garden aesthetic. The garden also reveals the influence of other Australian landscape designers, including Ellis Stones (for whom Ford worked at one stage) and Edna Walling. The garden is historically and aesthetically significant because it epitomises the 'Eltham style' of design (with the garden and buildings designed together to form an integrated whole) and encapsulates the major themes and trends of Australian garden design in the 20th century.

The majority of landscape examples above were built in the mid-1970s, like the subject site. Boomerang residence and Füllung differ in that they were commenced earlier and, as places where Ford resided over longer periods, evolved over much longer time frames. They all display a landscape aesthetic and other elements that are characteristic of a so-called 'Eltham style', pioneered by Ellis Stones, Alistair Knox, Gordon Ford and Peter Glass, among others. Typical elements of Gordon Ford and Peter Glass's garden designs included an overarching natural aesthetic, predominantly (but not exclusively) Australian native plants (often incorporating existing native vegetation on the site), natural materials (brick, red gum sleepers, logs, large boulders), water, and the skilful arrangement and placement of large boulders in the landscape.

Both Füllung and Birrarung include rock and water feature landscaping, which is not present at the subject site, although carefully placed rocks and boulders integrated into the bush landscape were a part of the original layout concept and are extant.

Unlike the residential examples, the garden setting at the Eltham North Preschool and Infant Welfare Centre appears to have changed over time, most likely as features or materials have worn through high use or have been changed to meet changing standards and requirements for ongoing use by young children.

Although not intact, the original relationship with the building and use of the garden have been retained, and the garden setting retains essential attributes of the original, including the natural bushland aesthetic and several large boulders.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The Eltham North Preschool and Infant Welfare Centre at 24 Glen Park Road, Eltham North, a preschool and infant welfare centre designed by SC Horne in 1974, and the surrounding landscape setting designed by Gordon Ford and Peter Glass, is significant.

Elements that contribute to the significance of the place include:

- the original single storey building complex that consists of two pavilions;
- geometric form and low profile roof, triangular pergola;
- brick construction and roof cladding;
- window and door openings;
- the relationship of the building's two pavilions surrounding the courtyard and integrated setting of the building within the topography of its immediate setting;
- the natural Australian landscape aesthetic of the garden setting; and
- large boulders.

Non-original materials that replicate or are in-keeping with the original or early design intent are of Contributory significance and include:

- mature Australian native trees and shrubs;
- newer bush style playground fabric, such as log seating and log stepping 'stones'; and
- newer wooden structures that support the continued original use.

Additional verandah structures, shade cloth structures, playground equipment, safety equipment, loop fencing are not significant.

### **HOW IS IT SIGNIFICANT?**

The Eltham North Preschool and Infant Welfare Centre at 24 Glen Park Road, Eltham North, is of local historic, representative, aesthetic, associative and social significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The Eltham North Preschool and Infant Welfare Centre at 24 Glen Park Road, Eltham, is of historical significance for its demonstration of the evolution of infant welfare and preschool education in the suburbs of Nillumbik in the mid-twentieth century. The design reflects the development in the design of kindergartens and infant welfare facilities that occurred from the late 1960s. These were developments that were informed by evolving ideas in early childhood development. The creation of an internalised and protected playroom set deep within a landscaped environment reflects an increasingly child-centred focus. (Criterion A)

The setting of the Eltham North Preschool and Infant Welfare Centre, including its natural Australian landscape aesthetic and large boulders, designed by prominent landscape designer Gordon Ford and artist, conservationist and landscape architect Peter Glass is significant. It evidences the distinctive landscape design ethos that emerged in the postwar decades in Eltham, known as the so-called 'Eltham style', pioneered by Ford and Glass along with Alistair Knox, and Ellis Stones before them. The Eltham North Preschool and Infant Welfare Centre is also significant as an example of the

postwar bush style 'Eltham style' architecture. the building planning, with its functional planning and direct connection with outdoor play spaces, reflects the child development principles that emerged in the 1960s and early 1970s. The separate but aligned programmatic functions of preschool and infant welfare are formally expressed in the arrangement of the two pavilions. (Criterion D)

The design and layout of the playground by prominent landscape designer Gordon Ford is aesthetically significant for its demonstration of the distinctive bush-style for which Ford was well known. (Criterion E)

The Infant Welfare Centre and North Eltham Preschool is of social significance for its long and continuing association with the free kindergarten movement and maternal and child health care to the local community since it was first established on the site in 1974. Similarly, it is socially significant for the provision of a community run kindergarten and Council-run infant welfare services on the subject site since 1974. The close spatial arrangement of these two community uses reflects their social alignment and a growing social appreciation of the functional concerns of families with young children living in the suburbs of Nillumbik in the 1970s (Criterion G)

The Infant Welfare Centre and North Eltham Preschool has associative significance for its associations with landscape designers Gordon Ford and Peter Glass who were key proponents of the Australian bush garden aesthetic. (Criterion H)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## 144 Progress Road, Eltham North

### House

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Residential	<b>Designer:</b> Glyn Lewis
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> c1972-75



Figure 1. View of 144 Progress Road, Eltham North, from the street. (Source: Context 2020)



Figure 2. Principal elevation of 144 Progress Road, Eltham North. (Source: realestate.com.au 2017)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.6 1960s and 1970s suburbanisation

*From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne'. (Mills & Westbrooke 2016:87)*

*Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. [Alistair] Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape.... Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.'. On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape. (Mills & Westbrooke 2016:87-88)*

*By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mud brick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape. (Mills & Westbrooke 2016:88)*

*In the 1970s the Nillumbik area and nearby suburbs were graced with a number of residences designed by up-and-coming architects of the day including Kevin Borland, Charles Duncan and Morrice Shaw. Philip Goad describes their works as 'free and inventive compositions' and 'programmatically innovative'. Their designs featured informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks. Other features included bagged brick, or brick seconds, window frames stained brown or pale eucalypt green and diagonal timber lining boards (Goad 1999, p. 199). (Mills & Westbrooke 2016:89)*

## LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924 the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mudbrick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

## PLACE HISTORY

The subject site is located on Crown Allotment G, Section 11, Parish of Nillumbik, comprising 89 acres and first purchased by PAC O'Farrell in 1852 (*Nillumbik Parish Plan* 1961). By 1884 the Crown Allotment had been subdivided, with 75 acres of land acquired by James Darley Mealy, 'gentleman',

in 1909. Between 1913 and c1919 Mealy served as a member of the Eltham Shire Council (*Advertiser*, 11 January 1935:2). He died in 1935, and in 1940 the land passed into the ownership of Elise Stewart. In 1947 it was owned by Inter-Urban Builders Pty Ltd (CT:V1537 F305; CT:V3346 V070).

Inter-Urban Builders subdivided the land into residential blocks, with lots sold from 1947 to 1967 (CT:V3346 V070). The subject site is Lot 210 of this subdivision. Lots 209 and 210 were purchased in 1960 by Lower Plenty builders Stanley Brown and Gordon Saw (CT:V8256 F347). Lot 210 changed hands multiple times until 1972, when the property was acquired by Garry and Linda Richardson (CT:V8654 F863). By 1972, residential development had continued along Progress Road (Figure 3).

The subject residence was built for the Richardsons between 1972 and 1975 to a design by architect Glyn Lewis (realestate.com.au 2017). The residence and its complex roof form is depicted in aerial photographs of the area taken in 1975 and 1987 (Figure 4).

A building permit was issued for a carport and garage in 2004 (BP). These are located to the northeast corner of the site, adjacent to the driveway. The site plan attached to the 2004 permit application does not depict the south-facing family room that exists by 2009. Aerial photographs indicate that the family room, the alfresco dining area and the split-level timber decking along the south elevation were added between 2004 and 2009 (Figure 5).

***Glyn Lewis, architect***

Glyn Lewis graduated with a Bachelor of Architecture from the University of Melbourne's Faculty of Architecture in 1965 (*Age* 15 April 1965:13). Lewis's known works include a Californian Bungalow in Alphington that he remodelled as his own home c1980, which appears to have been influenced by American architect Bruce Alonzo Goff, whose work was distinguished by curvilinear or unconventionally geometric forms. Around 1969, Lewis also designed a more conservative project home in Donvale, which was nominated for the 'Finest in Family Living' contest in 1971 (Victorian Modern). Reportedly, Lewis worked in the office of renowned Modernist architect Peter McIntyre in the 1990s (pers. comm with Peter McIntyre 5-6 May 2021).





Figure 3. Aerial view of 144 Progress Road, Eltham North, and surrounds in August 1972. The building is not evident. The approximate allotment location is circled in yellow. (Source: CPO, 'RESEARCH CREEK (8/1972)' 1972, via LANDATA)

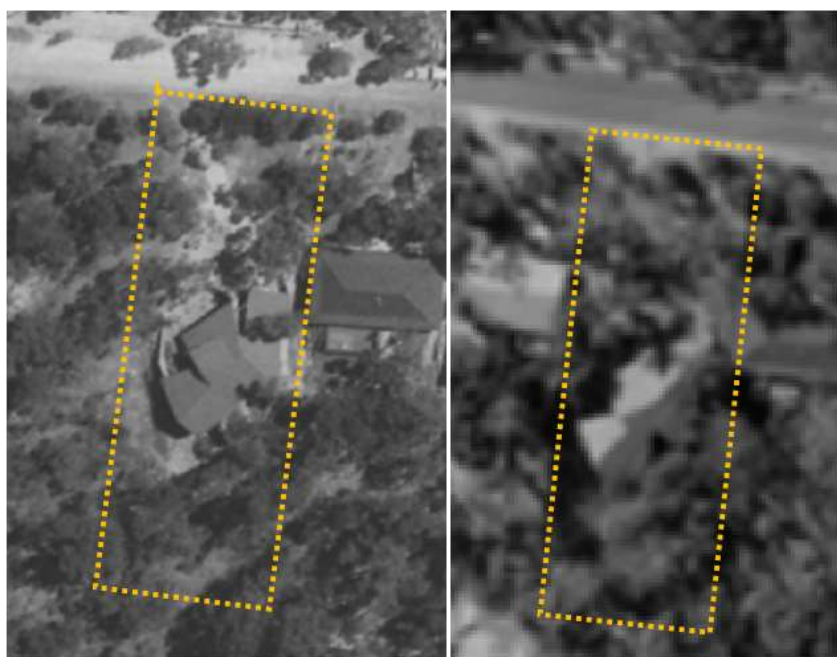


Figure 4. Aerial view of 144 Progress Road, Eltham North, in 1975 (left) and 1987 (right). The approximate allotment boundary is shown in yellow. (Source: CPO, '(ALSO A.P. 1227)' 1975 (left) and 'WESTERN PORT FORESHORES' 1987 (right), via LANDATA)





Figure 5. Site plan of 144 Progress Road prepared in 2004 (left) and a 2009 aerial view (right), showing the new carport and garage added in 2004 (outlined in red) and the south-facing family room added between 2004 and 2009. (Source: BP; Nearmap 2009)

## DESCRIPTION

The house at 144 Progress Road, Eltham North, built between 1972 and 1975 to a design by architect Glyn Lewis, is constructed predominately of bagged concrete blockwork. Located on the southern side of Progress Road, the house is positioned centrally within a rectangular allotment (Figure 6). The land falls from north to south, providing a secluded setting for the house. Some native and introduced trees exist on the front setback.

A curving paved drive leads from the cross-over at the northwest corner of the block to the original open carport on the eastern side (Figure 7). The recessed entry to the house is accessed via a sloping path located between two converging walls: the western wall of the carport and the eastern walls of the main bedroom and a courtyard to the west.

The subject house sits low in the landscape at its northern end closest to the street but is elevated at its southern end by virtue of the fall of the site, providing views to the south. Its irregular and abstract geometries contrast with the organic forms of the surrounding landscape. In plan, the house comprises a series of fragmented geometric forms with angular wall planes (Figure 8). The internal spaces are distinguished by walls with bagged blockwork and sweeping timber-lined ceilings generated by the house's complex roof form.

The dynamic roof form is clad in metal roof decking. It comprises several angled roof planes slanting from a central ridgeline that runs generally from northeast to southwest. The main roof ridge has been broken and realigned in association with the northern sections of the building (the bedroom wings) to capture northern light and views to both north and south. Internally, the house is split-level with a small upper floor accessed via a spiral staircase. There is a northwest-facing clerestory window on the upper level (Figure 9). There are two sheltered north-facing courtyards to the north of the residence (Figure 10). A walled courtyard encloses the main bedroom and ensuite area on the north elevation to capture northern light and create sense of intimacy and privacy. A separate enclosed deck is accessed through the dining room.

The original dining room and lounge and the new family room also overlook the backyard to the south, with large expanses of floor-to-ceiling windows and doors that integrate indoor to out. The north-south slope of the site provides unimpeded views from these rooms.

The south-facing kitchen and family room have a large glazed section of roof added between 2004 and 2009. The alfresco area and split-level timber decking with a children's slide likely date to from the same period.

The backyard, on the south side of the house, is accessed via a sloping footpath on the east. Landscaping elements and garden furniture including a cubbyhouse in the backyard are not original. A carport and garage structure built in 2004 is located at the front of the property but is largely shrouded with vegetation.





Figure 6. Aerial view of 144 Progress Road, Eltham North (outlined in red), showing its complex corrugated steel roof form. (Source: Nearmap 2021)



Figure 7. Site plan of the subject site in 2017. (Source: realestate.com.au 2017)

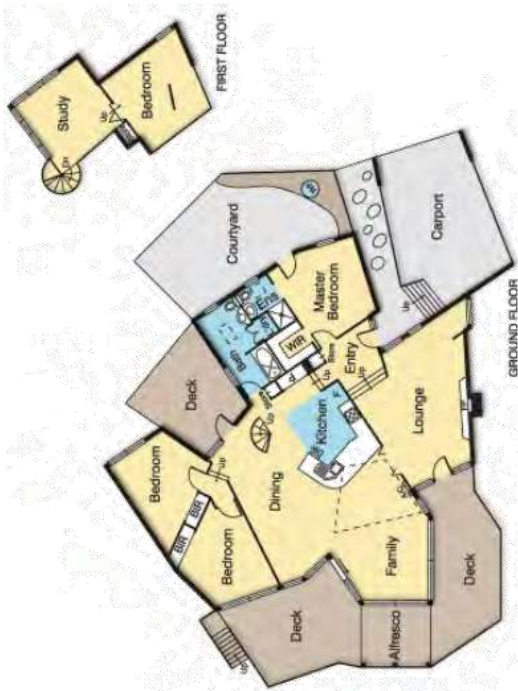


Figure 8. Floorplan of the house in 2017. (Source: realestate.com.au 2017)



Figure 9. The upper-storey study with the northwest-facing clerestory window. (Source: realestate.com.au 2017)



Figure 10. Internal views from the dining room (left) and main bedroom (right). Note the two sheltered north-facing open-air pockets. Also note the spiral staircase. (Source: realestate.com.au 2017)

## INTEGRITY

The house at 144 Progress Road, Eltham North, is largely intact, with few changes to the 1970s fabric. The building retains its original built form including a complex, angled roof form; angular wall planes of bagged concrete blockwork; floor-to-ceiling glazing; and the pattern of openings on the original portion of the house. The skylights on the roof and the upper-storey clerestory window facing northwest are also retained.

The south-facing family room added between 2004 and 2009 is not visible from the street. The 2004 carport and garage structure is visible at the front of the property; it is shrouded with vegetation and is not intrusive.

Overall, the house has high integrity to its original design by Glyn Lewis.

## COMPARATIVE ANALYSIS

Architect-designed homes became more common in Nillumbik and its surrounds in the postwar period. From the 1970s, up-and-coming Melbourne architects including Kevin Borland, Charles Duncan and Morrice Shaw turned their hand to designing residences in the area. Many of these designs incorporated considerations that had become hallmarks of the 'Eltham style' in the immediate postwar period. These included the informality, the use of natural materials and integration with the



natural environment. Many of these designs, however, exhibit aesthetic differences that reflected a wider engagement with evolving ideas explored within Australian architecture at the time of their construction. As noted in the *Nillumbik Shire Thematic Environmental History*, the architect-designed homes of this period featured 'informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks.' The commonly observed construction materials included bagged brick or concrete, second-hand bricks, window frames stained brown or pale eucalypt green, and diagonal timber lining boards (Mills & Westbrooke 2016:89).

The house at 144 Progress Road, Eltham North both references and departs from the 'Eltham style' mudbrick homes that proliferated in the 1950s and 1960s. Its dynamic forms and contrasting materials both consciously respond to and are articulated from the natural world. The architecture presents as a somewhat more discontinuous object within the landscape than earlier 'Eltham style' houses. It does not exhibit the same romantic affinity with the landscape, despite being driven by a response to it. It represents a departure from the earthy, organic architectural style that influenced the development of the 'Eltham style' with its tendency towards more pure and regular geometric forms and more consciously 'natural' materials.

Architect-designed houses from the late 1960s and 1970s are underrepresented on Nillumbik's Heritage Overlay. The following examples are comparable to 144 Progress Road, Eltham North, for their architectural expression or construction period.

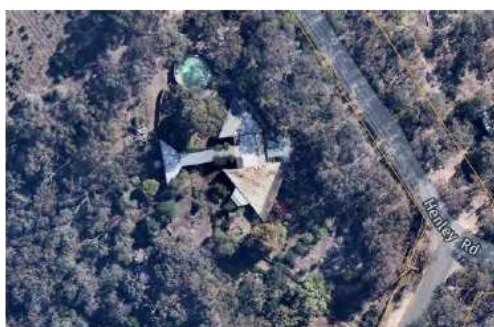


Built for the well-known potter Leon Saper in c1967, the house is architecturally significant as a work of Morrice Shaw. Shaw was a Modernist architect who worked in the office of Kevin Borland. The house is one of the most creative and unusual dwellings built in Victoria and Australia during the 1960s. It combines the Modernist ideas with the use of mudbrick and recycled materials that are characteristic of the 'Eltham style' (VHD).



The house is noted for its highly individualist expression, which Alistair Knox described as 'one of the most amazing designs that have occurred in mud-brick building'. The building combines a free-form plan with flowing pisé walls and fireplace under a complex organic roof form. It is the earliest known example in Victoria of a strand of the late-twentieth-century organic style (VHD; Mills & Westbrooke 2016:87-89).

Leon Saper Residence, 60 Dunmoochin Road, Cottles Bridge (HO41). (Source: Victorian Collections; Nearnmap 2021)



The Burns House ('Kangaroo'), 644 Henley Road, Bend of Islands (VHR H2314, HO258). (Source: VHD; Nearmap 2021)

The Burns House, known as 'Kangaroo', was designed by the architect and artist Peter Burns and built in stages from 1968 on an elevated sloping bush site. The Burns House is made up of three linked triangular-plan pavilions set in informal gardens established largely by Mary Burns. The use of cheap materials, such as fibro cement sheet cladding to the walls and Stramit system ceilings, reflects the relative austerity of the period and the lack of resources of the family (VHD). The inwardly-sloping walls, acrylic dome windows and flaps for ventilation are key design elements. 'Kangaroo' was designed not to blend in with the bush setting but 'as a gesture to come to terms with nature' (VHD).

The Burns House is architecturally and historically significant at state level.



16 Warringah Crescent, Eltham (recommended as an Individually Significant place in this study). (Source: Context 2021; Nearmap 2021)

16 Warringah Crescent, Eltham, is a substantial concrete block and timber house built c1975 to a design by architect Peter Carmichael of Cocks Carmichael. 16 Warringah Crescent, Eltham, is aesthetically significant as a well-detailed architect-designed house that responds to its sloping bushland block. The house is integrated into the landscape, sited below street level and stepping down the block towards the rear, following the natural fall of the land from east to west. Constructed primarily of clay-coloured concrete blocks, the house is sculptural in form and presents to the street as a series of low interlocking geometric cuboid and angular shapes that both contrast with and complement the natural topography and bush setting of the site.





Nichols House, 17 Haldane Road, Eltham (no HO but identified in the *Nillumbik Shire Thematic Environmental History*). (Source: E. Willis 2009, 'Nichols House, Eltham, 1972-1973'; Nearmap 2021)

The Nichols House was built in 1973 to a design by architect Kevin Borland. Borland won The Age-RAIA House of the Year Bronze Medal for his design of this large sprawling house of brick and timber, built on a steeply sloping site. The house comprises five different levels with small and large spaces. By 1980 Norman Day wrote that the Eltham area was 'potted' with rugged Borland houses (cited in Mills & Westbrooke 2016:89). 'Their rude frames, rough nailed boards and spiky roofs surprise even the unconservative hill people up there.' Day further noted that Borland's signature style of 'bush-carpenentered mixture of simple materials, complex planning and uncompromising form-making' was perhaps just as suited to the Eltham hillsides as the earlier visions of the mudbrick houses (Mills & Westbrooke 2016:89).

## Discussion

144 Progress Road, Eltham North, compares well with the above examples of architect-designed homes of the late 1960s and 1970s that are distinguished from the 'Eltham style' mudbrick homes of the earlier decades. These houses represent a period in Nillumbik's history when a group of architects formulated new and inventive responses to suit the hilly topography of the local area. These examples display individualistic designs that depart from earlier 'Eltham style' or Modernist houses that were characterised by far simpler forms, geometries and a more romantic and mimetic identification with the landscape in material terms. The key characteristics that are observed in these later houses include the informality displayed through the irregular geometric plans, the complex broken roof forms, and the sloping walls that reject orthogonal wall planes. The split-level designs with interconnected small and large spaces are also common. Like their earlier 'Eltham style' and Modernist counterparts, these buildings responded to the environmental factors of the local landscape including views, topography, sun and wind. They represent, however, a more complex relationship between nature and the built environment with forms that are consciously articulated from it and contrasting with it.

144 Progress Road is distinguished from the Leon Saper Residence (HO41), a pioneering example of the organic architecture in Victoria, which adopts an undulated form. The state-listed Burns House (VHR H2314, HO258) is more similar to 144 Progress Road, Eltham North, for its pursuit of an angular abstract form that sits as a sculptural object within the bush setting. These houses do not attempt to blend in with the natural landscape.

Outside the Heritage Overlay, the architect-designed houses at 16 Warringah Crescent, Eltham (recommended as an Individually Significant place in this study), and 17 Haldane Road, Eltham (no HO but identified in the Nillumbik TEH), are also similar to 144 Progress Road. The houses have a sprawling form that steps down the block, following the natural fall of the land.

Overall, 144 Progress Road, Eltham North, is representative of the innovative architectural explorations of the time. Its notable elements include the irregular geometries, converging and diverging walls, a rejection of orthogonal wall planes, the broken roof ridge and intersecting roof planes, and the pursuit of an angular (rather than undulating) abstract sculptural form.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The house at 144 Progress Road, Eltham North, built c1972-75 to designs by architect Glyn Lewis, is significant.

Elements that contribute to the significance of the place include:

- the original plan comprising a series of fragmented geometric forms;
- the original complex, angled roof form;
- angular wall planes of bagged concrete blockwork; and
- the full-height glazing and pattern of openings including skylights to the roof and a clerestory window;

Later additions including the garage and carport (built in 2004) and the south-facing kitchen and family room area, alfresco and split-level timber decking (built between 2004 and 2009) have been undertaken in a compatible architectural style but are Non-contributory.

### **HOW IS IT SIGNIFICANT?**

The house at 144 Progress Road, Eltham North, is of local representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The house at 144 Progress Road, Eltham North, is significant as a representative example of an architect-designed house from the late 1960s and 1970s. During this period, Nillumbik saw the development of a new strand of domestic architecture that departed from the 'Eltham style' or Modernist houses of earlier decades. The house is responsive to but formally articulated from its bush setting. It does not attempt to blend in with the natural landscape. The notable elements of the subject house include its irregular geometries, weighty converging and diverging walls, a rejection of orthogonal wall planes, the broken roof ridge, intersecting roof planes and the pursuit of an angular (rather than undulating) abstract form. (Criterion D)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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## 200 Ryans Road, Eltham North

### Coombe House

<b>Prepared by:</b> Context	<b>Survey date:</b> March 2021
<b>Place type:</b> Residential	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1933



Figure 1. 200 Ryans Road, Eltham North, viewed from the west. (Source: Context, March 2021)



Figure 2. 200 Ryans Road, Eltham North. (Source: Context, March 2021)



## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.3 6.2 Pre-World War I subdivisions and estates

*Historians of the Nillumbik area have often focused on the 'battler' aspect of settlement in the area but, in the late nineteenth century boom, some speculators had greater aspirations for the locale. In the late 1880s, land estate agents Robert Walker and Company set up a branch in Heidelberg in anticipation of increasing subdivision of estates. In 1888 the Christmas Hills Estate Company purchased land from Mr and Mrs French at £35 per acre, with the anticipation of selling at prices matching those achieved not long before at Mt Macedon, of over £200 per acre. The bottom went out of the land boom before a single block was sold. In all, the land boom of the 1880s had only a fleeting impact on the Nillumbik Shire. (Mills & Westbrooke 2016:69)*

*From the 1890s Eltham had been included within the boundaries of Greater Melbourne for the purpose of the census, but its setting was still decidedly rural. The first impact of the railway, when it reached Eltham in 1902, was a great expansion in tourism but it was a number of years before new residential subdivisions appeared on the outskirts of the town. These were typically breakups of rural properties from the nineteenth century. In 1909 the Franktonia estate (or Beard's estate) on the north-east side of Eltham bordering Research was created from land that had been held by the Beard family since 1860. The blocks of six to 29 acres were advertised as 'well suited for farming and fruit growing and adapted for rural suburban residential purposes, the blocks comprising beautiful crests, some picturesquely wooded'. (Mills & Westbrooke 2016:69)*

*Two other suburban estates bordering Eltham were subdivided in the same year. These were Bonsack's estate, which was located between Eltham and Greensborough and Glen Park estate, or Langland's estate, which was located three-quarters of a mile to the north-west of Eltham Railway Station (Mr John Langlands of Hurst having died in 1907). With all this new development it was expected that at last Eltham would lose its 'sleepy hollow' reputation. In 1910 the Evelyn Observer reported that 'within the last year or two many suburban and city people have invested in building blocks about Glen Park, the Terminus Estate and other parts.' The Terminus Estate mentioned in the article had 51 allotments, and was first advertised in 1909. In 1910 the council considered the layout of the Terminus Estate. It appears that the proposal included narrow street alignments, but council decided that they must be 'the full width'. In 1914 a fire threatened a cluster of small 'weekend' cottages on the south-east side of the Terminus Estate, near the railway station. At the opening of a new bridge over Diamond Creek at Glen Park in 1915 the chairman of the bridge committee and shire councillors made comments about how far Glen Park, 'Eltham's beautiful suburb', had progressed since it was opened up six years ago. The formation of a Glen Park Progress Association was initiated at this opening. (Mills & Westbrooke 2016:69)*

*In reality, much of this activity remained speculative and before World War I the area stayed predominantly rural, punctuated by a few small towns. Eltham was still surrounded by cultivated land. To the south, the edge of advancing metropolitan suburbia resulted in infill and consolidation in Montmorency and Greensborough. (Mills & Westbrooke 2016:70)*

## LOCALITY HISTORY

Eltham North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Diamond Creek separates Eltham North from Eltham and was the dividing boundary between municipalities; Eltham North was in Heidelberg City and, from 1964, in Diamond Valley Shire. In 2001 Eltham North's western boundary moved from Ryans Road into St Helena. As a result, today Eltham North is located within two local government areas: the City of Banyule and Nillumbik Shire (*Victorian Places* 2015).

Eltham North, originally an outlying rural part of Eltham, became a separate locality with the opening of the Glen Park (later Eltham North) State School No. 4212 in 1924. At the time the locality was known as Glen Park, with that name recorded in street directories until the 1960s. The postal district, however, was Eltham North (*Victorian Places* 2015).

Extensive subdivision to the northeast and northwest of Eltham occurred from the first decades of the twentieth century, although residential development was slow due to an absence of electricity and water services. A new bridge across Diamond Creek, opened in 1915, improved connections between Eltham and Eltham North.

The Eltham and Glen Park Progress Association was formed in 1921 and called for the construction of a railway station at Glen Park (later Eltham North), midway between Eltham and Diamond Creek stations. In 1924, the Glen Park Progress Association expected such a station would service 387 blocks in the Bellevue and Beard estates and 313 blocks in the Glen Park Estate subdivision. Glen Park at this time had 89 houses with a largely working-class population of 198 people. It also had 97 weekenders (Mills & Westbrooke 2017:72).

Glen Park Primary School No. 4212 was subsequently opened after the Progress Association petitioned the Education Department, stating that the population of the area was growing and complaining that children had to walk two to three miles to Eltham or Diamond Creek schools. The first school opened in May 1924, with 38 pupils, in a private house called 'Rest-a-While' in Lower Glen Park Road, where it operated for the next 17 months. In 1925 it was relocated to a single room transported by wagon from Greensborough and moved to land in Banks Road (Eltham North Primary School 2020; Blake 1973:138). The school's name was changed to Eltham North in that year (Blake 1973:138).

In 1925 a building for the Glen Park Gospel Mission was erected (*Advertiser* 4 December 1925:3).

Local builder Alistair Knox designed and constructed a number of mud-brick houses in the area from the late 1940s, contributing to a style of architecture that became known as the 'Eltham style'.

Reflecting the postwar growth in the area, by 1952 there were 62 children attending the Eltham North State School, and in 1953 a new school building was completed in Wattletree Road (Blake 1973:138).

Today the primary school is in the east of the suburb, adjacent to the Glen Park Gospel Church and local shops. There is a kindergarten in Glen Park Road. Eltham North has numerous bushland reserves and playgrounds (*Victorian Places* 2015).

## PLACE HISTORY

The 1933 house at 200 Ryans Road is located on part of Crown Allotment B Section 11, 90 acres purchased by John Dane in 1852 (Nillumbik Parish Plan 1951).

In 1913, estate agent George Herne purchased the allotment along with neighbouring Crown Allotment D, a total of 198 acres. Herne then subdivided the Crown allotments to form a large residential subdivision, with lots sold from 1913 (Figure 3) (CT:V3682 F252). The area near Glen Park Road was known as the Glen Park, named after the residential subdivision Glen Park Estate established in 1909 (Figure 3). By 1924 the estate comprised 313 blocks (Mills & Westbrooke 2017:72). Because of a lack of services, residential development on the estate was initially slow (Mills & Westbrooke 2016:72).

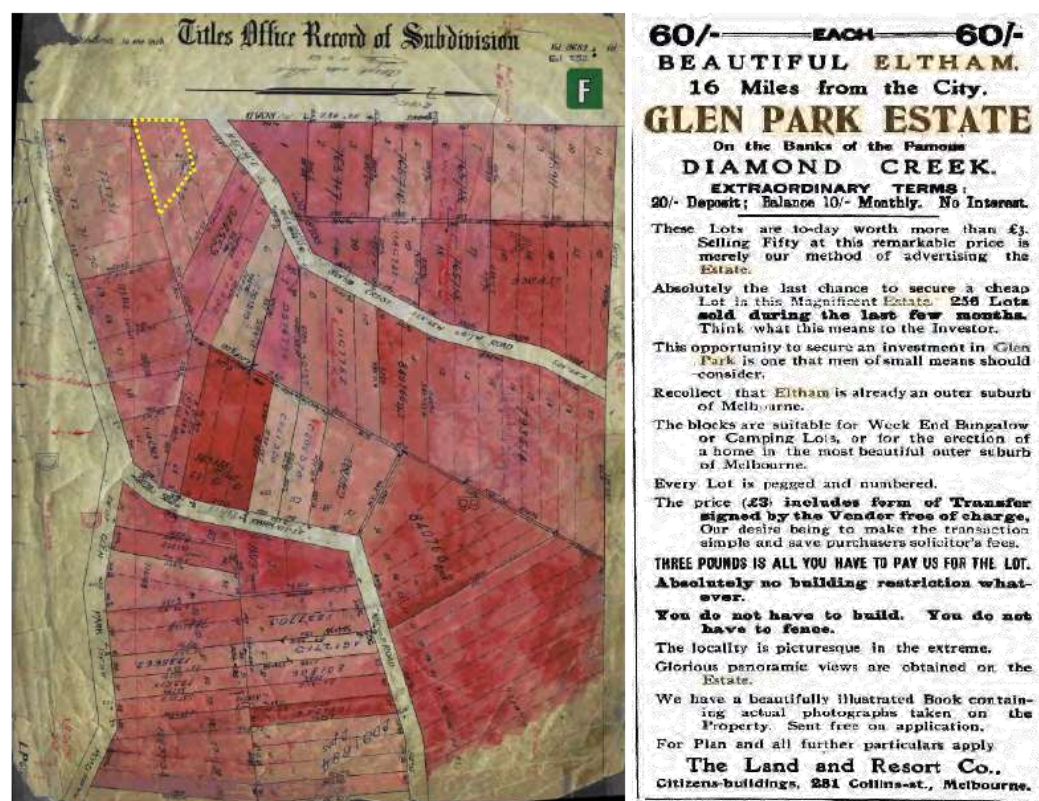


Figure 3. Part of plan of subdivision at Glen Park, 1913, with approximate boundaries of the subject property outlined in yellow (LHS), and an advertisement for the Glen Park Estate in 1909 (RHS). (Source: CT:V3682 F252; Age 13 November 1909:19)

The land comprising the subject site was sold in 1913, but the subject site remained undeveloped until the 1930s. Ironmonger Arnold Longbottom purchased Lots 2, 3, 70, 71, 72, 73 and 74 of Block B of the subdivision in 1913 (CT:V3739 F601). In 1922, carpenter Thomas Sidwell purchased the aforementioned Lots 2 and 3, along with neighbouring Lot 1 (CT:V4626 F196). Sidwell owned the

property until 1931, when his daughter Elsie Coombe (nee Sidwell) became the owner of the three allotments (CT:V4626 F196; *Age* 14 January 1932:1).

Elsie Sidwell married George William Coombe in 1928 (Ancestry 2021). In 1933, the *Hurstbridge Advertiser* reported that a villa for Mr Combe [Coombe], facing Ryans Road, was in the course of erection (*Advertiser* 5 May 1933:1). In 1934, the Commonwealth electoral roll for the subdivision of Diamond Creek listed Elsie Coombe, and traveller, George Coombe, as living at Ryans Road, Mt Hermon, Eltham (ER 1934). The Coombes lived at the property until around 1946 when ownership changed to Violet Hannah; William Wallace became the owner in 1948 (CT:V4626 F196).

The residential development in the 313-lot subdivision of the Glen Park Estate had not fully progressed in the postwar period. The house built for the Elsie and George Coombe was one of the few buildings constructed in the immediate area, shown on the aerial photographs from 1945 and 1951 (Figure 4 Figure 5). Not many houses depicted on the two aerials were replaced with later housing stock.

The property was subdivided in 1968, with Klaus and Ruth Klein becoming the proprietors of Lots 2 and 3 in that year (CT:V8733 F564). In 1992 the property was again subdivided with the subject property located on Lot 1 of that subdivision (CT:V10058 F056).

In 1998, a building permit for a garage with verandah was issued (BP).

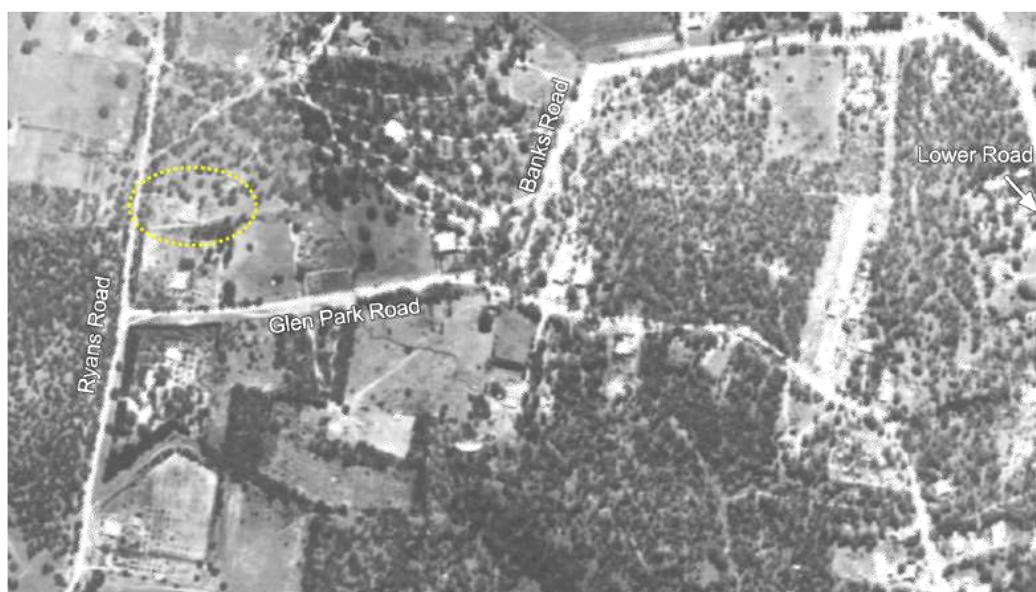


Figure 4. Extract from a 1945 aerial photograph with subject property outlined in yellow. There was more residential development towards the east of Glen Park Road and in Lower Road at this time. (Source: 'Melbourne 1945', University of Melbourne)





Figure 5. Extract from a 1951 aerial photograph with subject property outlined in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)

## DESCRIPTION

200 Ryans Road, Eltham North, is a single-storey timber-framed house built in 1933 for then owners Elsie and George Coombe. The subject site is located on the elevated eastern side of Ryans Road, between Glen Park Road and Hillcrest Road.

200 Ryans Road a single-storey asymmetrical timber house that has a main gabled roof form with an intersecting transverse gable to the principal façade. The roof is clad in corrugated iron, however this appears to be a later alteration. The house retains a narrow brick chimney topped with soldiered bricks; this chimney has been painted below the eaves and left as face brick above the roofline. The main front verandah is set beneath an extension of the main gable form, and supported by plain timber posts that may be later alterations. The verandah returns down the side of the house, and features a brick floor. To the projecting bay has a canted bay window with a flat roof on exposed rafters. The single-storey double-fronted built form with a projecting bay, canted bay window, use of exposed rafters, deep verandah and face brick chimney are typical of the small to medium size interwar bungalows built in the 1930s.

The house has been extensively altered beyond the primary roof form, particularly to the rear. The property also comprises other recent elements including a garage with verandah erected in 1998, in the northwest corner of the property. To the direct north of the house, an annexe building has been constructed; this is accessed from the main house by an enclosed walkway. Another outbuilding sits close to the northern boundary of the property. There is a swimming pool near the eastern corner of the property.

The property has a wide setback with front garden, comprising substantial trees mostly dating from the late twentieth century. Some early plantings include a rose bush near the northern boundary.

## INTEGRITY

The Coombe House at 200 Ryans Road, Eltham North, is generally intact with minimal changes visible to the original 1933 fabric as viewed from the street. The building retains the original asymmetric form and transverse gables, and key stylistic detailing such as a canted bay window with exposed rafters, deep verandah and brick chimney. Significant alterations have been made to the rear and side of the house, including addition of an annexe building accessed by an enclosed walkway. Overall, the house remains clearly legible as an interwar house.

## COMPARATIVE ANALYSIS

From the 1890s, the defined area of Greater Melbourne had been expanded to include Eltham and the surrounding district for the purpose of censuses. Despite being included within these boundaries, the area continued to be predominantly rural. The interwar period, however, saw an increase in development and suburbanisation of within the broader Nillumbik area. Following World War I, the ideal of small detached houses set within gardens became increasingly popular, causing a 'dramatic expansion' of the greater metropolitan areas of cities (Raworth 1991:9). This preferred housing form, along with the introduction of regular railway services, affordable land and the promise of electrification, encouraged many to come to the Nillumbik area and build homes in the interwar period.

Likely due to a combination of continuing agricultural land use and lack of suburban utilities, development in areas outside the main streets of townships in Nillumbik was still slow. Most houses that appeared in new subdivisional estates in the early twentieth century were modest weatherboard, timber-framed structures. Reflecting the popular architecture of the time, many chose to build 'bungalows'. The early bungalows from the 1920s were commonly associated with the Californian Bungalow style, which usually featured a high level of detailing. Many houses built in the same period or later, however, conformed to a broader interwar bungalow type, especially those in outer suburban and semi-rural areas. These houses were generally small, single-storey, double-fronted dwellings with dominant verandahs with exposed rafters and beams (Raworth 1991:11). The bungalow form became popular with speculative builders and institutional building schemes, such as that of the State Savings Bank in Victoria. Due to the financial constraints of the 1930s and influence of Modern styles, many bungalows of the 1930s moved away from rustic and crafts-based designs of the earlier decade and are difficult to classify within a specific style.

The following places are comparable to the subject site, being other examples of bungalows in Nillumbik.



856 Main Road, Eltham (recommended as Individually Significant). (Source; Context 2021)

The property at 856 Main Road, Eltham, is a single-storey timber residence constructed in 1929 to a 1927 design created by the State Savings Bank of Victoria. These State Savings Bank houses were generally modest adaptations of the bungalow style and allowed customers to build affordable houses in the interwar period.





836 Heidelberg-Kinglake Road, Hurstbridge (HO264).  
(Source: Google 2019)

The property at 836 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a substantially intact example of an interwar bungalow constructed c1923. Its aesthetic value is enhanced by the intact front garden and fence, including the two Canary Island Palm trees framing the entry to the residence. The residence is demonstrative of the township's dominant period of development which was stimulated by the orchard industry and introduction of the railway line in 1912 (VHD).



25 Cottles Bridge-Strathewen Road, Cottles Bridge (HO190). (Source: VHD)

The property at 25 Cottles Bridge-Strathewen Road, Cottles Bridge, is significant as one of few brick houses built prior to 1930 in Nillumbik. It is unique in the municipality as an example of the transitional bungalow style, exhibiting elements of both the interwar and Federation eras. It is also significant for its association with Thomas Cottle, the namesake of the Cottles Bridge area, the Cooke orcharding family and the probable builder of the house, Caffin (VHD).



10-26 Banoon Road, Eltham (HO7). (Source: VHD)

The property at 10-26 Banoon Road, Eltham, is historically significant for its associations with the notable anthropologist Donald Thomson, who lived there from the mid-1930s. Built c 1922, it is also important as one of a few substantial homes erected in the Shire during the interwar period, illustrating Eltham's development into a desirable residential locality. It survives as one of few properties to retain its intact farm setting (VHD).



20 Clyde Street, Diamond Creek (HO184). (Source: Google 2019)

The c1920s residence at 34 Clyde Street is of aesthetic significance as a substantially intact California Bungalow demonstrating distinctive design features, which respond to its corner siting with views. These features are the return corner verandah and the corner bay window, both taking advantage of the views from the corner of Cowin and Clyde Streets. The building is of significance for its associations with the Ryan family who were early and prominent residents in Diamond Creek (VHD).

Other areas outside the Shire of Nillumbik exhibit common land development patterns, changing from predominantly rural to semi-suburban areas during the interwar period. The following examples are located in other surrounding municipalities that experienced a similar transition towards suburbanisation at that time.



144-146 Mt Dandenong Road, Croydon (HO47, Maroondah City). (Source: Google Streetview)

144-146 Mt Dandenong Road, Croydon, is an asymmetrical timber house built c1929. The land the house sits on has since been further subdivided, however retains early trees and fences in its garden setting. The house demonstrates the type of housing that was appearing in Croydon during the interwar period, as the area became increasingly transformed (VHD).



Lilydale Interwar House Types, 30 Anderson Street, Lilydale (Significant within HO412, Yarra Ranges Shire). (Source: Google Streetview)

30 Anderson Street, Lilydale is a modest suburban interwar house. It is one of a group of similar houses in Lilydale built in the 1920s and 1930s that illustrate the shift from rural living to a more suburban mode of development during the interwar era with housing types that reflected popular typologies and style used in other built-up areas of Melbourne (VHD).



149 Mt Dandenong Road, Croydon is a timber Californian Bungalow built c1929, likely to a State Savings Bank of Victoria design. The house is historically significant as it represents the way in which housing was provided in the predominantly rural area of Croydon during the late 1920s. The property is significant as a highly intact and representative example of a State Savings Bank house in the area, which features two linked groups of similar houses (VHD).

149 Mt Dandenong Road, Croydon (HO105, Maroondah City). (Source: VHD)

### Discussion

The Coombe House at 200 Ryans Road, Eltham North, is of later construction date (1933) than the examples above. As a house built during the time when a general lack of material affluence was evident, the subject house demonstrates key elements typical of 1930s bungalow, which generally incorporated more restrained decorative detailing. The house displays built form elements typical of bungalow types, including a main gabled roof form with an intersecting transverse gable to the principal façade and projecting bay with a flat roofed canted bay window.

The subject house's timber construction and siting within a suburban subdivision sets it apart from examples of the 1920s bungalows on the overlay such as 25 Cottles Bridge-Strathewen Road, Cottles Bridge, and 10-26 Banoon Road, Eltham, which are of brick construction and set within extensive grounds. The subject house forms a closer comparison with the timber bungalows at 836 Heidelberg-Kinglake Road, Hurstbridge, and 20 Clyde Street, Diamond Creek, located within the more suburban areas of the municipality.

200 Ryans Road, Eltham North, compares well to the above examples of modest interwar housing listed on the Heritage Overlay in surrounding municipalities (30 Anderson Street, Lilydale, 149 and 144-146 Mt Dandenong Road, Croydon), in terms of scale, design elements, materials and setting. Particularly comparable to the house at 144-146 Mt Dandenong Road, the subject building and the above examples have generous setbacks with front garden settings facing primary roads.

The subject house is an example of 1930s bungalow types which reflected the frugal economic context of their construction period in their simple forms and restrained detailing. It remains legible as an early home in the Glen Park Estate subdivision.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The Coombe House at 200 Ryans Road, Eltham North, a single-storey timber-framed and clad interwar bungalow built c1933 for Elsie and George Coombe, is significant.

Elements that contribute to the significance of the place include:

- original asymmetrical bungalow form and scale;
- transverse gable roof form, with front verandah;
- remaining brick chimney;
- canted bay window with flat roof and exposed rafters; and
- deep setback, garden setting and elevated position above the roadway.

The outbuildings, front fence and rear extensions are not significant.

### **HOW IS IT SIGNIFICANT?**

The Coombe House at 200 Ryans Road, Eltham North, is of local historic and representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The Coombe House at 200 Ryans Road, Eltham North, is historically significant as a house built in the Glen Park Estate area of Eltham North during the 1930s, demonstrating the uptake of properties during the interwar period. Although the Glen Park Estate had been subdivided prior to World War I, the interruptions resulting from the outbreak of war, the Depression, and a lack of services, meant that the land was not rapidly developed. The subject site is important as one of the earliest surviving houses from this initial development period of the Glen Park Estate area of Eltham. (Criterion A)

The house at 200 Ryans Road is also of representative significance, as a 1930s timber house built during the time when a general lack of material affluence was evident. The house demonstrates key elements typical of 1930s bungalow, which were designed with more restrained decorative detailing than bungalow types of earlier decades. The house displays elements of the bungalow style, including a main gabled roof form with an intersecting transverse gable to the principal façade and projecting bay with a flat roofed canted bay window. 200 Ryans Road is also representative of the type of housing being built in formerly rural areas surrounding Melbourne, as they rapidly suburbanised during the interwar period. (Criterion D)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## 14-16 Warringah Crescent, Eltham

### House

<b>Prepared by:</b> Context	<b>Survey date:</b> February 2021
<b>Place type:</b> Residential	<b>Designer:</b> Peter Carmichael
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> c1975



Figure 1. The principal elevation of 14-16 Warringah Crescent, Eltham, looking south-easterly. (Source: Context 2021)



Figure 2. The principal elevation of 14-16 Warringah Crescent, Eltham, looking north-easterly. (Source: Context 2021)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.6 1960s and 1970s suburbanisation

*From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham–Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that ‘Eltham was the country, now it is right in Melbourne.’ (Mills & Westbrooke 2016:87)*

*Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. [Alistair] Knox described how ‘the rich and affluent eastern suburbanites started casting sheep’s eyes at this unkempt bushscape: ‘Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.’. On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape. (Mills & Westbrooke 2016:87-88)*

*By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought-after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mud brick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape. (Mills & Westbrooke 2016:88)*

*In the 1970s the Nillumbik area and nearby suburbs were graced with a number of residences designed by up-and-coming architects of the day including Kevin Borland, Charles Duncan and Morrice Shaw. Philip Goad describes their works as ‘free and inventive compositions’ and ‘programmatically innovative’. Their designs featured informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks. Other features included bagged brick, or brick seconds, window frames stained brown or pale eucalypt green and diagonal timber lining boards. (Mills & Westbrooke 2016:89)*

## LOCALITY HISTORY

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for 50 allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of Diamond Creek and the Yarra River, was laid out in an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows that a track to a bridge across Diamond Creek and Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of large farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonia goldfields, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery, and a scattering of shops along Main Road (known in the 1850s as Maria Street). The town had a steam flour mill operated by Henry Dendy, and a tannery was located on the Diamond Creek. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a national school (later Eltham Common School No. 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park, near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the goldmining communities of the Caledonia goldfields at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on the route to the Woods Point diggings. Eltham's population grew in response (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or for sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Melbourne to Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The railway station in Eltham opened in 1902, however the line was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne and to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The bush scenery attracted artists, writers and nature-lovers.

In 1903 the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist places of worship (cited in *Victorian Places* 2015). From 1909, rural properties were increasingly subdivided to create residential estates on the outskirts of the Eltham township (Mills & Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, eliminating the need to change to steam train at Heidelberg and allowing faster through-trains and shorter commuting times. The establishment of new residential estates in Eltham followed (Mills & Westbrooke 2017:71). Reflecting the town's growth, a higher elementary school was opened in 1926 (*Victorian Places* 2015).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; other artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artists' colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced

future mud-brick construction in the area. Several local designers, including Alistair Knox, specialised in mud-brick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the Nillumbik region their home include landscape architect Edna Walling; authors Alan Marshall and Carolyn Van Langenberg; artists Clifton Pugh and Danila Vassilieff; composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actor Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased steadily as a result. In 1933, only 927 residents were recorded in the town in 1933; this had increased to 7177 residents in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment. Houses were often sited in bush gardens, especially after the 1970s. This style was also adapted to community buildings in the area, with the Eltham Library being constructed in mud brick and recycled timbers in 1994 (Eltham District Historical Society 2019).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

## PLACE HISTORY

The residence at 14-16 Warringah Crescent, Eltham, is located on Crown Allotment 12, Section 4, Parish of Nillumbik, 316 acres purchased by JM Holloway in 1853 (*Nillumbik Parish Plan* 1951).

By 1925 the allotment had been subdivided. The subject site is situated on 25 acres owned by Blanche Thomas in that year (CT:V4646 F051). Under Thomas's ownership, the 25 acres was subdivided into four lots, which were sold between 1946 and 1954.

The largest lot of 21 acres, on which the subject property is located, was sold to Stirling and Anne Whittington in 1954 (CT:V4646 F051). The Whittingtons had subdivided the land into 16 residential lots by 1965, the majority of which fronted the newly constructed Warringah Crescent (CT:V8049 F875).

The subject site is on lots 9 and 16 of this subdivision (CT:V8540 F914). By 1975, both lots 9 and 16 came under the single ownership. This suggests that the subject house was likely built after 1975.

The current owner has confirmed that the residence was built to a design by architect Peter Carmichael.

### *Peter Carmichael, architect*

Peter Carmichael studied architecture at the University of Melbourne graduating in 1966. Carmichael worked for Bernard Hanmer & Associates (1966), then Richardson Hanmer (1967-68) (*Merchant Builders* 2015:18).

In 1968, Carmichael, joined with Robin Cocks to form the practice of Cocks Carmichael which would later become Cocks Carmichael Whitford Pty Ltd. Robin Cocks had also studied architecture at the University of Melbourne, graduating in 1965. From the 1980s, the practice broadened its focus from



its initial specialisation in residential architecture. The firm operated for more than four decades (*Architect Victoria* 2010:24).

In the late 1960s and early 1970s, the firm's initial design approach was characterised by skillion roofing and brick seconds, then newly favoured among younger Melbourne architects. In the same period and into the late 1970s, Cocks and Carmichael designed some of Australia's most innovative project houses. Clients were provided with a modular grid and a range of components that allowed choice in location, size and character. Their design for the award-winning Civic Growth House (1974) was the most innovative. Some of their one-off designs in Victoria, such as the Falk house (1972), Eastern View, and the Woodley house (1974), Sorrento, were influenced by the designs of American architect, Charles Gwathmey. The later designs for the Johnstone house (1974), Mt Eliza, Carmichael house (1979), Sandringham, and Liberman house (1981), Toorak, depart from this source to create a distinctly local interpretation of Modernism. Larger commissions included the Ministry of Housing Estate (1983), Highett, Moorabbin Town Hall Annexe (1987), Moorabbin, and the Centreway Arcade (1987) in Melbourne (Goad 2003).

In 1977, Peter Carmichael of Cocks Carmichael became a consultant architect for Merchant Builders, a project house-building company founded in 1965 by Melbourne entrepreneurs David Yencken and John Ridge. Merchant Builders was one of the first Victorian development companies to take architect-designed houses to a mass market (*Merchant Builders* 2015:18).

Cocks and Carmichael won numerous awards for their residential, institutional and urban design commissions, including a RAI Victoria Chapter Energy-Efficient award for 'Solar House' in 1980; RAI Victoria Chapter Merit Award in residential category for Hopetoun Road House, Toorak, in 1984; RAI Victoria Chapter Merit Award in institutional category for Moorabbin Council Offices in 1988; RAI Victoria Chapter Merit Award in Alterations and Extensions Category for Centreway Arcade in 1989; RAI Victoria Chapter Merit Award in Urban Design Category for Bell-Banksia Street link in 1993 (*Architect Victoria* 2010:24).

## DESCRIPTION

14-16 Warringah Crescent, Eltham, is a substantial concrete block and timber house built c1975 to a design by architect Peter Carmichael of Cocks Carmichael. Located on the western side of Warringah Crescent, the land falls steeply from east to west. The block is heavily treed.





Figure 3. View of the house from Warringah Crescent. The street facing concrete block wall is the carport. Note the deep parapet and flat steel deck roof. (Source: Google 2019)

The house is integrated into the landscape, sited below street level. It steps down the block towards the rear, following the natural fall of the land. Constructed primarily of clay-coloured concrete blocks the house is sculptural in form and presents to the street as a series of low interlocking angular and rectilinear volumes that formally contrast with the natural topography but that materially complement the house's bush setting. The entry to the house is demarcated by a double height volume clad in horizontal timber weatherboards which is also used for a small wing wall near the front path, and across the front of the double carport.



Figure 4. Entry to the house is via a narrow earth path leading past a series of interlocking geometric forms. (Source: Context 2021)



Figure 5. Entry to the house is demarcated by walls clad in horizontal timber weatherboards. The entry is double height with a skillion roof (Source: Context 2021)



Figure 6. The principal street facing elevation is made up of a series of interlocking rectilinear volumes giving a sculptural quality to the elevation (Source: Context 2021)



Figure 7. The carport to the front of the house and is enclosed on two sides with concrete block walls. The deep fascia across the front is clad in horizontal timber weatherboards (Source: Context 2021)

The house is built over two levels. The upper level, closest to the street comprises a series of single storey interlocking rectilinear volumes with flat steel deck roofs concealed behind high parapet walls, while the lower level to the rear of the house is more angular in form.



Figure 8. Aerial view showing the two sections of the house with a front single storey block of interconnecting rectilinear volumes and the rear spaces orientated towards the north (Source: Nearmap 2021)



Figure 9. Aerial view looking east showing the carport at the top of the block, single storey wing of interconnecting cubes towards the middle and rear lower portion of the house angled to the north and leading onto an open timber deck. (Source: Nearmap 2020)



## INTEGRITY

14-16 Warringah Crescent, Eltham, is highly intact with minimal changes visible to original or early significant fabric. The building retains its original material palette of natural coloured concrete blocks and horizontal timber weatherboards. The building also retains its original built form and scale, which purposefully responds to the steeply sloping block. The site has retained its original open carport, built in matching materials. Overall, the building has very high integrity.

## COMPARATIVE ANALYSIS

Architect designed homes became more common in Nillumbik and its surrounds in the postwar period. From the 1970s, up-and-coming Melbourne architects including Kevin Borland, Charles Duncan and Morrice Shaw turned their hand to designing residences in the area. Many architect-designed residences responded to the tradition of informality, natural materials and integration with the natural environment that had become hallmarks of the 'Eltham Style' in the immediate postwar period. Many of these designs, however, exhibit aesthetic differences that reflect a wider engagement with evolving ideas being explored within Australian architecture at the time of their construction. As noted in the *Nillumbik Shire Thematic Environmental History*, the architect-designed homes of this period featured 'informality, woodsy detailing, mezzanine floors and sliding doors opening onto timber decks.' The commonly observed construction materials included bagged brick or concrete, second-hand bricks, window frames stained brown or pale eucalypt green, and diagonal timber lining boards (Mills & Westbrooke 2016:89).

The house at 14-16 Warringah Crescent, Eltham, consciously references but departs from the 'Eltham Style' mudbrick homes that proliferated in the 1950s and 1960s. The house's form and natural coloured materials respond to the natural, sloping landscape of the site, while still presenting as a conspicuously man-made structure within its setting. Unlike earlier 'Eltham Style' houses, 14-16 Warringah Crescent does not exhibit the same purposeful affinity with the landscape, departing from the earthy, organic architecture that influenced the development of the style. 14-16 Warringah Crescent purposely engages with more abstract three-dimensional geometric forms than houses of the 'Eltham Style'. Though its materiality it retains a chromatic connection with the surrounding landscape, through the use of clay-coloured concrete blocks and naturally timber panelling.

Architect-designed houses built after the 1970s are underrepresented on Nillumbik's Heritage Overlay. The following examples are comparable to 14-16 Warringah Crescent, Eltham, for their architectural expression or construction period.



Built for the well-known potter Leon Saper in c1967, the house is architecturally significant as a work of Morrice Shaw. Shaw was a Modernist architect who worked in the office of Kevin Borland. The house is one of the most creative and unusual dwellings built in Victoria and Australia during the 1960s. It combines the Modernist ideas with the use of mud brick and recycled materials that are characteristic of the 'Eltham style' (VHD).



The house is noted for its highly individualist expression, which Alistair Knox described as 'one of the most amazing designs that have occurred in mud-brick building'. The building combines a free-form plan with flowing pisé walls and fireplace under a complex organic roof form. It is the earliest known example in Victoria of a strand of the late-twentieth-century organic style (VHD; Mills & Westbrooke 2016:87-89).

Leon Saper Residence, 60 Dunmoochin Road, Cottles Bridge (HO41). (Source: Victorian Collections; Nearmap 2021)



The Burns House, known as 'Kangaroo', was designed by the architect and artist Peter Burns and built in stages from 1968 on an elevated sloping bush site. The Burns House is made up of three linked triangular-plan pavilions set in informal gardens established largely by Mary Burns. The use of cheap materials, such as fibro cement sheet cladding to the walls and Stramit system ceilings, reflects the relative austerity of the period and the lack of resources of the family (VHD). The inwardly-sloping walls, acrylic dome windows and flaps for ventilation are key design elements. 'Kangaroo' was designed not to blend in with the bush setting but 'as a gesture to come to terms with nature' (VHD).



The Burns House is architecturally and historically significant at state level.

Burns House 'Kangaroo', 644 Henley Road, Bend of Islands (VHR H2314, HO258). (Source: VHD; Nearmap 2021)



Nichols House, 17 Haldane Road, Eltham (No HO but identified in the *Nillumbik Shire Thematic Environmental History*). (Source: E. Willis 2009, 'Nichols House, Eltham, 1972-1973'; Nearmap 2021)

The Nichols House was built in 1973 to a design by architect Kevin Borland. Borland won The Age-RAIA House of the Year Bronze Medal for his design of this large sprawling house of brick and timber, built on a steeply sloping site. The house comprises five different levels with small and large spaces. By 1980 Norman Day wrote that the Eltham area was 'potted' with rugged Borland houses (cited in Mills & Westbrooke 2016:89). 'Their rude frames, rough nailed boards and spiky roofs surprise even the unconservative hill people up there.' Day further noted that Borland's signature style of 'bush-carpenentered mixture of simple materials, complex planning and uncompromising form-making' was perhaps just as suited to the Eltham hillsides as the earlier visions of the mud brick houses (Mills & Westbrooke 2016:89).



Choong House, 10 Diosma Road, Eltham (recommended as an Individually Significant place in this study). (Source: realestate.com.au, 2016)

The Choong House is significant as a particularly well designed and detailed house built to the design of Biltmoderne between 1985 and 1987. The house is carefully sited within a bush garden landscape designed by Gordon Ford. The building's sculptural form is expressed in a palette of limestone, aluminium and glass that both references to and clearly breaks from the 'Eltham Style'. The property is further enhanced by the bush garden elements including Ford's signature use of ponds, volcanic boulders and native plantings. Also of note is the steel carport, built in 1988 to designs by Wood Marsh (as the firm Biltmoderne would become) in a complementary style to the house.



Beyond the Shire of Nillumbik, the following places are comparable to the subject site as buildings designed by the firm Peter Carmichael and his firm of Cocks Carmichael.



Solar House, 32 Rosco Drive, Templestowe (VHR H1312, HO149, City of Manningham). (Source: VHD)

A split-level open plan Solar House designed by Cocks Carmichael for Landmark Solar Houses Pty Ltd, and constructed by that company for display purposes in 1978-79. The Solar House is technically and architecturally important as the first commercially available solar energy project house in Australia (VHD).



412 Porter Street, Templestowe (within HO17, City of Manningham). (Source: VHD)

A house designed by Cocks Carmichael within a larger precinct of merchant builders display houses in Templestowe. The houses have aesthetic significance as a representative example of a late twentieth century housing precinct, which remains very intact. The house at No. 412 illustrates the influence of post-modern design during the 1980s (VHD).



18 Summit Drive, Bulleen (HO158, City of Manningham). (Source: VHD)

A house of local architectural significance as a good example of the domestic work of the architects Cocks Carmichael, built in 1980. The house is carefully related to its site through its design (VHD).

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### Discussion

14-16 Warringah Crescent, Eltham, compares well to the above examples of homes that were built in the Shire of Nillumbik from the 1970s onwards. The subject site is particularly distinguished as an example of a house that departs from the 'Eltham Style' mudbrick homes of the earlier decades.



These houses represent a period in Nillumbik's history when a group of architects formulated new and inventive responses to suit the hilly topography of the local area. These examples display individualistic designs that depart from earlier 'Eltham style' or Modernist houses that were characterised by far simpler forms, geometries and a more romantic and mimetic identification with the landscape in material terms. The key characteristics that are observed in these later houses include the informality displayed through the irregular geometric plans, the complex broken roof forms, and the sloping walls that reject orthogonal wall planes. Split-level designs with interconnected internal spaces and here-dimensional volumes are also common. Like their earlier 'Eltham Style' and Modernist counterparts these buildings responded to the environmental factors of the local landscape including views, typography, sun and wind. They represent, however, a more complex relationship between nature and the built environment with forms that are consciously articulated from and contrasting with their setting.

The house at 14-16 Warringah Crescent, Eltham, with its hardline abstract geometry is formally distinguished from the undulating organic form of the Leon Saper Residence (HO41) that was a pioneer of organic architecture in Victoria. The State-listed Burns House (VHR H2314, HO258) is more similar to 14-16 Warringah Crescent, Eltham, in use of a more angular geometry which visually articulates it as a sculptural object within its bush setting. Neither house blends in with the natural landscape in formal terms.

Although later (1988), the Choong House at 10 Diosma Road, Eltham (recommended as an Individually Significant place in this study), is comparable to the subject site, as an example of a high quality and finely detailed architect-designed home within the locality. Similar to the subject site, the Choong House creates depth and scale through the placement of walls. 17 Haldane Road, Eltham (No HO but identified in the Nillumbik TEH), is also similar to the subject house, having a sprawling form that steps down the block following the natural fall of the land.

When compared to other houses by the firm of Cocks Carmichael beyond the Shire of Nillumbik, the subject site is a good example of the firm's work. 32 Rosco Drive (VHR H1312, HO149, City of Manningham) and 412 Porter Street (within HO17, City of Manningham), both in Templestowe sit within suburban contexts that are distinguished as precincts of merchant builders' homes. Both houses appear to have been designed for builders. As such they are smaller in scale, respond to their suburban surrounds and are less architecturally ambitious than the subject site. The house is most comparable to 18 Summit Drive, Bullen (HO158, City of Manningham), as an example of a larger-scale house commissioned by the firm for a private owner.

The house at 18 Summit Drive exhibits some formal similarities to the subject site, and both have been designed to embrace sloping blocks of land. Similarities include the use of angular walls, highlight windows, timber panelling and rooflines that slope with the land. The subject site is set apart, though, by its use of more elaborately interlocking geometric forms and volumes, clay-coloured concrete blocks and its heavily vegetated bushland setting. The house at 14-16 Warringah Crescent is a good example of the work of Cocks Carmichael in the suburbs of Melbourne. Within the Shire of Nillumbik, the house is a good example of the form of architecture that became popular in the later decades of the twentieth century that referenced, but broke with, the established 'Eltham Style.'

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The house at 14-16 Warringah Crescent, Eltham, a concrete block and timber house built c1975 to a design by Peter Carmichael of Cocks Carmichael, is significant.

Elements that contribute to the significance of the place include:

- original form and scale of the house, designed to embrace the steeply sloping site;
- original materiality of the house, including concrete blocks, concealed flat steel deck roofs and horizontal timber boarding;
- original window and door openings and joinery
- open carport, constructed out of matching concrete blocks and timber; and
- siting on a steeply sloping block of land with the retention of its bush setting.

### **HOW IS IT SIGNIFICANT?**

The house at 14-16 Warringah Crescent, Eltham, is of local representative and aesthetic significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The house at 14-16 Warringah Crescent, Eltham, is of aesthetic and representative significance as a well-detailed architect-designed house that responds to its sloping bushland block. Designed by architect Peter Carmichael of Cocks Carmichael, the building's form is a carefully composed arrangement of low interlocking angular and rectilinear volumes set over two levels. Materially, the house has a restrained palette of clay-coloured concrete blocks and naturally finished horizontal timber weatherboard cladding. This palette responds chromatically to its landscape setting. The pursuit of complex and abstract geometry marks a distinct break from the 'Eltham Style' while the use of a natural palette of materials and low-lying forms maintains links with the earlier style. The property's aesthetic significance is further enhanced by the purposeful retention of its bush setting. (Criteria D and E)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - carport
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## 125, 173 and 191 Cherry Tree Road, Hurstbridge

### ‘Wendouree’ and Canary Island Date Palms, and Smith Orchard Houses

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Residential, Orcharding	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1910 (125), c1915 (173), c1903 (191)



Figure 1. ‘Wendouree’ at 125 Cherry Tree Road, Hurstbridge. (Source: Context 2020)



Figure 2. 173 Cherry Tree Road, Hurstbridge. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 2 PEOPLEING NILLUMBIK'S PLACES AND LANDSCAPES

#### 2.8 Twenty-acre occupation licences

*One of the most conspicuous features of the cadastral map of the Nillumbik area is the concentrated clusters of hundreds of small lots of around eight hectares (20 acres), which are located almost exactly over the old auriferous (gold-bearing) lands of the area. There are around 800 of these small lots, amounting to around 6,500 hectares, or 15 per cent, of the land area of the current Nillumbik Shire. This settlement pattern originated in a system of temporary tenure on auriferous Crown land that was introduced in the land Acts from the 1860s and would prove a useful safety valve to the problems that arose from selection (Mills & Westbrooke 2016:34).*

*Victoria's land acts are best known for the introduction of selection but this was accompanied by an evolving system for licensed occupation of Crown land for residential and cultivation purposes. The Nicholson Act 1860 provided for licences to occupy Crown lands for purposes such as stores, inns, ferries and bridges. This provision stretched to include 'occupation licences' and hundreds were taken up by miners and tradesmen on goldfields and on other Crown land (Mills & Westbrooke 2016:34).*

*By June 1866 more than 5,000 settlers had occupied over 120,000 acres in the colony under this section [Section 42 of the Land Act 1865] (Nelson & Alves 2009, p. 253; Powell 1970, p. 126). Section 42 licensees were typically tenant farmers, married farm labourers, working miners, storekeepers, small traders and carriers (Mills & Westbrooke 2016:34).*

*The success of Section 42 was also the cause of some dissent, as many considered the application of this section of the Act to be a distortion of the original purpose, which was to assist needy miners. As a result, under the Amending Land Act 1869, Section 42 was replaced with the more stringent Section 49 under which licensees could apply to occupy and cultivate a maximum of 20 acres exclusively on auriferous land. They could only hold one licence and there was no provision for later sale. This was soon found to be too severe and, by 1873 under new land Regulations, licensees could apply to have the land sold at public auction. Under Section 4 of the Amending Land Act 1880 licensees were able to purchase the land directly and could then take out further licences (Mills & Westbrooke 2016:36-37).*

*As mining slowed around Queenstown and Panton Hill in the late 1860s, miners turned to the land as another source of sustenance. Alan Marshall illustrated this process when he wrote about selectors including Burrows, Purcell, Smith, Owens, Clarke, Ellis and Harvey occupying Cherry Tree Road, (on the way to Panton Hill from Hurstbridge). The majority took up licences under Section 49 then purchased the land after 1880 and, in many cases, acquired further licences. One of these was Lot 3, Section C, Greensborough, later the site of the Smith Orchard House*



(HO182), first licensed to E Smith in 1877 and purchased by him in 1880 (Mills & Westbrooke 2016:36-37).

#### 4 TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES

##### 4.4 Agriculture, orchards and viticulture

*The spread of orchards began with the selectors in the 1860s and by 1900 orchards covered much of the west of the shire, from Diamond Creek up to Strathewen in the north. Auriferous or quartz-laden soil was said to be suitable for fruit growing and the slopes of the Diamond Valley offered well-drained soil for the trees. Fruit growing is a labour-intensive activity, well suited to the small blocks of land selected in the Diamond Valley. The growing population of Melbourne in the second half of the nineteenth century provided a handy market for the fruit of the Diamond Valley (Mills & Westbrooke 2016:61).*

*Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. While many smaller orchardists probably struggled to make profits in a labour-intensive industry, those who planted on a larger scale did very well (Mills & Westbrooke 2016:61).*

*The Arthurs Creek Fruitgrowers Association was formed in 1890. Members held regular shows at Diamond Creek and were active in the fight for railway connections between the fruit-growing districts and Melbourne. By the turn of the century, Arthurs Creek dominated the Melbourne fruit market. In 1912, following the passing of the Cool Store Trust Bill, for which the Arthurs Creek Association had actively lobbied, a cool store was constructed at Diamond Creek (on the site now occupied by squash courts). As well as the co-operative coolstore there were, by 1931, two privately owned cool stores at Diamond Creek operated by TJ Clark and Burke Brothers respectively. Even in the 1950s and 1960s Yarrambat orchardist Otto Rupp was placing his apples and pears in Mr Collins' cool store. In 1931 The Leader's correspondent wrote that 'scores of small orchards few more than 20 acres in extent, are to be found within the neighbourhood of Diamond Creek and Eltham, and it is on fruit growing that most of the inhabitants of this district depend for their livelihood.' Writing of the 1920s, Graham McInnes recalled that from Hurstbridge to Panton Hill the 'immediate countryside was undulating park-like bush with the trees widely spaced, or else rolled aside by the fastidious patterns of orchards. As we bowled merrily on the downhill stretches the neatly planted rows of peaches, apples, nectarines and pears went by like wheel spokes and made a neat line from every angle' (Mills & Westbrooke 2016:61).*

*The Shire of Nillumbik orchards probably peaked around the turn of the century, when local fruit was being exported to other states and overseas. By the First World War however, many local orchardists were experiencing difficulties. The Australasian reported in 1910 that 'growers have been loath to part with their old trees and their hesitation has resulted in one of the most important fruit-growing districts being left in the background.' Smaller orchardists struggled at the best of times to make a living from their trees, turning to raising chickens, selling firewood like Otto Rupp, even working for other landowners or in goldmines as well as tending their fruit trees. Even large growers like Draper disadvantaged themselves*

*by offering too wide a variety of fruits at a time when dealers began to demand fewer varieties, but steady supplies, especially for overseas markets (Mills & Westbrooke 2016:62).*

*The Federation of Australia had removed tariffs between colonies so Tasmanian apples now competed with local produce, while the spread of railways throughout Victoria made fruit from the Goulburn Valley an equal competitor for the Melbourne market. There are still fruit growers in the shire today, but as a major local industry, orchards were finally defeated by the drop in exports to the United Kingdom during the Second World War. Disease wiped out some fruit trees and, as the city crept nearer, land became more valuable as building blocks rather than for farming or orcharding (Mills & Westbrooke 2016:62).*

## LOCALITY HISTORY

Hurstbridge, established near the junction of Arthurs Creek and Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The Hurstbridge area, named after Henry Hurst and a ford he built over Diamond Creek in 1860, was originally known as Upper Diamond Creek, or Allwood, after Cornelius Haley's cattle run of the same name. 'Allwood' was taken up in 1841 and occupied by Robert Hurst, father of Henry, and his family from 1868 (Hurstbridge and District Local History Group). In 1894, Henry Hurst's daughter, Frances, and her husband, William (Bill) Gray, rebuilt the Allwood residence, incorporating a transported building, and named it 'Allwood House'. They developed the extensive Allwood Nurseries on the property, from which they exported fruit trees ('Hurstbridge Heritage Trail' n.d.).

A number of land Acts were introduced after the 1850s gold rushes in Victoria, to establish an agricultural industry. Land was made available in the Hurstbridge area under the 1869 land Act. Some of the land taken up under this Act was held freehold by the 1870s; other allotments were leased until the introduction of the 1901 land Act, and not held freehold until the first decades of the twentieth century (*Greensborough Parish Plan* 1961). Orchards and nurseries were subsequently established, with apples, in particular, grown in large quantities.

Hurstbridge was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire), from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

Up until 1900, when private subdivision commenced, Hurstbridge's businesses comprised only tearooms, a wine and billiard saloon, a butcher shop, a bakery and a blacksmith (Butler 1996:43). A public hall opened in 1892 (Eltham District Historical Society 2000).

When the Melbourne-Eltham railway line was extended to Hurstbridge in 1912, the railway station at today's Hurstbridge was named Allwood and a settlement subsequently developed (Hurstbridge Historical Trail; *Victorian Places* 2015). The Allwood Post Office and store opened in 1911 opposite the railway station (Eltham District Historical Society 2000). Fruit-drying works and a cool store for fruit

were constructed behind the station in 1912. The railway station became a central point for the transport of fruit and timber from surrounding areas (Eltham District Historical Society 2000).

Subdivision of residential estates followed. In 1913, a sale advertisement noted that 219 acres in the 'Home of the Wattle' at Hurstbridge had been subdivided into allotments 'admirably adapted for week-end homes, small farms, orchard blocks' (*Argus* 10 December 1913:5).

Most of the town's growth between 1912 and the mid-1920s took place along Main Road. Offices to house the *Evelyn Observer* newspaper opened in 1918 (the building now houses the Hurstbridge Post Office) (*Victorian Places* 2015; 'Hurstbridge Heritage Trail' n.d.). Hurstbridge State School No. 3939 opened in the Church of England Sunday school hall in 1916, with a dedicated school building opened in 1922 (the building was destroyed by fire in 2005) (Blake 1973:445). A memorial sports oval was opened at Hurstbridge in 1921 (Eltham District Historical Society 2000). A single lane bridge, designed by John Monash, opened in 1918 to replace the ford built by Henry Hurst.

Special trains ran to Hurstbridge so that Melbourne visitors could gather wattle. So great were their numbers and the destruction they wrought that a charity, the Wattle Day Red Cross afternoon tea, was established in the Hurstbridge to bring some control to the crowds (Butler 1996:48).

Further subdivision occurred in Hurstbridge in the interwar period. In 1920, for example, landowners Frances and Bill Gray subdivided 34 lots on the west side of Main Road in the northern part of what is now Hurstbridge; by 1925 a few lots had also been subdivided on the west side of Main Road. The Hurstbridge Railway Estate also opened in 1924 (Mills & Westbrooke 2017:72). Some soldier settlement also occurred on rural blocks in the area in the 1920s.

The township was renamed Hurstbridge in 1924 after Henry Hurst, although the derivations 'Hurst's Bridge' and 'Hurst Bridge' were in use until the 1950s. The section of railway line between Eltham and Hurstbridge was electrified in 1926, three years after the electrification of the line between Melbourne and Eltham.

Due to the increased competition in fruit-growing from irrigated districts after World War I and the impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

By 1940, a recreation reserve, a croquet green and tennis courts had been established (*Victorian Places* 2015). The majority of the Hurstbridge township area was not subdivided into residential blocks until after World War II. With this subdivision and the availability of rail services to Melbourne, Hurstbridge's population nearly doubled between 1933 and 1954, increasing from 433 to 824. Electricity was supplied to the town in 1957, and in 1967 a high school was opened (*Victorian Places* 2015; 'Hurstbridge Heritage Trail').

Hurstbridge has been a tourist destination since the opening of the railway line in 1912, with visitor numbers rising with increased car ownership from the 1920s and particularly after World War II.

Like Eltham, Hurstbridge attracted artists, with Albert Tucker moving to a five-acre property with his wife, Barbara Bilcock, at Hurstbridge in the 1960s (Hurstbridge and District Local History Group).

The population had grown to 2350 residents in 1981. By the 1980s, Hurstbridge featured clubs, four churches and an active shopping centre (*Victorian Places* 2015).

## PLACE HISTORY

'Wendouree' and Canary Island Date Palms at 125 Cherry Tree Road, and the two Smith Orchard Houses at 173 and 191 Cherry Tree Road, Hurstbridge were owned for long periods of time by the Smith family, who operated a number of orchards in the area.



Figure 3. Showing the subject properties at 125, 173 and 191 Cherry Tree Road, Hurstbridge, outlined in red. (Source: Nearmap 2021)

### 125 and 173 Cherry Tree Road

Wendouree at 125 Cherry Tree Road is located on Crown Allotment 3, Section C, Parish of Greensborough. It was licensed in 1877 to Edwin Smith under the *Amending Land Act 1869*. Crown Allotment 3 was granted to Edwin Smith in 1888 (CT:V2110 F871; *Greensborough Parish Plan 1961*). 173 Cherry Tree Road is located on adjacent Crown Allotment 2, granted in 1888 to John Smith, baker of Yarra Flats (CT:V2110 F870; *Greensborough Parish Plan 1961*). In 1894, Edwin Smith, then a farmer of Panton Hill, became the owner of latter allotment (CT:V2110 F870).

After they married in 1873, Edwin Smith and his wife Louisa Georgiana (née Purcell) selected land on Cherry Tree Road. They subsequently cleared the allotments to start an orchard and farm, and built a house, 'Beaumont' (at today's 190 Manuka Road, see Figure 4). The Smiths continued to develop their commercial orchard, which in later years comprised apples, peaches, apricots, plums and pears (Smith 2013).

Following Edwin Smith's death in 1910, Edwin's son William Thomas Smith, orchardist of Panton Hill, became the owner of both Crown allotments (CT:V2110 F870 & F871). The existing houses at 125 and 173 Cherry Tree Road were built after this time.



Figure 4. Showing the Smith family home, 'Beaumont', then addressed as Cherry Tree Road, Panton Hill (today at 190 Manuka Road, Hurstbridge), c1895. Pictured are Edwin and Louisa with the first 10 of their 11 children. From left: Florence Emily, Marian Louisa Sarah, Edwin (father) with Victor Albert on his lap, Edwin James Samuel, Lilian Rose, Louisa Georgina (mother), Alice Mary (at back), Bertram Edward (next to his mother), William Thomas (at back), George John, and Alfred George. (Source: Smith 2013)

### 125 Cherry Tree Road

The existing building at 125 Cherry Tree Road was built c1910 for George John Smith and his wife Barbara (née Bradley) shortly after their marriage. Their property 'Wendouree', was located near the Smith family home 'Beaumont'. George and Barbara established an orchard and brought up their family of three children on the property (Smith 2013).

In 1917, under William T Smith's ownership, Crown Allotment 3 was subdivided into two allotments. The ownership of both lots were to pass to orchardist George John Smith, of 'Wendouree' in Cherry Tree Road, Hurstbridge, in 1917 and 1921. George Smith retained ownership of both lots until 1952 (CT:V2110 F871).

In 1952, Lester (Les) George, son of George and Barbara Smith, and his wife Valeria (Val) Annie Smith, became the owners of the larger allotment, today's 125 Cherry Tree Road (CT:V4909 F751). Separate accommodation was built onto the existing home, 'Wendouree', for Les and Val, with George continuing to live in the house as well. At this time, the land was also used as a poultry farm, which was a common for smaller orchardists who were experiencing financial difficulties (Smith 2013; Mills & Westbrook 2016:62). The Smith family retained ownership of this allotment until 1993 (CT:V7687 F116).

In 1952, Dorothy Beeton became the owner of the other allotment (today's 145 Cherry Tree Road) of approximately one-quarter acre (CT:V4909 F751).

'Wendouree' is visible in the two aerial photographs taken in 1951 and 1987. The Canary Island Date Palms existed by 1951, indicating that they were planted between 1918 and 1951, during George and Barbara's ownership (Figure 6 and Figure 7). An extension or verandah is evident to east side of the original house by 1951. This is possibly the separate accommodation built for Les and Val Smith, who married in 1952. By 1987, a return verandah with an elongated eastern portion was extant, indicating



that the house was further extended during the Smith family's ownership. The southern portion of the land surrounding the house was also cleared by 1987 (Figure 7 and Figure 8).



Figure 5. 'Wendouree', the home of George and Barbara Smith, built 1910 at 125 Cherry Tree Road. (Source: Smith 2013)



Figure 6. Barbara Smith with her three children and their dog, at 'Wendouree' in 1918. The Canary Island Date Palms (HO182) were planted after this time. (Source: Smith 2013)





Figure 7. Extract of a 1951 aerial photograph showing the property 'Wendouree', with the approximate boundaries of the pre-1952 subdivision shown in green dotted line, and approximate boundaries of today's 125 Cherry Tree Road in red. The rows of trees surrounding the house indicate that the surrounding land was still being used for farming activities. Two Canary Island Date Palms existed by this time (outlined in yellow). (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)



Figure 8. Extract of a 1987 aerial photograph showing 125 Cherry Tree Road with its approximate boundaries shown in red dotted line. The southern portion of land was cleared by this time. The return verandah with an elongated eastern portion was added after 1951 (outlined in yellow). (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

### 173 Cherry Tree Road

Under William T Smith's ownership from 1910, Crown Allotment 2 was subdivided into four lots between 1917 and 1924: two lots comprised house blocks of approximately one-half to one acre each; another lot comprised a narrow strip of land on the western boundary of the allotment; with the balance comprising the majority of the land (see Figure 9).

One house block, part 839042, was transferred to Louisa Georgina Smith, Edwin Smith's wife and William's mother, in 1917. Louisa retained ownership of the block until 1928 (CT:V2110 F870;

CT:V4079 F670). This land comprised the Smith family home, 'Beaumont' at 190 Manuka Road (see Figure 9 and Figure 10).

In 1917, part 839043, at the southeast corner of Crown Allotment 2, was transferred to Bertram (Bert) Edward Smith, as was part 1184111 (today's 155 Cherry Tree Road) in 1924 (see Figure 9) (CT:V2110 F870). Bertram Smith, son of Edwin and Louisa Smith, owned both lots until 1970 with members of the Smith family retaining ownership until 1978 (CT:V4079 F671; CT:V9323 F431).

The subject house at 173 Cherry Tree Road was built for Bert Smith and his wife Mabel (née Suttie) around the time of their marriage in 1915 south the earlier Smith family home 'Beaumont' (see Figure 12) (Smith 2013). Bert and Mabel established an orchard on the land and brought up their two sons on the property (Smith 2013).

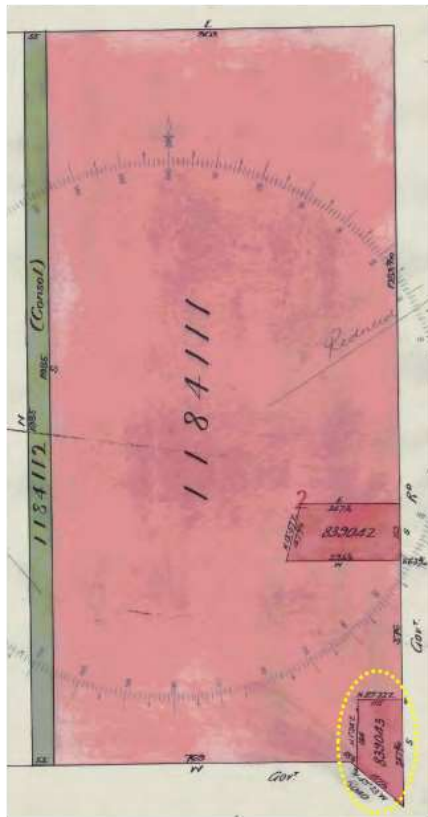


Figure 9. Crown Allotment 2, subdivided in 1917. Part 839043 (outlined in yellow) comprises the site at 173 Cherry Tree Road. Bert Smith also owned part 118411 and established an orchard on the land. (Source: CT:V2110 F870)



Figure 10. Extract of a 1951 aerial photograph showing the approximate boundaries of the land owned by Bertram Smith at that time (in green dotted line) and today's 173 Cherry Tree Road in red. The early Smith family home 'Beaumont' is shown in yellow. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951, via Landata)



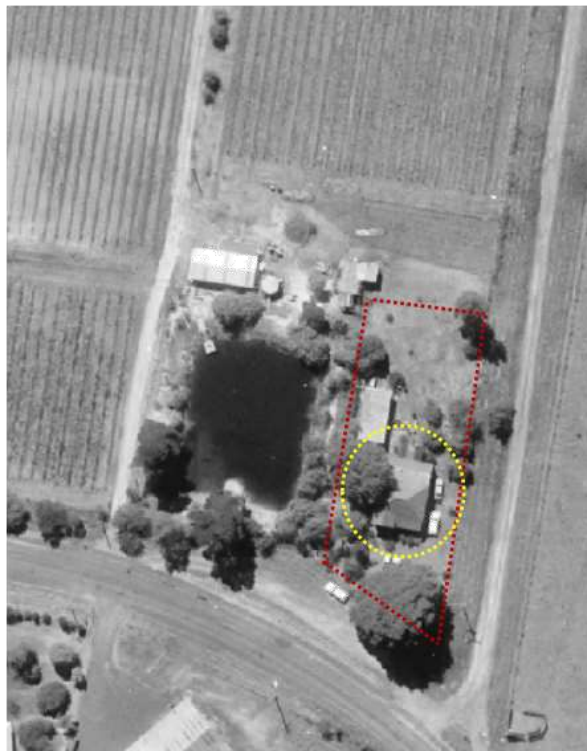


Figure 11. Extract of a 1987 aerial photograph showing 173 Cherry Tree Road with its approximate boundaries shown in red dotted line. The surrounding land was no longer owned by the Smith family but was still being used for farming at this time. A new shed was built to the northwest of the house (outlined in yellow). (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)



Figure 12. Undated photograph of the home of Bertram, son of Edwin and Louisa, and Mabel Smith at 173 Cherry Tree Road. (Source: Smith 2013)

### 191 Cherry Tree Road

191 Cherry Tree Road is located on part of Crown Allotment 1, Section C, Parish of Greensborough. Edward Caledonia Purcell, labourer of Eltham, took up Crown Allotment 1, under the 1869 land Act, owning the allotment of approximately 20 acres by 1888 (CT:V2182 F385; Greensborough Parish Plan). It is likely that Purcell was a relative of Louisa Smith (née Purcell).

In 1894, Edwin James Samuel Smith, farmer of Panton Hill and the eldest son of Edwin and Louisa Smith, became the owner of the property (CT:V2182 F385). Shortly after their marriage in 1903, Edwin and Violet Smith (née Bartlett) built their home on the property, where they brought up nine children and established a commercial orchard. This house was next door to the earlier Smith family home 'Beaumont' which appears to remain extant at 190 Manuka Road, Hurstbridge (Smith 2013). Edwin and Violet's son Frederick married Bessie Gibbons in 1938 and lived in a small cottage next to Edwin and Violet on the same orchard (Smith 2013).

In 1949, the property passed into the ownership of Lloyd Richard Smith, son of Edwin and Violet. Lloyd Smith had left Panton Hill and moved to Yarra Glen where he worked as life assurance agent. The property was subdivided into two lots in 1974 under Lloyd Smith's ownership (see Figure 5) (CT:V2182 F385). Smith retained ownership of the larger lot of approximately seven hectares until 1980 (CT:V9386 F713).

A Planning Permit was issued in 1999 for an extension to the dwelling at 191 Cherry Tree Road (PP).

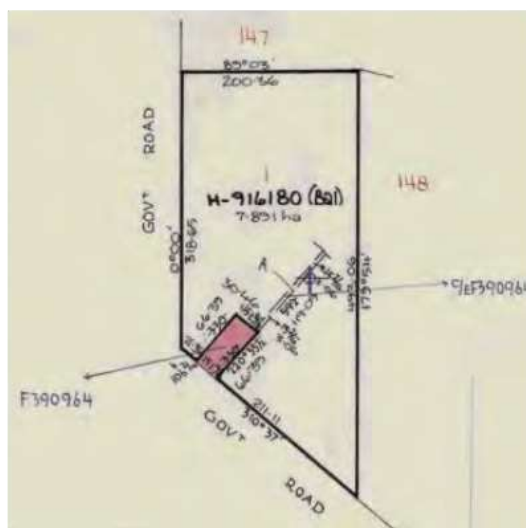


Figure 13. Showing the subdivision of today's 191 Cherry Tree Road in 1974. (Source: CT:V2182 F385)





Figure 14. To the left is an extract of a 1951 aerial photograph showing the approximate boundaries of the land owned by Edwin James Samuel Smith at that time (in green dotted line) and today's 191 Cherry Tree Road (highlighted in red). to the right is an extract of a 1987 aerial showing 191 Cherry Tree Road with additions to the front, side and rear of the original house. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1951' & 'WESTERN PORT FORESHORES' 1987, via Landata)

#### **Smith family, owners 1877-1980**

The following extract from *Gold 'n' opportunity* by Leonie Smith, a fifth-generation Smith descendant, details the history of the Smith family.

*Edwin Smith was born on the 3rd December 1848 at Bury, Lancashire, the 5th child of Samuel and Sarah Smith. He was almost 6 years old when he arrived in Australia in 1854 with his family. After he left school he worked as a miner at Caledonia Diggings. At the age of 25 he married Louisa Georgina PURCELL on the 2nd April 1874 at the Eltham Church of England...*

*Louisa, the first of...five children was born shortly after James and Sarah [Purcell] arrived in Australia [in 1853]. She was born at Sandridge (...Port Melbourne). James and Sarah Jane Purcell made their way to the goldfields area of Andersons Creek...then to Smiths*

*Gully/Queenstown...The Purcell's became the keepers of the Caledonia Hotel at Queenstown, said to have been situated near the Caledonia Creek...*

*After their marriage, Edwin and Louisa were one of the first to take up Crown land in Cherry Tree Road, Panton Hill. Edwin bought 10 lots of about 20 acres each at a cost of about half a crown an acre. For a short time Edwin and Louisa rented a cottage a little further down the road towards Hurstbridge while they cleared their land by hand and built their own cottage which they named "Beaumont". The cottage is still standing today, although it has seen some changes over the years.*

*The 10 lots Edwin originally purchased were eventually divided up amongst his children, some selling their lot to siblings and others staying on and working the land. At Beaumont, as he cleared the land Edwin began establishing an orchard, planting many varieties of apples, and peaches, apricots, plums and pears etc. and continually extended his plantings as he cleared the land.*

*Edwin and Louisa had 11 children over the 22 years following their marriage. As adults, those who didn't stay on the original property, stayed close by in the Panton Hill/Smiths Gully/Wattle Glen and Yarra Glen areas, the men established their own orchards, the Smith sisters with their husbands also established orchards or ran cattle...In the next generation of Edwin and Louisa's family, many of their grandchildren and a great grandson stayed in the local Panton Hill area and established their own orchards, the latter only to retire and sell his apple orchard in 2003...That ended well over a century of commercial fruit growing by the Smith family in the area.*

*Edwin Smith died on the 18th January 1910 and was buried at Nillumbik Cemetery in Diamond Creek...After the death of her husband, Louisa stayed on the family property for another 25 years, and died on the 24th October 1935. Like her husband, she was also laid to rest at the Nillumbik Cemetery in Diamond Creek (Smith 2013).*

Other information about the Smith family can be gleaned from the obituary of Louisa Smith published in 1935:

*The death occurred on October 24 of Mrs L. G. Smith, relict of the late Edwin Smith, of Panton Hill, at the residence of her eldest daughter (Mrs Arthur Jones) of Wattle Glen. The late Mrs Smith was born at Sandridge (now Port Melbourne) on May 22 82 years ago, a few weeks after her parents (the late Mr and Mrs James Purcell) had arrived from England in the sailing ship "Catherine Mitchell." Her childhood and girlhood days were spent in various parts of the district, Warrandyte (then Anderson's Creek), Diamond Creek, Eltham, Queenstown, and Panton Hill. In 1873 [1874] she was married to Edwin Smith, of Queenstown, and they selected land on Cherry Tree Road and commenced an orchard and mixed farm. Seven sons and four daughters were born of the marriage, three of the sons and one daughter are still living on the original property (Advertiser 15 November 1935:2).*

## DESCRIPTION

The three properties associated with the Smith family are located on the north side of Cherry Tree Road, a two-lane road connecting the Hurstbridge and Panton Hill townships. Built in the earlier decades of the twentieth century, 125, 173 and 191 Cherry Tree Road adopted various designs of Edwardian timber houses typically built on rural properties.

### 125 Cherry Tree Road

125 Cherry Tree Road, Hurstbridge, comprises a large land parcel of about 13 acres covered with moderate vegetation and a 1910 timber house 'Wendouree'. The land gently slopes down to the west. Three dams exist within the property boundaries, including one close to the southern property boundary. Built for George Smith, orchardist, and his wife Barbara, 'Wendouree' is a 1910 single-storey weatherboard house with an M-profile hipped roof clad in corrugated metal. The original house had a symmetrical façade with two windows with sidelights on the either side of the central doorway, and a concave profile verandah to the front of the building. The house has undergone various changes since 1918 (Figure 6). The changes on the primary (south) elevation include the timber verandah with simple timber posts and brackets (replaced the early verandah between 1951 and 1987), infills under the verandahs on both sides (by 1987), altered window openings and loss of a face brick chimney (date unknown). A modern iron ventilator penetrates the hipped roof on the left-hand side. The timber front fence with a gate is also a later addition. There is a post-1987 rear extension to the western portion of the house (Figure 17).

There are two corrugated metal-roofed sheds to the west and northwest of the main house. These sheds are likely the pre-1952 structures shown on Figure 7. A more recent slanted roofed shed and carport exist to the northeast of the house.

The two mature Canary Island Date Palm (*Phoenix canariensis*) trees that were planted between 1918 and 1951 (HO182) stand in front of the building. The Canary Island Date Palms are good specimens of a tree that was fashionable during the first decades of the twentieth century.



Figure 15. 'Wendouree' at 125 Cherry Tree Road. The return verandah supported by simple timber posts is an addition from between 1951 and 1987. (Source: Context 2020)





Figure 16. 'Wendouree' at 125 Cherry Tree Road, viewed from the south. The timber front fence and covered gateway is a later addition. (Source: Context 2020)



Figure 17. An aerial view of 125 Cherry Tree Road (left), and a close up of 'Wendouree' (right) with the post-1987 extension to the rear (outlined in yellow). (Source: Nearmap)

### 173 Cherry Tree Road

173 Cherry Tree Road, Hurstbridge, is a smaller allotment at the corner of Cherry Tree Road and Manuka Road, comprising a c1915 timber house. The allotment was formed by the 1917 subdivision under the ownership of William Thomas Smith, orchardist and son of Edwin and Louisa Smith. After the change of the ownership in 1978, the property is now separated from the large farmland at 155 Cherry Tree Road, formerly owned and operated by the Smith family as orchards. The existing weatherboard-clad house was built c1915 for orchardist Bertram and Mabel Smith. The house has a

high-pitched hipped roof with a transverse gable wing, clad in corrugated metal. The verandah is incorporated under the main roof form, and features turned timber posts and timber brackets. The façade is double fronted with a projecting gabled bay on the left-hand (west) side. The gable end is treated with half-timbering and rough cast render. The projecting bay features a three-light window with a corrugated metal awning. There is a face brick chimney behind this projecting bay. Another three-light window is provided on the right-hand side of the entrance. The front windows are later replacements. The central doorway features a sidelight and highlight. The property also comprises a metal-clad shed with a skillion roof (built between 1951 and 1987), to the northwest of the house.



Figure 18. 173 Cherry Tree Road, with a projecting gabled bay with half-timbering detailing. Note the face brick chimney behind the projecting bay (outlined in yellow). (Source: Context 2020)



Figure 19. 173 Cherry Tree Road, comprising a 1910 house and a shed built between 1957 and 1987. (Source: Nearnmap)



### 191 Cherry Tree Road

191 Cherry Tree Road, Hurstbridge, is located near the corner of Cherry Tree Road and Manuka Road, comprising a c1903 timber house. The land was subdivided in 1974 during the ownership of Lloyd Richard Smith, son of Edwin and Louisa Smith who was living in Yarra Glen. The c1903 house built for Edwin James Samuel Smith, farmer of Pantom Hill and the eldest son of Edwin and Louisa Smith, and his wife Violet. A large gable roofed extension was made to the original house in 1999 to the rear of the earlier house (Figure 20). The earlier weatherboard house exists in a substantially altered form. This house has a corrugated metal-clad gable roof. The primary (south) and west elevation is clad in painted sheets, while the east elevation retains the weatherboard cladding. The original portion of the house has an early rear wing clad in weatherboards with skillion roof. the gabled section next to this wing is a later addition. An attached garage has been added after 1987 to the east elevation. A new window opening is provided on the west elevation. All window and door joinery on the primary elevation are replaced. The front verandah with corrugated iron roof is also a replacement. There is no chimney extant. The 1999 extension has a gabled roof and an attached shed with a smaller gabled roof.



Figure 20. Oblique view of 191 Cherry Tree Road. Note the attached garage (outlined in green), an early rear wing with skillion and gable roofs (outlined in red) and the rear extension dating from 1999 (outlined in yellow). (Source: Nearmap 2019)





Figure 21. The primary (south) elevation of 191 Cherry Tree Road, with an attached garage, replaced window and door joineries and extended verandah. (Source: Google 2019)



Figure 22. 191 Cherry Tree Road clad in painted sheets on the primary (south) and side (west) elevations. The window on the west elevation shown here and the verandah to the front of the house are later additions. (Source: Context 2020)

## INTEGRITY

The three Cherry Tree Road properties display varying degree of changes.

Wendouree at 125 Cherry Tree Road is somewhat intact with some changes to the early built form and fabric. The building retains M-profile hipped roof and symmetrical double-fronted façade design. The overall legibility as an Edwardian timber house is interrupted by later additions such as the return verandah and infills, and the rear extensions.

173 Cherry Tree Road is highly intact to its c1915 design and form, retaining the asymmetric form with a steeply pitched hipped roof with a projecting transverse gable wing and the front verandah inset under the main roof form. Its intact elements and detailing characteristic of the period of its construction includes its weatherboard-clad elevations, corrugated metal-clad roofs, face brick

chimney, half-timbering treatment to the gable end, doorway with a sidelight and highlight, and turned timber verandah posts and timber brackets. The windows are latter replacements.

191 Cherry Tree Road retains the overall built form as a single-storey gable roofed house with skillion roofed rear wing but is substantially altered, having lost key elements of its early design as an Edwardian timber house. The changes include the new surfaces of the primary (south) and side (west) elevations finished with painted sheets, loss of chimney and verandah, replaced window and door joinery.

Overall, 125 and 173 Cherry Tree Road have moderate integrity, remaining legible of its original designs as Edwardian timber houses built on agricultural properties. The integrity of 191 Cherry Tree Road is compromised due the changes, but legible when viewed part of the group.

### COMPARATIVE ANALYSIS

The planting of orchards in the municipality began in the 1860s with the selectors who applied for 20-acre occupation licences under the Amending Land Act 1869. By 1900 orchards covered much of the Shire of Nillumbik. Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became key areas for a fruit-growing industry that was based at Diamond Creek. Orchard in Nillumbik peaked from the 1880s to the 1910s until World War I, when local orchards were exporting their produce to other states and overseas.

Although the industry declined from the 1930s, a few commercial orchards in more rural parts of the Shire remained productive into the 1990s and the present. Parts of Nillumbik played a major role in the wider orcharding regions situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington.

‘Wendouree’ and Canary Island Date Palms at 125 Cherry Tree Road, and the two Smith Orchard Houses at 173 and 191 Cherry Tree Road are demonstrative of a group of houses that exhibit characteristics of the smaller-scale houses associated with small orchards or farms. These houses were built on a large land parcels held by local families who look up lands to establish to grow fruits from the 1860s. Largely built from the late nineteenth century until World War I, these houses are mostly built of timber, smaller and more basic in size and design than the houses in the rural townships or suburbs in Melbourne. Like the Smith properties, many of these examples had direct access from the surrounding land, while some other examples had a clearer distinction between the workplace and home.

These houses demonstrate the type of houses built in the rural area prior to World War I, when land was increasingly being taken up for small-scale agricultural pursuits, such as the Smith family’s orchards.

The following examples of pre-1920 houses established in local orchards are listed on the Nillumbik Heritage Overlay.



Weatherboard farm house and outbuildings, 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89). (Source: VHD)

The property comprises a c1905 farmhouse and pre-1920 outbuildings. The farmhouse is of historical and associative significance for its associated with the MacMillan family of orchardists over a long period of time and has strong links with Eltham's fruit-growing industry. The house is also historically and aesthetically significant as one of a small number of pre-1920s weatherboard dwellings in the rural areas of the shire, and as one of the most substantial examples (VHD). The house has a double-gable roof with return verandah, situated on a sloping land.



Weatherboard farm house, 710 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO88). (Source: VHD)

The house (built c1876-1880s with subsequent Federation period renovations and additions) is historically significant for its strong associations with orchardist, William Draper, a member of the noted fruit-growing firm started by the local pioneer and horticultural expert, Charles Draper, and its strong links with Eltham's fruit-growing industry, which reached its heyday in 1880-1910. The house is historically and architecturally significant because houses of this style are comparatively rare in the shire and because it has a number of unusual features, including a distinctive bay window (VHD). The house displays some changes from later periods, including the infill of the verandah (likely from the Federation period).





Nink farm and orchard complex, 265 Ninks Road, St Andrews (HO237). (Source: VHD)

The Nink farm and orchard complex comprises a group of pre-1940 buildings and exotic planting. The original front garden and driveway are also retained. This place is of historical and associative significance for the close link with the locally prominent Nink family. The main house and the associated buildings display various changes, reflecting the focus on practicality of the farm-associated buildings. The site is also important as an uncommon example late nineteenth century weatherboard farmhouse complex. Its collection of some major exotic plantings is reminiscent of its once quite substantial ornamental garden which is also rare in Nillumbik. The New Zealand cabbage tree palms are significant as the largest examples of their type in the shire (VHD).



Cracknell orchard house, 395-405 Kangaroo Ground-St Andrews Road, Pantom Hill (HO221). (Source: VHD)

The c1889 Cracknell orchard house is significant for the long association with Sam Cracknell who had a Colony-wide prominence in the nineteenth century in equestrian business pursuits, and for the design of the house which is a rare and intact example in the shire of what is a standard design Victorian period timber house in some Melbourne suburbs. The site is also significant as a well-preserved house from an early orchard in the district. This house retains an ornamental front garden separated from the surrounding land (VHD). The house represents a slightly different type of living in farm, where the residence was carefully separated from the utilitarian nature farm workings.



Harless orchard house, 35 Ingrams Road, Research (HO218). (Source: VHD)

The Harless Orchard House, built in 1905, is described as 'as probably the best Edwardian era dwelling' in the former Shire of Eltham (VHD). Residential buildings from that era are not common, and many examples adopted the late nineteenth century standard house designs.

The orchard house is one of limited numbers of the surviving Federation period housing stock within the shire, and is a well-preserved example of an orchardist's house in an era of expansion for the industry (VHD).



English oaks (3) and farm house at the former Panton property, 270 Mt Pleasant Road, Eltham (HO235). (Source: Google 2020)

English oaks and farm house, at the former Panton property are significant for its retention of the oaks that are typical plantings for early farms in the area which now are uncommon at this maturity. The house is also historically significant as it recalls Edwardian-era cottage construction in the area, as weekenders and farm let houses, and for the property's historical association with the well-known Joseph Panton whose name has been memorialised in the Panton Hill locality (VHD).

## Discussion

The subject buildings and the above examples also share associations with local families who look up lands in the local areas for orcharding. Like the subject properties, the above houses are mostly of small scale with basic designs that reflected the pragmatism of farming life.

The subject group of buildings is compares favourably to the above houses, in particular, 710 Hurstbridge-Arthurs Creek Road, Arthurs Creek, 265 Ninks Road, St Andrews and 270 Mt Pleasant Road, Eltham, which also evidence alterations to their original built form. These small-scale houses built on farmlands represent the shire's key historical development period - the hayday of fruit-growing industry between 1880 and 1910, and the continuation of the smaller-scale orcharding industry into the 1970s. Changes to these houses reflect the nature of the farm-associated buildings with their focus on practicality over aesthetic purity.

Although altered, 125 Cherry Tree Road is similar to 395-405 Kangaroo Ground-St Andrews Road, Panton Hill, as a house originally built to a standard design that was more common in suburban areas. 191 Cherry Tree Road would have been an example of typical Edwardian cottages of a more basic design, as seen at 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek, or 270 Mt Pleasant Road Eltham. 173 Cherry Tree Road is more directly comparable to 35 Ingrams Road, Research, for

its high intactness to its original c1915 design. Residential buildings from the immediate prewar era are not common in the municipality, and most examples from that period often used the standard house designs from the earlier century.

Built for different members of the Smith family as the family expanded over time, 125, 173 and 191 Cherry Tree Road are a good example as a grouping of farming properties associated with one family. As a group they evidence how families frequently took out a number of occupation licences in close proximity under the names of various family members and continued to farm in association with each other into the twentieth century. As a cluster of buildings closely associated with local orchardists Smiths, the houses represent the orcharding that was major part of the shire's industry from the nineteenth to early twentieth century.



## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT?

'Wendouree' and Canary Island Date Palms at 125 Cherry Tree Road (built in 1910), and the two Smith Orchard Houses at 173 (c1915) and 191 (c1903) Cherry Tree Road, Hurstbridge, a group of houses associated with generations of the Smith family, is significant.

Elements that contribute to the significance of the place include:

- original single-storey forms and scale (125, 173 and 191);
- original or early timber cladding and corrugated metal roofs (125, 173 and 191);
- M-profile hipped roof and symmetrical double-fronted façade design (125);
- two mature Canary Island Date Palms (*Phoenix canariensis*) in the front garden of no 125;
- asymmetric form with a projecting gabled wing, high-pitch hipped roof with a transverse gable, front verandah inset under the main roof form (173);
- stylistic detailing including the face brick chimney, half-timbering treatment to the gable end, doorway with a sidelight and highlight, and turned timber verandah posts and timber brackets (173); and
- single-storey gable roofed form with an early weatherboard-clad rear wing with skillion roof, as well as the original or early weatherboard cladding to the east elevation (191).

Later changes (especially those applied after the Smith family's ownership) are not significant.

### HOW IS IT SIGNIFICANT?

Wendouree and Canary Island Date Palms at 125 Cherry Tree Road, and the two Smith Orchard Houses at 173 and 191 Cherry Tree Road, Hurstbridge, is of local historical, representative and associative significance to the Shire of Nillumbik.

### WHY IS IT SIGNIFICANT?

The group of houses built for generations of the Smith family at 125, 173 and 191 Cherry Tree Road, Hurstbridge, are historically significant for its demonstration of the shire's key historical development period. The cluster of properties evidence the heyday of the fruit-growing industry between 1880 and 1910, and the continuation of the smaller-scale orcharding industry into the 1970s. The houses are built of timber and are basic in form and design reflecting the rural origins of the area. The Smith properties had close association with surrounding land, where they operated commercial orchards and other agricultural businesses including poultry farm. The two mature Canary Island Date Palm trees in the front garden of no 125 are good specimens of a very fashionable tree during the first decades of the twentieth century. (Criterion A and D)

The group of houses at 125, 173 and 191 Cherry Tree Road, Hurstbridge, is significant for their generational association with the Smith family. Edwin Smith and his wife Louise established orchard and farm from 1877 with 20-acre occupation licence issued under the *Amending Land Act 1869*. Edwin and Louisa raised their 11 children at the earlier family home 'Beaumont'. Some of their children continued working at the family orchards, settling in new homes built in the vicinity. 'Wendouree' at 125 Cherry Tree Road was built c1910 for George John Smith and his wife Barbara (née Bradley) shortly after their marriage. The c1915 house at 173 Cherry Tree Road was built for Bert Smith and his wife Mabel (née Suttie). Edwin and Violet Smith (née Bartlett) brought up nine

children in the house at 191 Cherry Tree Road. The Smiths were among a number of local families who settled in the Hurstbridge/Panton Hill area, taking up a number of occupation licences in the 1860s in close proximity under the names of various family members. Members of the Smith family continued the agricultural operation for over 100 years into the 1970s. (Criterion A and H)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as a serial listing, to include HO182 Smith Orchard House at 125 Cherry Tree Road and the properties at 173 and 191 Cherry Tree Road, Hurstbridge.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	Yes - Two Canary Island Date Palms ( <i>Phoenix canariensis</i> ) at number 125
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

It is recommended that the early Smith family house at 190 Manuka Road, Hurstbridge, is investigated for potential inclusion in this serial listing.

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## 180 Cherry Tree Road, Hurstbridge

### Timber cool store

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Orcharding	<b>Architect:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> c1936



Figure 1. The cool store at 180 Cherry Tree Road, Hurstbridge, viewed from the northeast. (Source: Context 2020)



Figure 2. 180 Cherry Tree Road, Hurstbridge. Detail of the cool store showing the early timber section. (Source: Context 2020)



## HISTORICAL CONTEXT

This place is associated with the following historic themes presented in the *Nillumbik Shire Thematic Environmental History* (2016):

### 2 PEOPLEING NILLUMBIK'S PLACES AND LANDSCAPES

#### 2.8 Twenty-acre occupation licences

*One of the most conspicuous features of the cadastral map of the Nillumbik area is the concentrated clusters of hundreds of small lots of around eight hectares (20 acres), which are located almost exactly over the old auriferous (gold-bearing) lands of the area. There are around 800 of these small lots, amounting to around 6,500 hectares, or 15 per cent, of the land area of the current Nillumbik Shire. This settlement pattern originated in a system of temporary tenure on auriferous Crown land that was introduced in the land Acts from the 1860s and would prove a useful safety valve to the problems that arose from selection (Mills & Westbrooke 2016:34).*

*Victoria's land acts are best known for the introduction of selection but this was accompanied by an evolving system for licensed occupation of Crown land for residential and cultivation purposes. The Nicholson Act 1860 provided for licences to occupy Crown lands for purposes such as stores, inns, ferries and bridges. This provision stretched to include 'occupation licences' and hundreds were taken up by miners and tradesmen on goldfields and on other Crown land (Mills & Westbrooke 2016:34).*

*By June 1866 more than 5,000 settlers had occupied over 120,000 acres in the colony under this section [Section 42 of the Land Act 1865] (Nelson & Alves 2009, p. 253; Powell 1970, p. 126). Section 42 licensees were typically tenant farmers, married farm labourers, working miners, storekeepers, small traders and carriers (Mills & Westbrooke 2016:34).*

*The success of Section 42 was also the cause of some dissent, as many considered the application of this section of the Act to be a distortion of the original purpose, which was to assist needy miners. As a result, under the Amending Land Act 1869, Section 42 was replaced with the more stringent Section 49 under which licensees could apply to occupy and cultivate a maximum of 20 acres exclusively on auriferous land. They could only hold one licence and there was no provision for later sale. This was soon found to be too severe and, by 1873 under new land Regulations, licensees could apply to have the land sold at public auction. Under Section 4 of the Amending Land Act 1880 licensees were able to purchase the land directly and could then take out further licences (Mills & Westbrooke 2016:36-37).*

*As mining slowed around Queenstown and Panton Hill in the late 1860s, miners turned to the land as another source of sustenance. Alan Marshall illustrated this process when he wrote about selectors including Burrows, Purcell, Smith, Owens, Clarke, Ellis and Harvey occupying Cherry Tree Road, (on the way to Panton Hill from Hurstbridge). The majority took up licences under Section 49 then purchased the land after 1880 and, in many cases, acquired further licences. One of these was Lot 3, Section C, Greensborough, later the site of the Smith Orchard House*

(HO182), first licensed to E Smith in 1877 and purchased by him in 1880 (Mills & Westbrooke 2016:36-37).

#### 4 TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES

##### 4.4 Agriculture, orchards and viticulture

*The spread of orchards began with the selectors in the 1860s and by 1900 orchards covered much of the west of the shire, from Diamond Creek up to Strathewen in the north. Auriferous or quartz-laden soil was said to be suitable for fruit growing and the slopes of the Diamond Valley offered well-drained soil for the trees. Fruit growing is a labour-intensive activity, well suited to the small blocks of land selected in the Diamond Valley. The growing population of Melbourne in the second half of the nineteenth century provided a handy market for the fruit of the Diamond Valley (Mills & Westbrooke 2016:61).*

*Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. While many smaller orchardists probably struggled to make profits in a labour-intensive industry, those who planted on a larger scale did very well (Mills & Westbrooke 2016:61).*

*The Arthurs Creek Fruitgrowers Association was formed in 1890. Members held regular shows at Diamond Creek and were active in the fight for railway connections between the fruit-growing districts and Melbourne. By the turn of the century, Arthurs Creek dominated the Melbourne fruit market. In 1912, following the passing of the Cool Store Trust Bill, for which the Arthurs Creek Association had actively lobbied, a cool store was constructed at Diamond Creek (on the site now occupied by squash courts). As well as the co-operative coolstore there were, by 1931, two privately owned cool stores at Diamond Creek operated by TJ Clark and Burke Brothers respectively. Even in the 1950s and 1960s Yarrambat orchardist Otto Rupp was placing his apples and pears in Mr Collins' cool store. In 1931 The Leader's correspondent wrote that 'scores of small orchards few more than 20 acres in extent, are to be found within the neighbourhood of Diamond Creek and Eltham, and it is on fruit growing that most of the inhabitants of this district depend for their livelihood.' Writing of the 1920s, Graham McInnes recalled that from Hurstbridge to Panton Hill the 'immediate countryside was undulating park-like bush with the trees widely spaced, or else rolled aside by the fastidious patterns of orchards. As we bowled merrily on the downhill stretches the neatly planted rows of peaches, apples, nectarines and pears went by like wheel spokes and made a neat line from every angle' (Mills & Westbrooke 2016:61).*

*The Shire of Nillumbik orchards probably peaked around the turn of the century, when local fruit was being exported to other states and overseas. By the First World War however, many local orchardists were experiencing difficulties. The Australasian reported in 1910 that 'growers have been loath to part with their old trees and their hesitation has resulted in one of the most important fruit-growing districts being left in the background.' Smaller orchardists struggled at the best of times to make a living from their trees, turning to raising chickens, selling firewood like Otto Rupp, even working for other landowners or in goldmines as well as tending their fruit trees. Even large growers like Draper disadvantaged themselves*

*by offering too wide a variety of fruits at a time when dealers began to demand fewer varieties, but steady supplies, especially for overseas markets (Mills & Westbrooke 2016:62).*

*The Federation of Australia had removed tariffs between colonies so Tasmanian apples now competed with local produce, while the spread of railways throughout Victoria made fruit from the Goulburn Valley an equal competitor for the Melbourne market. There are still fruit growers in the shire today, but as a major local industry, orchards were finally defeated by the drop in exports to the United Kingdom during the Second World War. Disease wiped out some fruit trees and, as the city crept nearer, land became more valuable as building blocks rather than for farming or orcharding (Mills & Westbrooke 2016:62).*

## LOCALITY HISTORY

Hurstbridge, established near the junction of Arthurs Creek and Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The Hurstbridge area, named after Henry Hurst and a ford he built over Diamond Creek in 1860, was originally known as Upper Diamond Creek, or Allwood, after Cornelius Haley's cattle run of the same name. 'Allwood' was taken up in 1841 and occupied by Robert Hurst, father of Henry, and his family from 1868 (Hurstbridge and District Local History Group). In 1894, Henry Hurst's daughter, Frances, and her husband, William (Bill) Gray, rebuilt the Allwood residence, incorporating a transported building, and named it 'Allwood House'. They developed the extensive Allwood Nurseries on the property, from which they exported fruit trees ('Hurstbridge Heritage Trail' n.d.).

A number of land Acts were introduced after the 1850s gold rushes in Victoria, to establish an agricultural industry. Land was made available in the Hurstbridge area under the 1869 land Act. Some of the land taken up under this Act was held freehold by the 1870s; other allotments were leased until the introduction of the 1901 land Act, and not held freehold until the first decades of the twentieth century (*Greensborough Parish Plan* 1961). Orchards and nurseries were subsequently established, with apples, in particular, grown in large quantities.

Hurstbridge was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire), from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

Up until 1900, when private subdivision commenced, Hurstbridge's businesses comprised only tearooms, a wine and billiard saloon, a butcher shop, a bakery and a blacksmith (Butler 1996:43). A public hall opened in 1892 (Eltham District Historical Society 2000).

When the Melbourne-Eltham railway line was extended to Hurstbridge in 1912, the railway station at today's Hurstbridge was named Allwood and a settlement subsequently developed (Hurstbridge Historical Trail; *Victorian Places* 2015). The Allwood Post Office and store opened in 1911 opposite the railway station (Eltham District Historical Society 2000). Fruit-drying works and a cool store for fruit

were constructed behind the station in 1912. The railway station became a central point for the transport of fruit and timber from surrounding areas (Eltham District Historical Society 2000).

Subdivision of residential estates followed. In 1913, a sale advertisement noted that 219 acres in the 'Home of the Wattle' at Hurstbridge had been subdivided into allotments 'admirably adapted for week-end homes, small farms, orchard blocks' (*Argus* 10 December 1913:5).

Most of the town's growth between 1912 and the mid-1920s took place along Main Road. Offices to house the *Evelyn Observer* newspaper opened in 1918 (the building now houses the Hurstbridge Post Office) (*Victorian Places* 2015; 'Hurstbridge Heritage Trail' n.d.). Hurstbridge State School No. 3939 opened in the Church of England Sunday school hall in 1916, with a dedicated school building opened in 1922 (the building was destroyed by fire in 2005) (Blake 1973:445). A memorial sports oval was opened at Hurstbridge in 1921 (Eltham District Historical Society 2000). A single lane bridge, designed by John Monash, opened in 1918 to replace the ford built by Henry Hurst.

Special trains ran to Hurstbridge so that Melbourne visitors could gather wattle. So great were their numbers and the destruction they wrought that a charity, the Wattle Day Red Cross afternoon tea, was established in the Hurstbridge to bring some control to the crowds (Butler 1996:48).

Further subdivision occurred in Hurstbridge in the interwar period. In 1920, for example, landowners Frances and Bill Gray subdivided 34 lots on the west side of Main Road in the northern part of what is now Hurstbridge; by 1925 a few lots had also been subdivided on the west side of Main Road. The Hurstbridge Railway Estate also opened in 1924 (Mills and Westbrooke 2017:72). Some soldier settlement also occurred on rural blocks in the area in the 1920s.

The township was renamed Hurstbridge in 1924 after Henry Hurst, although the derivations 'Hurst's Bridge' and 'Hurst Bridge' were in use until the 1950s. The section of railway line between Eltham and Hurstbridge was electrified in 1926, three years after the electrification of the line between Melbourne and Eltham.

Due to the increased competition in fruit-growing from irrigated districts after World War I and the impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

By 1940, a recreation reserve, a croquet green and tennis courts had been established (*Victorian Places* 2015). The majority of the Hurstbridge township area was not subdivided into residential blocks until after World War II. With this subdivision and the availability of rail services to Melbourne, Hurstbridge's population nearly doubled between 1933 and 1954, increasing from 433 to 824. Electricity was supplied to the town in 1957, and in 1967 a high school was opened (*Victorian Places* 2015; 'Hurstbridge Heritage Trail').

Hurstbridge has been a tourist destination since the opening of the railway line in 1912, with visitor numbers rising with increased car ownership from the 1920s and particularly after World War II.

Like Eltham, Hurstbridge attracted artists, with Albert Tucker moving to a five-acre property with his wife, Barbara Bilcock, at Hurstbridge in the 1960s (Hurstbridge and District Local History Group).

The population had grown to 2350 residents in 1981. By the 1980s, Hurstbridge featured clubs, four churches and an active shopping centre (*Victorian Places* 2015).

## PLACE HISTORY

The timber cool store at 180 Cherry Tree Road, Hurstbridge, is located on parts of three Crown Allotments, all taken up under the 1869 *Land Act*. Crown Allotment 2, Section E; Crown Allotment 3, Section E; and Crown Allotment 10, Section E, Parish of Greensborough (*Greensborough Parish Plan* 1961). All allotments, as well as neighbouring Crown Allotment 11 of 20 acres, were owned by the Moore family from the early 1890s to 1940. The Moore family established an orchard on the approximately 60 acres of land, where they built the subject timber cool store. A residence is also located on Crown Allotment 3.

In 1891, Sarah Moore, farmer, took over the original Crown grantees the Crown Allotment 2 (20 acres), Crown Allotment 3 (20 acres) and Crown Allotment 10 (5 acres). After Sarah Moore died in 1893, her son John (Jack) Andrew Moore, fruit grower of Panton Hill, took over ownership of Crown Allotment 2 in 1898. In the same year, another son Joseph Everard Moore, fruit grower of Panton Hill, became the owner of Crown Allotments 3 and 10. Following the death of the Moore brothers in 1915, John's widow Elizabeth Moore of Cherry Tree Road became the owner (CT:V1936 F122; CT:V3932 F242). Three acres of Crown Allotment 2 were transferred to Leigh, Catherine and John Ellis-Henderson in 1936. In 1940, all remaining land on Crown Allotments 2, 3 and 10 was acquired by orchardist Thomas Clarke (CT:V1936 F122; CT:V3932 F242).

Orcharding continued on the subject property and surrounding land under the ownership of local orchardists. In 1940, Thomas Clarke, orchardist of Wattle Glen, owned all three aforementioned allotments as well as neighbouring Crown Allotment 11, a total of approximately 55 acres (CT:V8600 F157). In 1951, the land was sold to Frederick William Buck, orchardist of Hurstbridge, who subdivided it into three lots in 1966. The subject site is located on Lot 3, approximately 36 acres, of Buck's subdivision (CT:V6360 F948). Orchardists Raymond and Kenneth Bloom became the owners of the property in 1972 (CT:V8694 F662). Bloom ran the orchard until the late 1990s, and in 2001 it was leased to George Apted, whose family owned a large fruit growing property, 'Glen Ard', at Strathewen (Ken Bloom cited in Butler 2006:144; Lawson 2021). The Apteds continue to operate orchards in the area and a fruit retail business at Arthurs Creek.

From aerial photographic evidence, the northern section of the cool store was in existence prior to 1951. An extension was constructed to the existing cool store building by 1987 (Figure 3 and Figure 4).



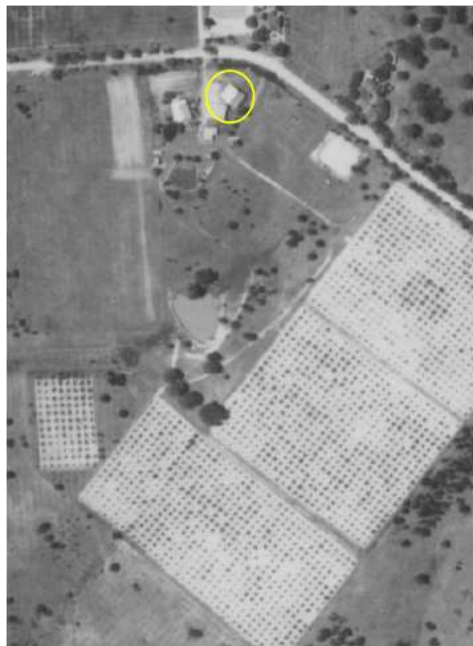


Figure 3. Extract of a 1951 aerial photograph showing the early part of the subject cool store (outlined in yellow) at 180 Cherry Tree Road. A cool chamber is also shown at the rear of the cool store. The rows of planting to the south of the subject building evidence the agricultural activities on the property. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT' 1951, via Landata)

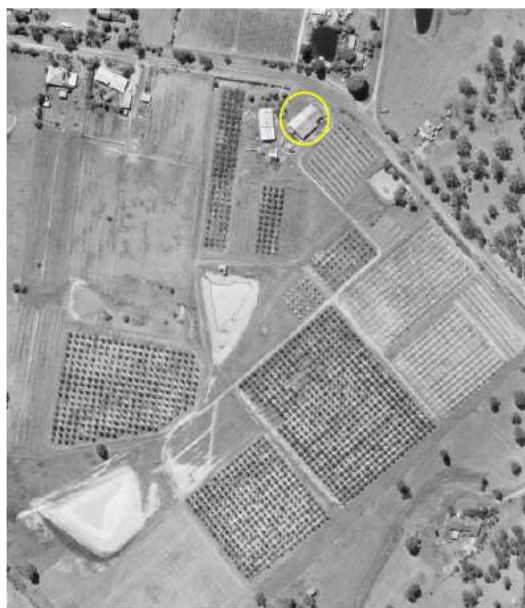


Figure 4. Extract of a 1987 aerial photograph showing the early part of the subject cool store (outlined in yellow) at 180 Cherry Tree Road with an extension. The rows of planting to the south of the subject building evidence the continued agricultural activities on the property. (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

A typical interwar period timber cool store, the extant cool store at 180 Cherry Tree Road is believed to have been erected in c1936 to replace the original 1914 store erected for Jack Moore. The cool store was surveyed as part of a heritage study in 2006 (Butler 2006:144). Although much enlarged and altered, in 2006 the building still displayed some of the traditional characteristics of the cool stores of the district. The northern end of the building comprised an original timber section, with the packing shed facing north west and the remains of the refrigeration plant located on the eastern side. The old cool chamber had been removed. The building has a large, corrugated iron-clad addition (pre-1987), with a modern cooling chamber, which was installed by Ken Bloom during his occupation of the property between 1972 and the 1990s. This addition was built in response to changing needs associated with the continued use of the building for its original purpose.

According to the National Trust (Vic), the building is one of about seven cool stores in the Shire of Nillumbik surviving from the 1920s-30s. The two public cool stores built in the Diamond Valley region no longer exist (Ken Bloom and National Trust of Australia (Victoria) File Number B6979, cited in Butler 2006: 139, 142, 144).

### DESCRIPTION

180 Cherry Tree Road, Hurstbridge, comprises about 36 acres on the south side of Cherry Tree Road, across the Manuka Road intersection. The property retains its agricultural use, with orchards covering most of the land. The property includes two dams; one centrally located and the other in the southern part of property. The c1936 timber cool store at 180 Cherry Tree Road, Hurstbridge, is located near the northern property boundary, east of the driveway off Cherry Tree Road. There is a house with a postwar rear extension (pre-1987) to the west of the cool store.



Figure 5. Aerial view of 180 Cherry Tree Road, showing the c1936 cool shed outlined in red.

The c1936 weatherboard-clad cool store displays some of the traditional characteristics of the cool stores of the district, including a symmetrical single-storey form with a corrugated metal-clad broken gable roof. There is a postwar shed (pre-1987) addition to the south elevation of the cool store. This addition houses a modern cooling chamber and has a corrugated metal roofing and cladding. In 2006, the c1936 cool store housed the packing shed facing northwest with the refrigeration plant located on the eastern side (Butler 2006:144)

The original portion of the timber cool store retains several early openings, including a timber door on the east elevation (Figure 2). Views of the north and west elevations from the public domain are obscured by new trees (planted after 1992) which are located to the north and west. In 1992, there were two window openings created in the north elevation along with a door and a window opening in the original portion of the west elevation (Figure 6).



Figure 6. Cool shed at 180 Cherry Tree Road in 1992, viewed from the northwest (upper) and the northeast (lower). (Source: VHD)

The extant house on the site has a roof form that indicates construction in the early decades of the twentieth century. The design or integrity of this house was not able to be confirmed at this stage, as the

building is not visible from public domain. Information from other sources that would provide evidence of its design or condition of this house was not able to be obtained.

## INTEGRITY

The c1936 timber cool store at 180 Cherry Tree Road, Hurstbridge, retains most of its external built fabric characteristic of typical 1920s-30s cool stores built in the district. The building retains its original single storey form with broken gable roof; corrugated iron roof cladding and weatherboard wall cladding; and an early timber door on the east elevation. Despite the postwar (pre-1987) extension to the south elevation, the basic built form and simple construction method of the earlier northern section have been retained. External elements that are characteristic of interwar cool stores built on agricultural properties in the district have also been retained. Overall, the c1936 cool store remains clearly legible and has high integrity.

## COMPARATIVE ANALYSIS

The planting of orchards in the municipality began in the 1860s with the selectors who applied for 20-acre occupation licences under the *Amending Land Act 1869*. By 1900 orchards covered much of the Shire of Nillumbik. Diamond Creek was the base for the Nillumbik Shire fruit-growing industry and Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Yarrambat and Research became key fruit-growing areas. Orchardng in Nillumbik peaked from the 1880s to the 1910s until World War I, when local orchards were exporting their produce to other states and overseas.

Although the industry declined from the 1930s, a few commercial orchards in more rural parts of the Shire remained productive into the 1990s and the present. Parts of Nillumbik played a major role in the wider orcharding regions situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington.

Built c1936, the timber cool store at 180 Cherry Tree Road is tangible evidence of the interwar fruit-growing industry that was led by a smaller number of commercial orchards in the municipality that survived the downturn from the World War I. In the absence of refrigeration, cool stores were a means by which fruit could be kept from deteriorating. The first government cool store was established nearby to coincide with the opening of the railway line in 1912. The two government cool stores built in the Diamond Valley region no longer exist.

Typically, cool stores of this time featured insulation and a refrigeration plant for air circulation. The produce was stored and packed for the local and export market at the cool store (sometimes packed at a nearby packing shed).

In Nillumbik, three cool stores are listed on the Heritage Overlay currently.





Shaw's Cool Store, 345 Hilderbrand Road, Cottles Bridge (HO212). (Source: HERMES no 66286)

The cool store at 345 Hilderbrand Road, Cottles Bridge was built in the c1930s for the orcharding property of William and Edward Shaw (HERMES no 66286).

Shaw's cool store is significant architecturally and historically, as a small private cool store typical of those built in the orchard districts near Melbourne in the interwar period. The cool store is a remnant of the important fruit-growing industry which flourished in the districts near Melbourne, including the Diamond Valley. Cottles Bridge has retained its rural character to date. The site is also historically significant as part of a Closer Settlement holding.

The cool store displays the typical design of the combined cool stores and packing sheds of the region. The building shows the techniques for insulation and air circulation used in a typical cool store of the era, however the cool store now lacks the essential refrigeration plant, except for remnants of the refrigeration pipes.

The cool store's significance is enhanced by the associated house, remnant fruit trees from the orchard and the property's rural setting (HERMES no 66286).

Cowin's Orchard Cool Store, 93-113 Murray Road, Diamond Creek (HO140).  
[No image available]

Cowin's orchard cool store built in c1920s is historically, technically and aesthetically significant. The orchard cool store is historically significant as an example of cool store associated with the key phase of fruit-growing in the region. The cool store is a reminder of this important industry and an example of a technical innovation that enabled local farmers to adapt to conditions in the region. The cool store has been dug into the hillside and clad with log walls and a thatched roof. The cool store is also important for its unusual construction technique (HERMES no 73564).





Cave Cool Store, Glen Halcyon, 145 Ninks Road, St Andrews North (HO143). (Source: HERMES no 104391)

The early 1920s cave cool store is historically and technically significant. The cool store was a 'man-made' cave store and illustrates the ingenuity of the farmers/orchardists in the area who used it to preserve their produce. The cool store is unique in the former Shire of Eltham and serves as a reminder of the important role that agriculture played in the economic development of the area (HERMES no 104391).

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### Discussion

The subject cool store at 180 Cherry Tree Road, Hurstbridge, is one of a few (about seven cool stores remaining in 2006) in the Shire of Nillumbik surviving from the 1920s and 30s. The subject store and the HO-listed examples were developed as private cool stores that served local orchardists. The surviving examples feature different designs. As a detached building that formerly incorporated packing facilities and refrigerating plant, the cool store at 345 Hilderbrand Road, Cottles Bridge is most closely comparable to the subject building. Utilising the natural landscape, 93-113 Murray Road, Diamond Creek and 145 Ninks Road, St Andrews North represent slightly different ways of preserving the produce.

As part of the remnant group of now rare cool stores in the Shire, the c1936 cool store at 180 Cherry Tree Road provides important evidence of the local fruit-growing industry which flourished in the Shire from the 1880s to the 1910s.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The timber cool store at 180 Cherry Tree Road, Hurstbridge, built c1936, is significant.

Elements that contribute to the significance of the place include:

- original single-storey form and scale;
- original broken gable roof with corrugated metal cladding; and
- original weatherboard-clad walls and early windows and doors, including the timber door on the east elevation visible from the street.

### **HOW IS IT SIGNIFICANT?**

The timber cool store at 180 Cherry Tree Road, Hurstbridge, is of local historical, rarity and representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The timber cool store at 180 Cherry Tree Road, Hurstbridge, is historically significant as one of only a few such buildings that survive in the Shire of Nillumbik from the 1920s and 30s. Built c1936 as a private cool store for orchardist Thomas Clarke, the cool store continues to be used for its original purpose in association with the continuing agricultural activities on the property. It provides important evidence of the long-standing day-to-day operations of the local orchards from the interwar period. As one of only a few surviving interwar cool stores in the Shire, the timber cool store is important as an increasingly rare structure that was once common in the Shire of Nillumbik, where the orcharding was one of its major industries. The subject cool store is important as an example of a private cool store built for the property owner. (Criteria A and B)

The cool store is also significant as an example of a once common building type in the Shire during the interwar period. The weatherboard-clad cool store incorporated packing facilities and refrigeration plant for long-term preservation of the fruits, which was essential for local orchards. Its basic timber construction and simple form including the broken gable roof is also representative of the industrial timber buildings erected for agricultural use in rural properties. (Criterion D)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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## 1080 Heidelberg-Kinglake Road, Hurstbridge

### 'Fermanagh'

<b>Prepared by:</b> Context	<b>Survey date:</b> April 2021
<b>Place type:</b> Residential	<b>Designer:</b> John Jenkin
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1915-16



Figure 1. Principal (northeast) elevation of 'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: realestate.com.au, 2019)



Figure 2. Northwest elevation of 'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: realestate.com.au, 2019)



## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.2 Pre-World War I subdivisions and estates

*From the 1890s Eltham had been included within the boundaries of Greater Melbourne for the purpose of the census, but its setting was still decidedly rural. The first impact of the railway, when it reached Eltham in 1902, was a great expansion in tourism but it was a number of years before new residential subdivisions appeared on the outskirts of the town. These were typically breakups of rural properties from the nineteenth century. In 1909 the Franktonia estate (or Beard's estate) on the north-east side of Eltham bordering Research was created from land that had been held by the Beard family since 1860. The blocks of six to 29 acres were advertised as 'well suited for farming and fruit growing and adapted for rural suburban residential purposes, the blocks comprising beautiful crests, some picturesquely wooded'. (Mills & Westbrooke 2016:69)*

*In reality, much of this activity remained speculative and before World War I the area stayed predominantly rural, punctuated by a few small towns. Eltham was still surrounded by cultivated land (Kellaway 1992). To the south, the edge of advancing metropolitan suburbia resulted in infill and consolidation in Montmorency and Greensborough. (Mills & Westbrooke 2016:69) In the early twentieth century, some of the larger rural properties in the Nillumbik area were being subdivided into smaller blocks, often at the sale of a deceased estate. Nevertheless, these were still typically bought as productive farms. At Arthurs Creek, Charles Draper's estate Chamwood was subdivided in 1903 into four orchards with grazing land attached. Cleir Hills orchard near Queenstown, the deceased estate of George Gray, was subdivided in 1905 into three orchard lots of 81, 60 and 145 acres. (Mills & Westbrooke 2016:70)*

*Most houses of the early twentieth century were modest weatherboard-clad timber-framed structures. There are only a few houses from this period in the shire that approached the standard of development that the subdividers had envisaged. The Stanhope Residence in Eltham (around 1910) (HO149) designed by Desbrowe Annear is a timber-framed house with roughcast walls and the detailing and internal timber panelling typical of the architect. The Mackey House in North Warrandyte (1914) is another timber house with stucco treatment and bungalow styling (HO181). (Mills & Westbrooke 2016:71)*

### 4 TRANSFORMING AND MANAGING THE LAND AND NATURAL RESOURCES

#### 4.4 Agriculture, orchards and viticulture

*The spread of orchards began with the selectors in the 1860s and by 1900 orchards covered much of the west of the shire, from Diamond Creek up to Strathewen in the north. Auriferous or quartz-laden soil was said to be suitable for fruit growing and the slopes of the Diamond Valley offered well-drained soil for the trees. Fruit growing is a labour-intensive activity, well suited to the small blocks of land selected in the Diamond Valley. The growing population of Melbourne in the*

*second half of the nineteenth century provided a handy market for the fruit of the Diamond Valley (Mills & Westbrooke 2016:61).*

*Arthurs Creek, Doreen, Hurstbridge, Strathewen, Plenty, Diamond Creek, Yarrambat and Research became important centres for a fruit-growing industry that was based at Diamond Creek. While many smaller orchardists probably struggled to make profits in a labour-intensive industry, those who planted on a larger scale did very well (Mills & Westbrooke 2016:61).*

*The Arthurs Creek Fruitgrowers Association was formed in 1890. Members held regular shows at Diamond Creek and were active in the fight for railway connections between the fruit-growing districts and Melbourne. By the turn of the century, Arthurs Creek dominated the Melbourne fruit market. In 1912, following the passing of the Cool Store Trust Bill, for which the Arthurs Creek Association had actively lobbied, a cool store was constructed at Diamond Creek (on the site now occupied by squash courts). As well as the co-operative coolstore there were, by 1931, two privately owned cool stores at Diamond Creek operated by TJ Clark and Burke Brothers respectively. Even in the 1950s and 1960s Yarrambat orchardist Otto Rupp was placing his apples and pears in Mr Collins' cool store. In 1931 The Leader's correspondent wrote that 'scores of small orchards few more than 20 acres in extent, are to be found within the neighbourhood of Diamond Creek and Eltham, and it is on fruit growing that most of the inhabitants of this district depend for their livelihood.' Writing of the 1920s, Graham McInnes recalled that from Hurstbridge to Panton Hill the 'immediate countryside was undulating park-like bush with the trees widely spaced, or else rolled aside by the fastidious patterns of orchards. As we bowled merrily on the downhill stretches the neatly planted rows of peaches, apples, nectarines and pears went by like wheel spokes and made a neat line from every angle' (Mills & Westbrooke 2016:61).*

*The Shire of Nillumbik orchards probably peaked around the turn of the century, when local fruit was being exported to other states and overseas. By the First World War however, many local orchardists were experiencing difficulties. The Australasian reported in 1910 that 'growers have been loath to part with their old trees and their hesitation has resulted in one of the most important fruit-growing districts being left in the background.' Smaller orchardists struggled at the best of times to make a living from their trees, turning to raising chickens, selling firewood like Otto Rupp, even working for other landowners or in goldmines as well as tending their fruit trees. Even large growers like Draper disadvantaged themselves by offering too wide a variety of fruits at a time when dealers began to demand fewer varieties, but steady supplies, especially for overseas markets (Mills & Westbrooke 2016:62).*

*The Federation of Australia had removed tariffs between colonies so Tasmanian apples now competed with local produce, while the spread of railways throughout Victoria made fruit from the Goulburn Valley an equal competitor for the Melbourne market. There are still fruit growers in the shire today, but as a major local industry, orchards were finally defeated by the drop in exports to the United Kingdom during the Second World War. Disease wiped out some fruit trees and, as the city crept nearer, land became more valuable as building blocks rather than for farming or orcharding (Mills & Westbrooke 2016:62).*

## LOCALITY HISTORY

Hurstbridge, established near the junction of Arthurs Creek and Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The Hurstbridge area, named after Henry Hurst and a ford he built over Diamond Creek in 1860, was originally known as Upper Diamond Creek, or Allwood, after Cornelius Haley's cattle run of the same name. 'Allwood' was taken up in 1841 and occupied by Robert Hurst, father of Henry, and his family from 1868 (Hurstbridge and District Local History Group). In 1894, Henry Hurst's daughter, Frances, and her husband, William (Bill) Gray, rebuilt the Allwood residence, incorporating a transported building, and named it 'Allwood House'. They developed the extensive Allwood Nurseries on the property, from which they exported fruit trees ('Hurstbridge Heritage Trail' n.d.).

A number of land Acts were introduced after the 1850s gold rushes in Victoria, to establish an agricultural industry. Land was made available in the Hurstbridge area under the 1869 land Act. Some of the land taken up under this Act was held freehold by the 1870s; other allotments were leased until the introduction of the 1901 land Act, and not held freehold until the first decades of the twentieth century (*Greensborough Parish Plan* 1961). Orchards and nurseries were subsequently established, with apples, in particular, grown in large quantities.

Hurstbridge was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire), from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

Up until 1900, when private subdivision commenced, Hurstbridge's businesses comprised only tearooms, a wine and billiard saloon, a butcher shop, a bakery and a blacksmith (Butler 1996:43). A public hall opened in 1892 (Eltham District Historical Society 2000).

When the Melbourne-Eltham railway line was extended to Hurstbridge in 1912, the railway station at today's Hurstbridge was named Allwood and a settlement subsequently developed (Hurstbridge Historical Trail; *Victorian Places* 2015). The Allwood Post Office and store opened in 1911 opposite the railway station (Eltham District Historical Society 2000). Fruit-drying works and a cool store for fruit were constructed behind the station in 1912. The railway station became a central point for the transport of fruit and timber from surrounding areas (Eltham District Historical Society 2000).

Subdivision of residential estates followed. In 1913, a sale advertisement noted that 219 acres in the 'Home of the Wattle' at Hurstbridge had been subdivided into allotments 'admirably adapted for week-end homes, small farms, orchard blocks' (*Argus* 10 December 1913:5).

Most of the town's growth between 1912 and the mid-1920s took place along Main Road. Offices to house the *Evelyn Observer* newspaper opened in 1918 (the building now houses the Hurstbridge Post Office) (*Victorian Places* 2015; 'Hurstbridge Heritage Trail' n.d.). Hurstbridge State School No. 3939 opened in the Church of England Sunday school hall in 1916, with a dedicated school building opened in 1922 (the building was destroyed by fire in 2005) (Blake 1973:445). A memorial sports oval

was opened at Hurstbridge in 1921 (Eltham District Historical Society 2000). A single lane bridge, designed by John Monash, opened in 1918 to replace the ford built by Henry Hurst.

Special trains ran to Hurstbridge so that Melbourne visitors could gather wattle. So great were their numbers and the destruction they wrought that a charity, the Wattle Day Red Cross afternoon tea, was established in the Hurstbridge to bring some control to the crowds (Butler 1996:48).

Further subdivision occurred in Hurstbridge in the interwar period. In 1920, for example, landowners Frances and Bill Gray subdivided 34 lots on the west side of Main Road in the northern part of what is now Hurstbridge; by 1925 a few lots had also been subdivided on the west side of Main Road. The Hurstbridge Railway Estate also opened in 1924 (Mills & Westbrooke 2017:72). Some soldier settlement also occurred on rural blocks in the area in the 1920s.

The township was renamed Hurstbridge in 1924 after Henry Hurst, although the derivations 'Hurst's Bridge' and 'Hurst Bridge' were in use until the 1950s. The section of railway line between Eltham and Hurstbridge was electrified in 1926, three years after the electrification of the line between Melbourne and Eltham.

Due to the increased competition in fruit-growing from irrigated districts after World War I and the impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

By 1940, a recreation reserve, a croquet green and tennis courts had been established (*Victorian Places* 2015). The majority of the Hurstbridge township area was not subdivided into residential blocks until after World War II. With this subdivision and the availability of rail services to Melbourne, Hurstbridge's population nearly doubled between 1933 and 1954, increasing from 433 to 824. Electricity was supplied to the town in 1957, and in 1967 a high school was opened (*Victorian Places* 2015; 'Hurstbridge Heritage Trail').

Hurstbridge has been a tourist destination since the opening of the railway line in 1912, with visitor numbers rising with increased car ownership from the 1920s and particularly after World War II.

Like Eltham, Hurstbridge attracted artists, with Albert Tucker moving to a five-acre property with his wife, Barbara Bilcock, at Hurstbridge in the 1960s (Hurstbridge and District Local History Group).

The population had grown to 2350 residents in 1981. By the 1980s, Hurstbridge featured clubs, four churches and an active shopping centre (*Victorian Places* 2015).

## PLACE HISTORY

'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge, is located on Crown Allotment 8, Section C, Parish of Greensborough. Comprising 18 acres, it was taken up under the 1869 land Act by Charles Carr by 1885 (*Greensborough Parish Plan* 1961; CT:V1898 F431).

After Carr died in 1896, Patrick Burke (senior), a farmer of Upper Diamond Creek, became the owner of the property in 1898 (CT:V1898 F431).

Burke's son, Patrick Joseph, married Margaret Brennan from Arthurs Creek in 1915. In the same year, Ivanhoe architect John Jenkin advertised tenders for a tiled, timber residence for P Burke Esq at Hurstbridge - the subject residence (*Argus*, 9 January 1915:3).

By 1916 Patrick and Margaret Burke were living in the subject house, named 'Fermanagh' after the county in Ireland of the same name, when Margaret gave birth to twins (Age 5 February 1916:5).

Patrick and Margaret went on to establish the Diamond Valley Orchards and Nursery on Diamond Creek and Arthurs Creek. The Burkes employed many locals in both their orchard and cool store, which Patrick built on the Kinglake Road homestead site after mismanagement of his crops at the Hurstbridge Cool Store. The Burkes' cool store burned down in the 1970s (Hurstbridge and District Local History Group 2003).

Patrick Burke and John Brennan took out a mining lease on the property in 1923 to prospect for gold (*Advertiser*, 31 August 1923:3).

Patrick Burke died in 1941, aged 67. His obituary noted that he had been born in the area and was survived by his wife, three sons and two daughters (*Eltham and Whittlesea Shires Advertiser*, 19 September 1941:1). After Patrick's death, Margaret Burke took over ownership of 'Fermanagh' (CT:V1898 F431). A road reserve was surveyed on the southern boundary of the property in 1968.

After Margaret Burke died in 1973, Carmel Blake (née Burke) became the owner in 1975. The property was subdivided into two lots in 1980, with Mary Burke becoming the owner of the eastern lot (approximately four hectares), in the same year (CT:V1898 F431; CT:V9085 F307; CT:V9402 F821).

The property was listed for sale in 2019. It appears that up until that time ownership of the house remained in the Burke family, a proprietorship of over 100 years.



Figure 3. Detail from a 1951 aerial photograph showing distinct circular planting pattern, and small outbuilding to the southeast of the house in existence at this time. (Source: CPO, 'MELBOURNE AND METROPOLITAN PROJECT NO.2' 1945, via Landata)



Figure 4. Detail from a 1987 aerial photograph showing the mature circular planting pattern, and carport erected in front of the small outbuilding. (Source: CPO, 'WESTERN PORT FORESHORES' 1987, via Landata)

Historical aerial imagery from 1951 shows a distinct ovoid planting pattern enclosing a front garden space to the northwest of the house (Figure 3). By 1987 these trees were well established (Figure 4). Current aerial imagery and recent photographs of the property indicate that the trees are Golden Cypress (*Hesperocyparis macrocarpa* 'Horizontalis Aurea'). A pair of trees to the northwest of the house are also shown in the 1951 and 1987 aerials. In recent photographs these appear to be mature Chinese Windmill Palms (*Trachycarpus fortunei*). Their maturity and intentional placement, in symmetry with the elevation, indicates they were planted as part of an early garden.



Historical aerial imagery also indicates that a small gabled weatherboard outbuilding with a chimney was erected by 1951 to the southeast side of the house. It is likely that this is an early addition, if not contemporary with the construction of the house. By 1987, a flat-roofed carport was erected in front of the weatherboard outbuilding, and in 2020 this carport was lengthened to extend beyond the front building line of the house.

*Patrick and Margaret Burke, owners 1915-1973*

Patrick Burke (senior), from County Fermanagh in Ireland, arrived in Hurstbridge in c1864. He and Mary Brennan married and settled on 20 acres of land in 1866 at Arthurs Creek. Patrick and Mary Burke and their sons, Patrick Joseph, James and Edward, purchased allotments bordering Hurstbridge township along Arthurs Creek and Diamond Creek where they established a nursery, market gardens, orchards and a cool store (Gangara Press Publishing; *Hurstbridge Happenings* nd). By 1909 P Burke of Upper Diamond Creek was advertising for sale 'all leading varieties' of fruit trees (*Evelyn Observer and Bourke East Record*, 9 July 1909:2).

Patrick Joseph Burke, son of Patrick and Mary, married Margaret Brennan of 'Pine Hill', Arthurs Creek, in 1915. They subsequently purchased two blocks on the Heidelberg-Kinglake Road across the Diamond Creek from the family's existing holdings and built a house, 'Fermanagh', and established an orcharding business (Hurstbridge and District Local History Group 2003).

Patrick and Margaret had two sons and three daughters: Mary, Pat, Frank, Claire and Carmel. The Burke family were and still are active in community affairs, having played prominent roles in both the local football and cricket teams, and in the local fire brigade. All were active in church affairs (Hurstbridge and District Local History Group 2003).

Both Patrick and Margaret Burke are buried in the Diamond Creek (Nillumbik) Cemetery.

## DESCRIPTION

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is a single-storey timber house built in 1915 to a design by John Jenkin. The house is accessed by a long drive that extends east from Heidelberg-Kinglake Road, curving around to the dwelling's northeast façade. The house is positioned on a substantial allotment, on sloping land. It is raised at its northern corner to accommodate the crossfall. It has a low-slung hipped roof clad with Marseilles roof tiles that sweeps down to incorporate a return verandah. The verandah has timber posts, balustrade and decorative fretwork and extends around three sides of the house. The roof has terracotta ridge capping and finials, and the walls are clad in weatherboards. Brick chimneys are face brick with roughcast detailing, flat concrete caps and terracotta pots. This type of dwelling, which has adopted Queen Anne architectural details combined with the massing and verandah form of an Australian homestead, is generally referred to as a Federation villa.

At the principal (northeast) elevation, access to the house is via timber steps which access the verandah and the front door beyond. The timber panelled front door has a leadlight highlight panel and transom window.



Figure 5. Principal (northeast) elevation 1080 Heidelberg-Kinglake Road, Hurstbridge. (Source: realestate.com.au 2019)

The northwest elevation is symmetrically arranged. Here, the return verandah is terminated with a central projecting gabled bay. This bay has a central, four-part casement window with highlight panels above and a terracotta tiled awning. Casement windows with multi-pane upper sashes sit either side of the projecting bay. The gable roof projects past the bay and is supported on decorative timber brackets. A panel of roughcast render sits beneath the eaves to ceiling height, and the gable end is treated with timber strapping to emulate half-timbering.



Figure 6. The northwest elevation. Note the projecting gabled bay, roughcast render panel beneath the eaves line, window awning and decorative timber fretwork to the verandah. (Source: realestate.com)

At the southeast side of the house there is an early gabled weatherboard outbuilding with brick chimney. In front of the outbuilding is a carport, erected c1951-1987 and lengthened in 2020 to extend beyond the front building line of the house.

To the northwest of the house is an early garden enclosed by mature Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') planted in an ovoid pattern. A pair of Chinese Windmill Palm trees (*Trachycarpus fortunei*) is planted at the northwestern elevation.

## INTEGRITY

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge is highly intact with minimal changes visible to original or early fabric. The building retains its original Federation villa form, with low-pitched hip roof sweeping down to incorporate the returning verandah, weatherboard-clad walls and fenestration. The integrity of the house is greatly enhanced by the intactness of these main elements, which includes details such as the Marseille terracotta roof tiles, ridge capping and finials, roughcast render detailing, gable end detailing, decorative timber fretwork and posts to the verandah, window and door joinery and leadlight glazing. The retention of the early garden at the northwest of the house and mature plantings including Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') arranged in a circular pattern and pair Chinese Windmill Palm trees (*Trachycarpus fortunei*) similarly enhance integrity. Overall, the place has very high integrity.

## COMPARATIVE ANALYSIS

Much of the land in Nillumbik had been taken up as large agricultural properties from the 1860s onwards. By the late 1880s, though, the first smaller subdivisions in the area were spurred on by the land boom in Victoria. Although subdivisions occurred in the late 1880s and again in the first decade of the twentieth century, the nature of these subdivisions was predominantly speculative and little development occurred. The land continued to be largely rural until World War I, dotted by small townships.

These early subdivisions did not drastically change the rural nature of the area. In 1909, when a large farm to the northeast of Eltham was divided, the lots were still sold in parcels ranging between six and 29 acres each. These allotments were advertised as being equally as suited to farming and fruit-growing as they were to residential purposes (Mills & Westbrooke 2016:69). Most houses that appeared in these subdivided areas in the early twentieth century were weatherboard-clad, timber-framed structures often small in scale.

From the 1880s to the 1930s, Hurstbridge was part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Shire of Nillumbik). Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is an example of the type of farm and orchard houses built in the Nillumbik area prior to World War I, when land was increasingly being taken up for small scale agricultural pursuits, such as the Burke family's orchards.

The following examples of pre-1920 houses established in local orchards are listed on the Nillumbik Heritage Overlay.



Weatherboard house, 840 Heidelberg-Kinglake Road, Hurstbridge (HO73). (Source: VHD)

The weatherboard house at 840 Heidelberg-Kinglake Road, Hurstbridge, built c1917, is historically significant as a reminder of the changes in the township that occurred after the railway line was opened to Hurstbridge in 1912. The house is also aesthetically significant for its modest scale and simple design and as one of a cluster of similar houses built between c1910 and c1920 in Hurstbridge (VHD).



Residence, 748 Heidelberg-Kinglake Road, Hurstbridge (HO262). (Source: Google Maps)

The property at 748 Heidelberg-Kinglake Road, constructed c1918, is historically significant for associations with the early development of Hurstbridge. It is an early surviving residence in the main street of Hurstbridge dating from the boom period within the township that was stimulated by the orchard industry and the coming of the railway in 1912 (VHD).



Old Brinkkötter House, 32 Lindon Strike Court, Research (HO114). (Source VHD)

The c1913 timber house (left) at 32 Lindon Strike Court, Research, is significant together with the substantial brick house built c1935 also on the site, for its associations with the Brinkkötter family, well-known Research farmers and orchardists. The existence of two adjacent farmhouses on the one property is rare in the former Shire of Eltham. The timber house is of double-fronted face brick construction with a slate roof (VHD).





Harless Orchard House, 35 Ingrams Road, Research (HO218). (Source: VHD)

The Harless Orchard House, built in 1905, is described as 'as probably the best Edwardian era dwelling' in the former Shire of Eltham (VHD). Residential buildings from that era are not common, and many examples adopted the late nineteenth century standard house designs.

The orchard house is one of limited numbers of the surviving Federation period housing stock within the shire, and is a well-preserved example of an orchardist's house in an era of expansion for the industry (VHD).



Weatherboard farmhouse and outbuildings, 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89). (Source: VHD)

The property comprises a c1905 farmhouse and pre-1920 outbuildings. The farmhouse is of historical and associative significance for its association with the MacMillan family of orchardists over a long period of time and has strong links with Eltham's fruit-growing industry. The house is also historically and aesthetically significant as one of a small number of pre-1920s weatherboard dwellings in the rural areas of the shire, and as one of the most substantial examples (VHD). The house has a double-gable roof with return verandah, situated on a sloping land.

## Discussion

'Fermanagh', at 1080 Heidelberg-Kinglake Road, Hurstbridge, compares well to the above examples. The house compares closely to the houses at 840 Heidelberg-Kinglake Road, Hurstbridge (HO73) and 748 Heidelberg-Kinglake Road (HO262), as a good demonstration of the early period of development of the Hurstbridge township, which accelerated due to the opening of the railway line in 1912.

Stylistically, it is distinguished from the houses at 840 and 748 Heidelberg-Kinglake Road, Hurstbridge (HO73 and HO262, respectively) that exhibit a transitional style, with elements of the late Victorian era combined with Edwardian-style details. These houses display a typically Victorian form as symmetrical, double-fronted timber dwellings. However, they are finished with Edwardian-era features such as red brick chimneys, front windows in pairs and turned timber verandah posts with timber fretwork. 760 Hurstbridge-Arthurs Creek Road, Arthurs Creek (HO89), built c1905-20, embodies the form of a Victorian dwelling with a double-gable roof. The c1913 timber house at 32 Lindon Strike Court, Research (HO114) and 35 Ingrams Road, Research (HO218), both established for local orchardists, provide more close comparison in terms of the style and intactness.

Overall, 'Fermanagh' is a fine example of a Federation villa built during the same period as the above examples, with its intact Queen Anne architectural details combined with the massing and verandah



form of an Australian homestead. Originally established as an orcharding property, the property retains of much of its original rural setting. This is particularly evident when compared with the group of houses along Kinglake-Heidelberg Road, Hurstbridge, which all demonstrate the residential subdivision of land and transition towards township living in Hurstbridge.

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT?

'Fermanagh' at 1080 Heidelberg-Kinglake Road, Hurstbridge, a single-storey timber Federation villa built in 1915 to a design by architect John Jenkin for Patrick and Margaret Burke, is significant.

Elements that contribute to the significance of the place include the:

- original Federation villa form and scale, including the low-pitched hip roof sweeping down to incorporate the returning verandah;
- Marseille terracotta roof tiles, including to the window awning, ridge capping and finials;
- weatherboard walls and roughcast render detailing;
- brick and roughcast chimneys and terracotta chimney pots;
- fenestration arrangement;
- gable end detailing, decorative timber fretwork and posts to the verandah, window and door joinery and leadlight glazing;
- early weatherboard gabled outbuilding with brick chimney; and
- early garden at northwest of house with mature plantings including Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') arranged in an ovoid pattern and pair of Chinese Windmill Palms (*Trachycarpus fortunei*).

### HOW IS IT SIGNIFICANT?

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is of local historic, aesthetic and associative significance to the Shire of Nillumbik.

### WHY IS IT SIGNIFICANT?

Fermanagh at 1080 Heidelberg-Kinglake Road, Hurstbridge, is of historical significance for its ability to demonstrate the manner in which land in the Nillumbik area was subdivided and used for small agricultural pursuits. It illustrates the early period of development of the Hurstbridge township, which accelerated due to the opening of the railway line in 1912. 'Fermanagh' provides tangible evidence of its association with orcharding in Hurstbridge, which was the main agricultural industry in the Diamond Valley region from the 1880s to the 1930s, and with locally notable orchardists the Burke family. The Burke family lived at 'Fermanagh' for over 100 years, and ran an orchard on the property for at least 25 years. Patrick Burke had settled in the area in the 1860s and with his sons established a nursery, market garden and cool store. The Burke family employed many locals in their orchard at 'Fermanagh' and are known as prominent figures in Hurstbridge's agricultural history. (Criteria A and H)

Fermanagh and garden at 1080 Heidelberg-Kinglake Road, Hurstbridge, is aesthetically significant as a particularly well-executed and architect-designed Federation villa that retains an early garden. It is distinguished from other houses of the same era in Hurstbridge with its intact Queen Anne details including Marseille terracotta and roughcast render detailing, decorative timber fretwork and posts to the verandah, combined with the massing and verandah form of an Australian homestead. The property's aesthetic significance is further enhanced by the remaining garden elements including Golden Cypress trees (*Hesperocyparis macrocarpa* 'Horizontalis Aurea') arranged in an ovoid pattern

and two Chinese Windmill Palms (*Trachycarpus fortunei*) arranged symmetrically in relation to the house. (Criterion E)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	Yes - Golden Cypress trees ( <i>Hesperocyparis macrocarpa</i> 'Horizontalis Aurea') and Chinese Windmill Palms ( <i>Trachycarpus fortunei</i> )
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## 160 Henley Road, Kangaroo Ground

### Stevens House

<b>Prepared by:</b> Context	<b>Survey date:</b> February 2021
<b>Place type:</b> Residential	<b>Designer:</b> Alistair Knox
<b>Significance level:</b> Significant	<b>Builder:</b> Alistair Knox
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> c1973



Figure 1. Stevens House at 160 Henley Road, Kangaroo Ground. (Source: Context 2020)



Figure 2. Stevens House at 160 Henley Road, Kangaroo Ground, view from the site. (Source: realestate.com.au 2013)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.6 1960s and 1970s suburbanisation

*From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne' (Mills & Westbrooke 2016:87).*

*Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. [Alistair] Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape: 'Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.'. On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape (Mills & Westbrooke 2016:87-88).*

*By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mudbrick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape (Mills & Westbrooke 2016:88).*

## LOCALITY HISTORY

The area of Kangaroo Ground, located on the country of the Wurundjeri-willam clan of the Woiwurrung people, was part of the squatting run, 'Yering', taken up in 1838 by the Ryrie brothers (Eltham District Historical Society 2000:np). The area featured hilly but relatively open country with good soil.

An area of 805 acres, spanning an area from Kangaroo Ground to the Yarra River, was put aside in 1841 for an Aboriginal reserve (Eltham District Historical Society 2000:np).

In 1848 families from Scotland purchased allotments, measuring 150-160 acres, in the district (Howe 1848). Eight or so wheat farms were subsequently established around the main road from Greensborough to the Yarra Flats, beside Salvation Hill and Garden Hill. Some of the early farms still survive today (Butler 1996:31; *Victorian Places* 2015; Nillumbik Parish Plan 1947). Between 1854 and the mid-1860s Kangaroo Ground farmers provided produce, including cereals and pasture, to goldmining residents in the Diamond Creek and Warrandyte areas (*Victorian Places* 2015).

Minor gold discoveries occurred in the area of Kangaroo Ground in the early 1850s. A small settlement was subsequently established near the intersection of today's Graham Road and Eltham-Yarra Glen Road and provided for gold seekers on the Woods Point diggings passing through on their way to and from Melbourne (Butler 1996:32).

The local community established its first school, the Kangaroo Ground Presbyterian School, in 1851, and a post office opened in 1854. An unofficial cemetery was established in 1851 and gazetted in 1858 (Eltham District Historical Society 2000:np).

Lay preacher Andrew Ross, also the first teacher at the school, built the Kangaroo Ground Hotel in 1863. After the Eltham Roads Board was created in 1856, it met for a short time at Watsons Creek, before the establishment of the Kangaroo Ground Hotel. The Shire of Eltham council held its meetings at the hotel until 1916, when it took over the premises vacated by the Evelyn Observer newspaper, which had moved to Hurstbridge (Butler 1996:31).

Andrew Ross transported two buildings to Kangaroo Ground; these were intended as boarding houses for students at the industrial school he established in 1854, a short-lived venture. The buildings served instead as a store and post office (Butler 1996:31).

Additional farms were established under the 1869 land Act, one of several land Acts introduced in Victoria from 1860 to encourage the establishment of agriculture. Subsequent land Acts introduced in 1894, 1890 and 1901 saw further growth in the take-up of small farms in the district (Nillumbik Parish Plan 1947).

By the 1870s, the cropping of oats and wheat on surveyed allotments of 80160 acres was not viable because of the inadequate size of the land. Instead, the district's farmers used the land to grow hay and graze stock (*Leader* 20 June 1874:7). Some vineyards were also established.

Kangaroo Ground experienced a period of growth in the 1870s and 1880s. Another hotel was established by Edward and Mary Weller in 1872 (Butler 1996:31). The Kangaroo Ground State School No. 2105 opened in 1874 and Andrew Burns opened a store in 1875 (Eltham District Historical Society 2000:np). The Evelyn Observer newspaper, the first local newspaper in the Diamond Valley, was first published in 1873 in the Kangaroo Ground school. It was moved to new offices, beside the hotel, in 1878 (it now serves as the Andrew Ross School House Museum) (Butler 1996:32). A new brick school for Kangaroo Ground State School No. 2105 was built in 1878 and the Kangaroo Ground Presbyterian Church (HO96), designed by architect CW Maplestone, was consecrated in the same year (Eltham District Historical Society 2000:np). A public hall was constructed in 1885 (demolished 1969) and Eltham Shire Council meetings were conducted from the building from the same year. A general store opened in 1888 (Eltham District Historical Society 2000:np).

After severe bushfires in 1890, the Kangaroo Ground Fire Brigade was formed in 1892 and was reformed in 1913 and 1938 (Eltham District Historical Society 2000:np).

After the railway reached Eltham in 1902, Kangaroo Ground experienced a decline. In 1903, the *Australian Handbook* described Kangaroo Ground as a township with a post office, two hotels

(Kangaroo Ground and Weller's), State School No. 2105, and a Presbyterian church. Industries in the area included mining and grazing, but chiefly comprised agriculture and horticulture (mainly fruit-growing and market gardens). Four hundred people, mostly farmers and their families, lived in the district (cited in *Victorian Places* 2015). By this time, hay and other fodder production were the mainstays of agricultural production in the area (*Victorian Places* 2015).

In 1919 a war memorial park was established, and in 1926 a memorial, modelled on a Scottish watchtower, was erected on Garden Hill to commemorate those in Eltham Shire who had served in World War I (*Victorian Places* 2015; Eltham District Historical Society 2000:np). Some limited soldier settlement occurred in the area in the 1920s.

Fruit-growing in the district declined with the economic depression of the 1930s and dairying became viable because of the availability of milk transport on the Hurstbridge railway line. However, milk contracts favoured bigger holdings in the postwar period, and farms were subsequently amalgamated (*Victorian Places* 2015).

The Eltham Shire offices, housed in the former *Evelyn Observer* newspaper offices in Kangaroo Ground from 1916 to 1934, moved to Eltham in 1937 (*Butler* 1996:32). In 1958, Kangaroo Ground was connected to electricity (*Victorian Places* 2015). Subdivision in the area in the late 1960s resulted in a population increase.

Ten homes in Kangaroo Ground were destroyed by bushfires in 1969 (Eltham District Historical Society 2000:np). After 1971, further subdivision of existing farmland at Kangaroo Ground was halted because the Melbourne Master Plan put a minimum threshold on farm sizes (*Victorian Places* 2015).

## PLACE HISTORY

The Stevens House at 160 Henley Road, Kangaroo Ground, is located on Crown Allotment 4, Section 4, Parish of Nillumbik, 148 acres taken up by Henry Scarce junior under the 1869 Land Act and owned by him in 1887. By 1895, members of the Scarce family owned a number of adjoining allotments (*Nillumbik Parish Plan* 1951).

By 1920, Crown Allotment 4 was owned by RC Bouchier, and formed part of his farm, 'Bikkora' (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 10 September 1920:3).

The allotment was subdivided c1952, with Alan Douglas becoming the owner of Lot 18 (today's 160 Henley Road), approximately 24 acres, in 1952 (CT:V8042 F569).

The subject property was sold several times before Roger and Joan Stevens purchased the property in 1973 (CT:V8042 F569).

The subject house was designed and built for the Stevens c1973 by designer and builder Alistair Knox, with Gordon Doering as the engineer (Knox c1973, YLTAD28-371, SLV). The design of the house was consistent with the principles of Knox's signature 'Eltham style' of architecture and landscape design that he had developed since 1946.

The house featured large windows to living spaces to give access to natural light and create a strong visual connection with the surrounding landscape. It used natural materials and finishes, including mudbrick walls, verandahs constructed of large timber beams and slate flooring to the interior. An elongated gable roof with deep eaves grounded the building within its natural bush block. Bush garden landscaping featured boulders and native plantings.



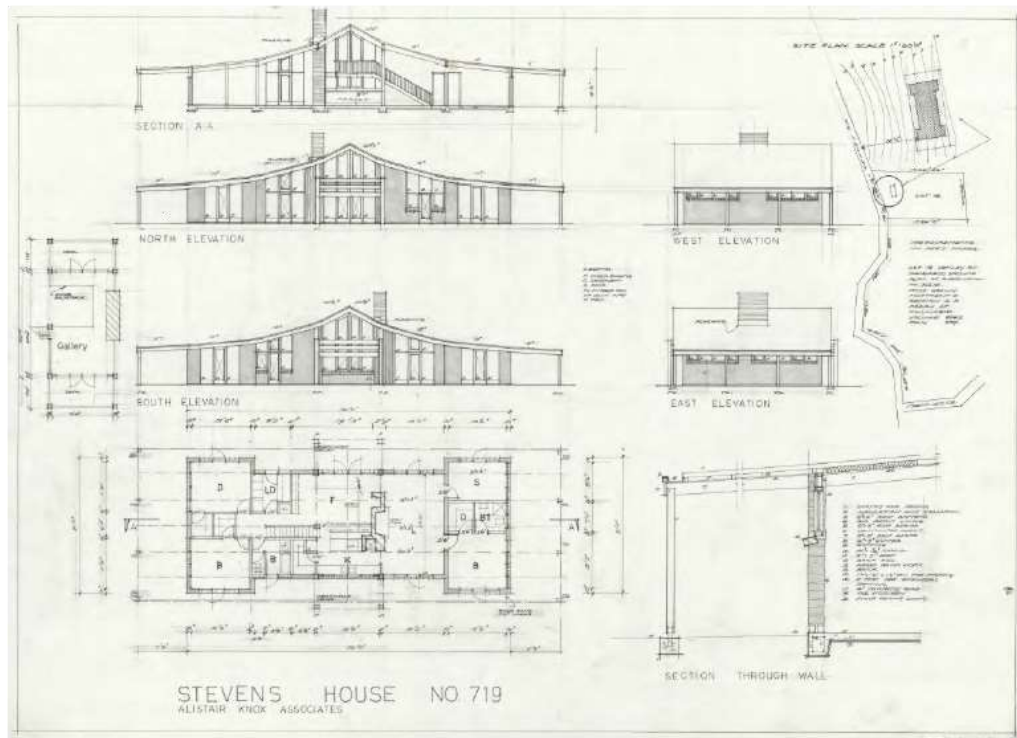


Figure 3. Plans by Alistair Knox for the subject house for the Stevens family, c1973. (Source: Alistair Knox c1973, YLTAD28-371, SLV)

A portion of the land was compulsorily acquired by the Melbourne Metropolitan Board of Works in 1979 to form part of the Yarra Valley Parklands (CT:V8042 F569).

The Stevens family owned the property until 2000 (CT:V8042 F569).

Historical aerial imagery from 1987 shows a small outbuilding with a similar elongated gabled roof to the rear of the house. Building permit plans from 2018 indicate that this is a studio. It is likely that this is an early addition, if not contemporary with the construction of the house. In late 2018 a flat-roofed carport was added to the studio at the rear (south) and the east (BP). In 2013 it was reported that renovations to the house had been carried out by architect Hamish Knox, Alistair's son (Fletcher 2013). The extent of these renovations is not known.

A large, raised deck was erected to the rear of the house sometime after 1987.



Figure 4. View of the rear (south) elevation of the property at 160 Henley Road, undated. (Source: Tony Knox nd)

*Alistair Knox, designer and builder*

Alistair Knox (1912-1986) was a designer and builder, active in the Nillumbik area between 1946 and his death in 1986. Knox was responsible for over 1266 building designs, including 1000 homes, of which he built approximately 350. Throughout his four-decade long career, Knox was a leading figure in the development of the recognisably regional 'Eltham style of architecture, and its associated landscapes. Through the sheer number of places designed by Knox in Nillumbik, he remains one of the most influential figures in the Shire's history (Alistair Knox Foundation; Peterson and Kusyk 2014:5-6).

Knox had an interest in design and construction, commencing a Diploma of Architecture and Building Construction at the Melbourne Technical College. Knox left the course after two years (Peterson and Kusyk 2014:9). Following a visit to the Montsalvat artist's colony in 1947, Knox was evidently impressed with the area and the artistic lifestyle that it was becoming known for. This love of the area was solidified in 1949, when he moved his young family to Eltham. The move coincided with Knox leaving his job as a bank clerk and establishing the Knox Building Service in Eltham (Age 19 July 1954:10; Peterson and Kusyk 2014:10). Knox was highly involved with the semi-rural, alternative lifestyle that Eltham and its surrounds had to offer (Alistair Knox Foundation).

The local environment was a constant inspiration to Knox through his career. Many of the homes he designed complemented their Australian bush settings, and his work pioneered forms including flat rooflines, clerestory windows and expanses of glazing that provided a connection between interiors and their settings (NMA 2021). Knox's work was characterised by its use of second hand bricks, large eaves, natural materials, timber walls and large beams. Perhaps most importantly, Knox was

associated with the use of mudbrick walls (NMA 2021). Knox paid special attention to the placement of buildings in relation to their landscapes and the use of Australian plants.

Knox's work can be broadly broken into two phases: work completed before 1955, and work completed after 1955. The earlier phase focused on simple building forms, following the style of prominent architects such as Frank Lloyd Wright (Woodhouse 2007). His work was also greatly influenced by the economic austerity brought about by World War II, which encouraged him to use inexpensive and unconventional materials. The later period was defined by Knox's sophisticated, highly individual designs, often with reclaimed materials. These houses consciously explored uncommon forms and were almost exclusively built in mudbrick (Alistair Knox Foundation).

As Knox was not an architect, his work was often informed by his knowledge that arose from his experience as a builder. Many of his designs were economical and only required limited skills. A preference for reclaimed materials assisted the inexpensive draw of his designs (Alistair Knox Foundation). Although many houses were individually designed, Knox also produced 'spec' houses for general sale (Age 19 July 1980:101).

Towards the end of his career, Knox worked extensively with other designers. Some of these included John Pizzey, Peter Jarvis, Barbara Telford, Robert Marshall and Bohdan Kyzuk (Alistair Knox Foundation). Outside of his profession, Knox served as an Eltham Shire councillor in the period 1972-75, and as its president in 1975. Passionate about community activism and the environment, Knox consulted with groups across Melbourne to fight inappropriate development and loss of public space (Peterson and Kusyk 2014:14-15). Additionally, Knox wrote and spoke extensively on matters about building and landscaping. Knox was a founding member of the Australian Institute of Landscape Architects, lectured on environmental design and building, and received an honorary doctorate in architecture from the University of Melbourne shortly before his death (Woodhouse 2007).

## DESCRIPTION

The Stevens House at 160 Henley Road, Kangaroo Ground, is a mudbrick house built in c1973 to designs by Alistair Knox. The house is positioned at the northern end of a substantial allotment, where the land is fairly flat. The land falls to the south across the remainder of the block and is heavily treed.

Designed in Knox's signature 'Eltham style', the house is symmetrical in plan with a dominant elongated gable roof form with deep eaves and wide barge boards. At the centre of the house the roof is steeply pitched, this allows for double-height living spaces with a mezzanine gallery area, and first-floor level balconies to the front and rear of the dwelling. The roof tapers off to envelop bedroom and bathroom spaces to either side of the central living areas. These project slightly to both the north and south. Carports at each end of the house are incorporated under the sweep of the roof. A simple red brick chimney rises from the eastern slope of the roof, near the central ridge line.

Both the principal (north) and rear (south) elevations are dominated by panels of full-height glazing, broken up with sections of bagged mudbrick wall.

At the rear of the house is a large, raised timber deck. To the southeast of the deck is a studio which appears to be mudbrick construction. It shares a similar form to the house, indicating that it may have been constructed at the same time.

Bush garden landscaping is located at the front of the house, around the studio and immediately surrounding of house. This landscaping reflects the natural Australian landscape and includes use of volcanic boulders, stone garden edging and low-profile native plantings and groundcover. Large timber boards set centrally into the front garden act as steps leading to the entry of the house.

## INTEGRITY

The Stevens House is largely intact with very few changes visible to original fabric. The building retains its symmetrical built form and distinct elongated gable roof form with deep eaves and wide barge boards. Intact detailing characteristic of the 'Eltham style' includes the mudbrick walls, panels of full-height glazing, and window and door joinery. The retention of the early (if not original) mudbrick studio at the rear of the property, and natural bush garden landscaping including the use of volcanic boulders, stone garden edging and low-profile native plantings and groundcover, further enhances the integrity of the place.

Overall, the place has high integrity to its original design by Alistair Knox.

## COMPARATIVE ANALYSIS

Mudbrick homes have been a significant feature in the architectural history of Nillumbik, forming a central theme of the building typology often referred to as the 'Eltham style'. The use of low-cost materials such as mudbricks, adobe and pise-de-terre had gained currency in the area by the 1930s, influenced by builders such as John Harcourt and the community at Montsalvat. These earthy materials were often combined with recycled and exposed timber, face brickwork and corrugated iron to create a material palette characterised by natural materials and finishes. Alistair Knox became the most prolific of designers and builders working in this style throughout the second half of the twentieth century, influencing many people to adopt the style upon moving to the area.

This low-cost building type was built largely with amateur labour, often by the owners themselves. Knox regarded the style as the most suitable style for the Eltham environment, and the do-it-yourself nature of construction exemplified the beginnings of the 'Eltham lifestyle' that became an integral component of Nillumbik's cultural heritage. Responding to their environment materially, these buildings demonstrated an intentional integration with their bushland surrounds.

While the interwar and postwar austerity encouraged the use of low-cost materials, examples from later decades show how the style continued to grow and develop as more affluent families were drawn to the area. Many of the houses built between the late-1960s and the mid-1980s are significantly larger than forerunning examples, with highly individualised architectural features and arrangements of space. As opposed to the earlier cottage style buildings, later houses often demonstrate typical Modernist elements, employing curved floor plans, flat or skillion roofs, clerestory windows, and large voluminous spaces.

The subject site illustrates both a formal preoccupation with simple geometry and an adherence to the material aesthetics made popular as part of the 'Eltham style' championed by Alistair Knox and his contemporaries. It demonstrates the enduring influence of the 'Eltham style' and its nature-centred aesthetic.

Though Knox designed and built several mudbrick residences in Kangaroo Ground, none are included on the Nillumbik Heritage Overlay. Notable comparisons in Kangaroo Ground include the Telford House built c1972, the Steele House built c1974-75, the McCullagh House built c1975-77 and the Shore House built c1982.

The following buildings are Individually Significant places on the Nillumbik Heritage Overlay and compare well to the subject site, similar in their use of materials, form and construction period.





Kurema-Eddie Bateman House, 57 Dodd Street, St Andrews (HO38). (Source: VHD)

Kurema-Eddie Bateman House and studio, built c1972, are historically significant for their associations with owner Eddie Bateman, a local builder and proponent of the 'Eltham style' of architecture and landscape design. As such it is a good representative example of the 'Eltham style' in the Shire, featuring the use of mudbrick and recycled materials (VHD).



Coller House, 185 Mount Pleasant Road, Eltham (HO136). (Source: VHD)

Coller House, built c1975, is historically significant as an important work by noted designer and builder and Eltham local, Alistair Knox. The house is architecturally significant as a good example of the 'Eltham style' of architecture and landscape design that Knox had developed over the years (VHD).



Pittard Residence, 430 Mount Pleasant Road, Research (HO139). (Source: VHD)

Pittard Residence, built 1978-79, is architecturally and historically significant as a particularly innovative example of Alistair Knox's later work. The curved plan and single plane roof rising up over the living area to the double storey end section are of particular note (VHD).

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## Discussion

The Stevens House at 160 Henley Road, Kangaroo Ground, compares well to the above examples in terms of its intactness. The house compares closely to the houses at 185 Mount Pleasant Road, Eltham (HO136) and 430 Mount Pleasant Road, Research (HO139), as a good representative example of Knox's signature 'Eltham style' mudbrick residences and their natural earthy materials. These houses were characterised by a low-pitched or flat roof line. They were positioned low in the surrounding landscape which often included bush gardens featuring volcanic boulders and low-profile native plantings. Extensive glazing introduced light to the centre of the house and large windows to the living areas brought the 'outside in'.



The Stevens House is distinguished from the above examples as a particularly well-executed and intact example of Knox's work. The symmetry of the plan form and principal elevations combined with the dominant and sweeping elongated gable roof makes for a coherent and legible composition that is more orderly and refined than the examples above. The property's aesthetic qualities are further enhanced by the retention of the bush garden landscape setting.

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT?

The Stevens House at 160 Henley Road, Kangaroo Ground, a mudbrick residence designed and built in c1973 by Alistair Knox for owners Roger and Joan Stevens, is significant.

Elements that contribute to the significance of the place include:

- original symmetrical plan form of the house;
- dominant broken back gabled roof form;
- mudbrick walls, panels of full-height glazing and window and door joinery;
- timber balconies and posts to the front and rear elevations;
- natural bush garden landscaping including the use of volcanic boulders, stone garden edging and low-profile native plantings and groundcover; and
- early (if not original) mudbrick studio at the rear of the property.

The raised timber deck and later additions to the studio are not significant.

### HOW IS IT SIGNIFICANT?

The Stevens House at 160 Henley Road, Kangaroo Ground, is of local representative and aesthetic significance to the Shire of Nillumbik.

### WHY IS IT SIGNIFICANT?

The Stevens House is significant as a good representative example of Alistair Knox's signature 'Eltham style' mudbrick residences. These houses typically incorporated a combination of earthy materials such as mudbrick walls, with recycled and exposed timber, and corrugated iron to create a material palette characterised by natural materials and finishes. Knox's houses were characterised by a low low-pitched roof or and often flat roof line. They were positioned low in the surrounding landscape which often included bush gardens featuring volcanic boulders and low-profile native plantings. Extensive glazing introduced light to the centre of the house and large windows to the living areas brought the 'outside in'. (Criterion D)

The Stevens House is distinguished from the above examples as a particularly well-executed and intact example of Knox's work. The symmetry of the plan form and principal elevations combined with the dominant and sweeping elongated gable roof makes for a coherent and legible composition that is more orderly and refined than the examples above. The property's aesthetic qualities are further enhanced by the retention of the bush garden landscape setting. (Criterion E)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	Yes - mudbrick studio
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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## 633 Kangaroo Ground-St Andrews Road, PANTON HILL

### Panton Hill Hotel

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Commercial	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not Known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1935, with later alterations



Figure 1. Panton Hill Hotel from St Andrew-Kangaroo Ground Road. (Source: Context 2020)



Figure 2. The main entrance to Panton Hill Hotel from St Andrews-Kangaroo Ground Road. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 5 BUILDING NILLUMBIK'S WORKFORCE

#### 5.1 Catering for tourists

*Throughout Victoria, city dwellers became inveterate train travellers, setting off on excursions, usually daytrips to rural areas that were now within easy reach of the metropolis. They came to picnic, ride their bicycles and see the sights; sometimes they came to camp, fish or hunt. The Railways Department encouraged these suburban excursionists, publishing railway guides with detailed advice on the best trains to catch, the cost of tickets, desirable places to visit and even what to wear. Eltham and other rural districts where suburbanites could view the bush, became popular. Newspapers like The Australasian, fed the passion for tourism by including illustrated articles about train journeys and the country towns that could be visited. Soon after the opening of the Eltham line, for example, an article appeared in The Australasian featuring 'the views along the line' in a journey from Heidelberg to Eltham. A later, 1903 article in the same journal, described Eltham as a 'popular holiday spot' and emphasised its rural village aspect. (Mills & Westbrooke 2016:63)*

*After Wattle Day was proclaimed in the early 1900s, special trains ran to Hurstbridge, bringing hordes of city folk determined to gather wattle. The destruction the visitors wrought prompted the establishment of a Wattle Day Red Cross afternoon tea in the Hurstbridge Hall, where money was raised for charity and where visitors were kept under some sort of control. Even so, in 1928 Robert Croll, the naturalist and author, wrote that 'Hurstbridge has ever to me a watchful look, half of welcome and half of suspicion. The visitor is esteemed, but there is still the memory of those days, not so far back, when the sleepy village woke to find itself made famous by proclamation as the desirable spot to visit on Wattle Day, and all suburbia, with his wife and children, raided the paddocks'. (Mills & Westbrooke 2016:63)*

*Croll extolled the virtues of the region as a place for walking in his Open Road to Victoria, published in 1928, while the periodical, the Melbourne Walker, published articles on Diamond Creek, Christmas Hills, Panton Hill, Wattle Glen, St Andrews and Eltham throughout the 1930s, 1940s and 1950s. (Mills & Westbrooke 2016:64)*

### 8 BUILDING COMMUNITY LIFE

#### 8.3 Establishing meeting places

*Some of the first meeting places were hotels built on key roads through the shire and leading to the goldfields. Hotels were essential facilities in the goldmining towns and often served a number of purposes being the centre of community activities. They were often the location of a staging post for Cobb and Co. coaches bound for the goldfields and may have been used as general stores and in some cases served as the local hall. (Mills & Westbrooke 2016:102)*



*The shire's oldest surviving hotel building, St Andrews Hotel (HO19), was built on the Caledonia goldfields in Queenstown in circa 1860. The present name of the township reputedly derives from the name of the hotel but it may also have derived from St Andrews Church (also erected in the 1860s) or the name of the mining district. A weatherboard hotel was built at Kangaroo Ground, also in the 1860s and of a very similar appearance. It has since been demolished. Later in 1872 Edward Weller, publican and storekeeper, built a hotel and store on the main road at Kangaroo Ground (HO45). Known earlier as Weller's Pub, this building was an overnight stopping place and changing post for Cobb and Co. coaches bound for the Caledonian Goldfields and Woods Point goldmines, some 80 kilometres to the east of Warburton. (Mills & Westbrooke 2016:102)*

*A Frenchman, Emile Hude, established the first known building, the Hôtel Français at Kingstown (Panton Hill) in 1861, by applying for a licence to erect a residence and cultivate two acres of land. When the next Land Act was proclaimed in 1862, Hude was able to buy the property on which his hotel stood. After Hude's death, his wife carried on the hotel until the 1890s. The hotel burned down in the early twentieth century, but was replaced by the Panton Hill Hotel and there is still a hotel on the site. The site of another hotel situated near the Hôtel Français in the nineteenth century, is marked by an old well. (Mills & Westbrooke 2016:102)*

*A hotel licence was issued to Isaac Hawkins in 1866 for the Evelyn Arms Hotel on the Diamond Creek Road. In 1867 Thomas Hill opened the Loyal Diamond Lodge Hotel, so-named because the Loyal Diamond Manchester Unity Lodge used it for meetings until they moved to their own hall. It was located on the corner of Collins and Main Streets. Three years later the first Royal Mail Hotel was built on the site in Chute Street. This stringy-bark structure was soon replaced by a weatherboard building, which in turn was superseded by a brick hotel, constructed with bricks made on the property. This building burned down in 1925 and its replacement was built on the site currently occupied by the Royal Mail Hotel (HO115). (Mills & Westbrooke 2016:102)*

*In Eltham, the first building on the south-east corner of Main Road and Pitt Street, was first listed in rate books in 1887 as a hotel owned and occupied by Christopher Watson, publican. From the beginning, it was an important local landmark. John Fitzsimmons, hotelkeeper, was the licensee in the early 1920s. There were additions in the 1920s and later. Today's hotel dates mainly from this period and recent decades. The hotel served as an early hotel, store and a staging post for Cobb and Co. coaches bound for the Caledonian goldfields and the Woods Point goldmine (HO116). (Mills & Westbrooke 2016:103)*

## LOCALITY HISTORY

Panton Hill is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

Panton Hill, named by Joseph Panton, Commissioner for Andersons Creek and other goldfields, and later magistrate for Heidelberg, is situated on Oram's Reef, part of the Caledonian goldfields. Panton Hill was established a goldfield in 1859, the resulting gold rush established the nucleus of a settlement known as Kingstown (renamed Panton Hill in 1874). Emile and Jeanne Hude opened a hotel in Kingstown in 1861, which became known as 'The Frenchman's'. A post office was opened in

1875, possibly at Hude's hotel, known by that time as the 'Hotel de France' (Westbrooke and Mills 2017:5; *Victorian Places* 2015).

A school opened at Kingstown in 1865, and in 1871 a Common school opened, which also served as a hall, church and Sunday school. Panton Hill State School No. 1134 opened in 1876 in a building purchased by the Education Department and remodelled (Blake 1973:327).

By 1880 the settlement of Kingstown comprised two hotels, one store and approximately 20 miners' huts (Shire of Eltham rate book 1880, cited in Westbrooke & Mills 2017:6).

As gold returns diminished, a series of land Acts introduced in Victoria from 1860 aimed to encourage former gold seekers to take up farming. Although land leased under the 1869 land Act saw the establishment of orchards and vineyards on small blocks of about 20-30 acres in the Panton Hill district, freehold ownership of allotments in the area was not achieved until the land Acts of 1884, 1901 and 1915 (*Greensborough Parish Plan* 1961). A number of cool stores for fruit storage were built by orchardists in the area.

Panton Hill was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

By 1891 Panton Hill had a population of 100, as well as two hotels and one church. A local committee raised funds to build a hall. When the township of Kingstown was proclaimed in 1891, land was set aside for a Church of England (built in 1896) and a cricket and recreation reserve. The Panton Hill Mechanics Institute and Free Library was built on part of this reserve in 1901 (Butler 1996:41). The area was mined again during the economic depression of the 1890s when unemployed men were paid by the government to fossick for gold.

In 1903, the *Australian Handbook* described Panton Hill, with a population of 130, as part of a mining district. It noted that the township featured a hotel, a state school and an Anglican church (cited in *Victorian Places* 2015).

In 1904, a fire destroyed the Hotel de France, the general store and the post office (Eltham District Historical Society 2000:np). By 1911, Panton Hill's population was 267 (*Victorian Places* 2015).

Reflecting population growth in the area, the Smiths Gully State School No. 1737 building was moved to the Panton Hill State School site in 1909 for use as an additional classroom (HO97) (Blake 1973:327).

The railway extension from Heidelberg to Hurstbridge in 1912 provided fruit-growers with easier access to the Melbourne markets (*Victorian Places* 2015).

Increased competition from new irrigated fruit-growing areas established in Victoria after World War I and the impact of the economic depression of the 1930s saw many of the district's orchardists turning to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or through goldmining (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

In 1939, the Black Friday bushfires destroyed parts of Eltham, Warrandyte, Panton Hill, St Andrews, Kinglake and Christmas Hills (Eltham District Historical Society 2000:np).

Electricity was connected to the town in 1958 (*Victorian Places* 2015).

By 1947, Panton Hill's population was 337. Further classrooms were added to the school in 1955. Subdivision in the area from the 1960s allowed Melbourne city commuters to take up residence in the area and further classrooms were added again in 1963 and 1970 (Blake 1973:327; Lemon 2008).

The present township includes a general store, a primary school and infant welfare centre, a hotel, the Anglican church and a fire station. The voluntary fire brigade is an important community organisation. During the 1983 Ash Wednesday fires crews from Panton Hill and Narre Warren were trapped in their vehicles when the fire raced up a steep ravine towards the town. Tragically, five were killed. Panton Hill has a memorial park to honour their deaths (*Victorian Places* 2015).

## PLACE HISTORY

The Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, is located on Crown Allotment 1A, one acre, and Crown Allotment 2, two acres, of the Panton Hill Township, purchased respectively by Emile Hude in 1863 and Jeanne Hude in 1876 (*Panton Hill Township Plan* 1942). The existing hotel on the subject site is result of multiple rebuilds due to fire. The extant hotel building was erected in 1934 replacing an earlier structure destroyed by fire earlier that year.

In 1961, a Frenchman, Emile Hude, established one of the first recorded buildings in the Shire, the Hôtel Français (also known as Hotel de France), on the subject site comprising Crown allotments 1A and 2 (Mills & Westbrooke 2016:102; CT:V997 F294; V931 F120). Hude died in 1869, and the hotel was managed after this time by his widow Jeanne, who applied for a Publican's Licence in 1870 (CT:V997 F294; *Argus* 8 January 1870:8).

By 1876, it was one of two hotels in Panton Hill: Jeanne Hude's Hotel de France and Scott's Hotel, which was later known as the Panton Hill Hotel in the 1880s and 1890s. (*Leader* 28 October 1876:1; *Age* 31 July 1888:2). The Hotel de France is thought to have occupied the site of today's Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road. The Scott's Hotel (later Panton Hill Hotel) was located on Crown allotments 4 and 4A, in close proximity to the subject site (CT:V2464 F689; *Herald* 11 August 1888:4). This hotel does not survive today.

In 1876, the following accounts of the Hotel de France was published in *The Leader*.

*It has, too, a possible sense that it is an anomaly in Victoria – that it is really a transplanted bit of France, just as New Caledonia is the neoteric Gaul of the Pacific. The tricolor lazily pendent from the Hagstaff by the roadside; the name Jeanne Hade [sic] over the door of the principal hotel; the frequent vocal patter of the French language, instantly flash to the visitor's mind the impression "Here are the hills of sunny France." The very rooster in the yard has the "swank" and swagger of the Gallic cock; the odor of strangely recondite mysterious modes of cookery salutes the olfactories; the boy who holds your horse gazes open-mouthed at your English in evident pity that you speak a foreign tongue; while the ballads of Beranger, lifted by the musical voices of the hotelkeeper's fair daughters, mingle with the less-trillingly [sic] sweet English expression of the loves and hopes in which the female heart delights.*

*This Franco-Australian territory of Victoria, the very existence of which is unsuspected save by those whose business relations compel them to travel the pleasant ways which lead to it, lies within twenty-six miles of Melbourne (Leader 28 October 1876:1).*

Various public events including hospital ball and public meetings were held at the Hotel de France over the decades of Jeanne Hude's ownership (*Age* 13 March 1879:2; *Evelyn Observer*, and *South and East Bourke Record* 5 September 1884:2). The main clientele was visitors and travellers. As an 1890 advertisement for the hotel observed, it offered 'first-class accommodation for visitors and travellers ... detached cottage for families' (*Evelyn Observer*, and *South and East Bourke Record* 28 November 1890:3)

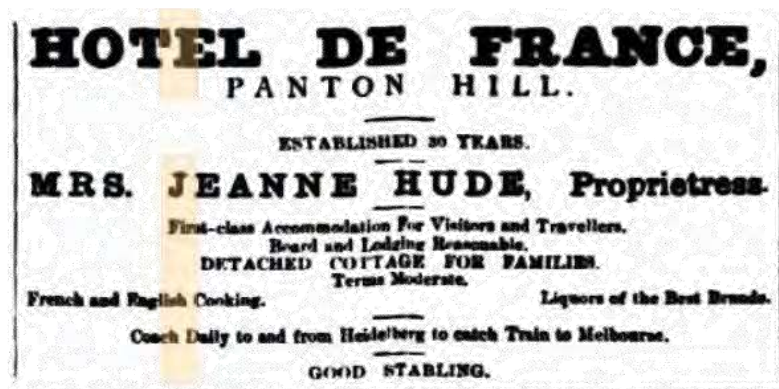


Figure 3. Advertisement for the Hotel de France. (Source: *Evelyn Observer*, and *South and East Bourke Record* 28 November 1890:3).

In 1893, following Jeanne Hude's death, the property was granted to James Hatton Miller, a son-in-law of the Hudes (*Argus* 22 March 1893:8).

In 1894, Walter Halliley Tiffin purchased Crown Allotments 1A, 2 and 4B, five acres, on which the Hotel de France was located. In 1895, Ellen Howell Tiffin, Walter's wife, became the owner of these allotments and neighbouring Crown Allotments 4 and 4A, on which the adjacent Pantan Hill Hotel was located, making a total of approximately eight acres (CT:V2549 F798; CT:V2740 F880). The original Pantan Hill Hotel was totally destroyed by fire again in 1899 (*Evelyn Observer*, and *South and East Bourke Record* 9 June 1899:2). It is likely that this hotel was never rebuilt after this fire.

In September 1904, the Hotel de France, comprising general store, post office and a detached cottage, was also destroyed by fire (*Evelyn Observer* and *South and East Bourke Record* 16 September 1904:2). By December that year, the Hotel de France had been rebuilt (*Evelyn Observer*, and *South and East Bourke Record* 2 December 1904:2).

In 1905, James Henry Bradley became the owner of the property (CT:V2740 F880). In 1905, Emma Maurice, licensee of the Hotel de France, was granted permission to have the hotel's name altered to the Pantan Hill Hotel (Figure 3) (*Evelyn Observer* and *South and East Bourke Record* 22 December 1905:2).

In 1912, Theresa Mary Wigham, wife of William Wigham, hotel keeper at the Pantan Hill Hotel, took over ownership of the property. Other owners included James Lewis in 1928, and John Moore in 1933 (CT:V3575 F996). Mining meetings and social events continued to be held in the hotel over these years.



Figure 4. View of Panton Hill Hotel, c1910-c1930, before it was destroyed by fire in 1934. (Source: Jones c1910-c1930, SLV)

In April 1934, the timber Panton Hill Hotel, comprising ten rooms and five detached sleep outs and licensed to Mr and Mrs Kuhwald, was destroyed again by fire (*Advertiser* 27 April 1934:4). The site of approximately nine acres was advertised for auction on 27 September of that year. The advertisement stated:

*The old Panton Hill Hotel was recently destroyed by fire. This sale represents an opportunity to secure a valuable Victualler's License and attractive site on which to erect a modern hotel, which will serve this popular district, only 25 miles from Melbourne (Age 26 September 1934:5).*

In November 1934, a newspaper report noted that the Panton Hill Hotel was to be rebuilt, with the construction of a new modern and up-to-date building to begin almost immediately. Former licensee, Mr Kuhwald, was to take over the new building (*Advertiser* 16 November 1934:2). In December 1934, John and Beatrice Foley and John Barrett became the owners of the property (CT:V5946 F124).

The re-opening of the Panton Hill Hotel was advertised for April 1935, with F Kuhwald stating that the new sewerred hotel offered all modern comforts and conveniences with excellent cuisine and electric light. Trains were met free of charge and passengers taken to the hotel (*Herald* 16 March 1935:38). John Brennan took over the licence in 1936 (*Argus* 1 April 1936:9).

Throughout the 1930s various sporting groups, including residents interested in forming a golf club at Panton Hill and the local football club, held meetings at the hotel (*Advertiser* 7 August 1936:2 and 14 August 1936:3). The Bachelors' Club was formed at the hotel and the Panton Hill Fruitgrowers' Association also held events there (*Advertiser* 30 July 1937:1; 1 April 1938:1).

In 1942, Catherine and Beatrice Foley and John Barrett were proprietors of the hotel, with members of their families retaining ownership of the hotel until 1980 (CT:6617 F330; CT:6617 F330).

In 1961, architects Robert H McIntyre and Associates called for tenders for alterations to the Panton Hill Hotel (*Age* 1 July 1961:44).

The two Monterey Cypress trees to the north of the building appear to be present in aerial imagery from 1962 (Figure 3).



Figure 5. Aerial imagery of the building and site in 1962. Cypress trees to the north of the building appear to be present. The building and environs is circled in orange and the cypress trees in blue. (Source: CPO, BUSHFIRE AREAS PROJECT (WARRANTYTE AREA)', via Landata)

In April 1980, the Panton Hill Hotel building, land and licence were auctioned. The auction notice described the subject site as approximately eight acres on which was located the single-storey fibro cement hotel building with bar, two lounges and three bedrooms; and a nine-hole golf course (*Age* 12 April 1980:147).

In June 1980, Panton Hill Hotel Pty Ltd took over ownership of the subject building and land then subdivided the land into four parts. Crown Allotments 1A and 2, on which the hotel stands, sold in 1983 to Di Martino and Sons (CT: V9389 F094). These allotments were consolidated in 1988 into one block (CT:V9482 F845).





Figure 6. Photograph of Panton Hill Hotel in 1988 showing the sign. (Source: BP, provided by Nillumbik Shire Council)



Figure 7. Photograph of the northern corner of Panton Hill Hotel in 1988 showing Cypress trees and a sign (now removed). (Source: BP, provided by Nillumbik Shire Council)

After a fire in 2003, a refurbishment of the building, designed by architects and town planners, Robert Marshall Pty Ltd, took place in 2004 (Figure 5). Some demolition of interior features occurred, and it appears that the existing western red cedar weatherboards used for external cladding were added as part of this work. Additional alterations, comprising a new deck area at the rear of the building, were carried out in 2014 (BP).

The Panton Hill Hotel continues to operate today as a popular venue for meals and live music, which it has hosted since the 1980s.

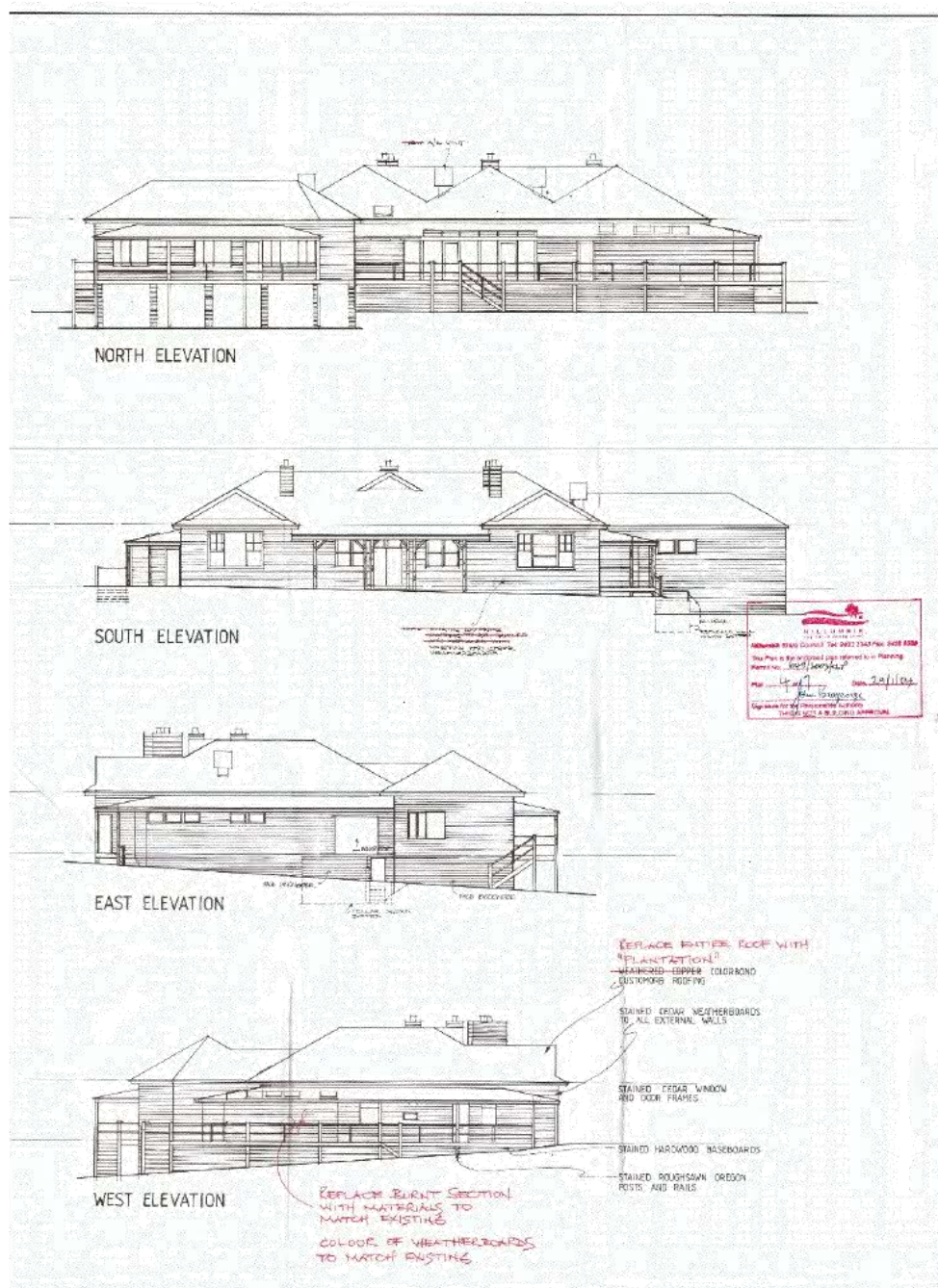


Figure 8. Plans for refurbishment work to the Panton Hill Hotel after fire damage, 2003. (Source: BP).

**DESCRIPTION**

633 Kangaroo Ground-St Andrews Road, Pantion Hill, is an interwar Hotel built in 1934-1935, with alterations from 2003 and 2014.



The subject site sits on the northern side of the Kangaroo Ground-St Andrews Road and is centrally located within the Panton Hill township. The single-storey hotel building sits in the central third of the Kangaroo Ground-St Andrews Road frontage abutting the pavement. On either side of the building is a carpark accessed from Kangaroo Ground-St Andrews Road. Behind the building is a beer garden area, deck and landscaped garden setting. A fence extends behind the carparking and garden area demarcating the hotel grounds. Beyond the fence, the northern portion of the site includes a grassed area with three dams. Two substantial Monterey Cyprus trees sit between the northeast corner of the building and Kangaroo Ground-St Andrews Road.

The building footprint is rectangular with an additional rectangular addition attached to the northeast rear corner. The corrugated iron clad roof sits above weatherboard clad walls with deep fascias.



Figure 9. The subject site is outlined in red. (Source: Nearmap 2021)



Figure 10. Gravel carpark and tanks to the northeast of the building. (Source: Context 2020)



Figure 11. View of the hotel from the north. (Source: Context 2020)

The primary façade is symmetrically arranged around the central entrance doorway. A gable dormer extends from the roof ridgeline above the central doorway. Two brick chimneys penetrate the southern roof plane (Figure 15). The main entrance comprises double timber doors with stained glass panels and a transom light above with double timber framed windows on either side (Figure 13). A verandah extends from the roof above the main entrance. It is supported by simple timber posts with timber brackets and spans between the projecting gable-ended bays at each end of the façade (Figure 16). Each bay has a timber-framed tripartite window with leadlight and textured glass glazing (Figure 14).

At the northeast corner of the primary elevation is a recessed and covered portico with a secondary entrance. A small, paved area offering outdoor dining is also provided to the north. This area is lined with a simple timber log fence.

A rigid wire fence lines the edge of the road.



Figure 12. The primary elevation to St Andrews-Kangaroo Ground Road. (Source: Context 2020)





Figure 13. Main entrance door on Kangaroo Ground-St Andrews Road. (Source: Context 2020)



Figure 14. Tripartite bay window with leadlight and textured glass glazing. (Source: Context 2020)



Figure 15. Brick chimney extending through the roof plane. (Source: Context 2020)



Figure 16. Projecting gable-ended bay. (Source: Context 2020)

Two mature Monterey Cypress (*Hesperocyparis macrocarpa*) trees sit in front. Their form has been altered to allow for the power lines (Figure 18). The rear extension to the building is visible behind a fence.

An unused sign extending approximately to the height of the roofline on a black pole sits to the south of the building on Kangaroo Ground-St Andrews Road (Figure 17).



Figure 17. Southwest corner of the building and unused sign. (Source: Context 2020)



Figure 18. Two Monterey Cypress trees and additions to the rear of the building on the northeast corner. (Source: Context 2020)

## INTEGRITY

633 Kangaroo Ground-St Andrews Road, Panton Hill, is mostly intact in its presentation to the streetscape as an interwar timber hotel. Substantial changes to original 1935 fabric (including the 2003 alterations and restoration) are recessed and not visually intrusive. The subsequent changes reflect the building's its long use as a hotel. The building retains its original scale as a single-storey hotel and key interwar detailing such as the gable-roofed form, weatherboard cladding, windows and brick chimneys are extant. The building also retains its use as a hotel, continuing the use of the site for this purpose since 1861, and as a local landmark.

Overall, the building has high integrity as it remains legible as an interwar timber hotel in its presentation to the streetscape, and through its form and materiality.

The two Monterey Cypress trees to the rear of the building are likely to date from the 1935 reconstruction of the building and enhance the interwar character of the place.

## COMPARATIVE ANALYSIS

In the Nillumbik Shire, hotels were established from the early 1860s along main roads through the shire and leading to the goldfields. Hotels played a key role in the development of early townships, serving as staging post for goldfields-bound Cobb and Co coaches, used as general stores and, in some cases, as the local hall (Mills & Westbrooke 2016:102). They were community focal points for the consumption and sale of alcohol and providers of accommodation and meals since early settlement and quickly assumed an enduring role in the provision of food, leisure and entertainment. From the turn of the twentieth century, the former Shire of Eltham and adjacent rural areas was within easy reach of Melbourne after the opening of the trains line to Eltham in 1902. Hotels have ever since served the day trippers and long term travellers as well as locals.

In Panton Hill, the subject hotel is the only remaining early hotel. While variable architecturally, hotels typically command a central and prominent location in townships or along key roads reflecting the early town centres of the area now known as Shire of Nillumbik.

The following four hotels are currently listed on the Nillumbik Heritage Overlay.





St Andrews Hotel and Canary Island Palm Tree, 79 Burns Street, St Andrews (HO19). (Source: VHD)

The c1860 St Andrews Hotel, with c1930 additions, and a Canary Island Palm is historically significant. It is the oldest hotel building in the former Shire of Eltham, and one of the few surviving buildings connected with the Caledonia goldfields era. The additions and alterations to the hotel reflect its long life. The hotel is socially significant because it has served as an important meeting place for almost 150 years (VHD).



Weller's Hotel, Pitman Corner, Eltham-Yarra Glen Road, Kangaroo Ground (HO45). (Source: VHD)

The c1872 hotel is historically significant as an early hotel, store and a staging post for Cobb and Co coaches bound for the Caledonian goldfields (near St Andrews) and the Woods Point gold mine, some 80 kilometres to the east of Warburton. The hotel was associated with Edward Weller, who was also connected with the Kangaroo Ground general store and post office. It has served as a local landmark for almost 140 years (VHD).



Eltham Hotel (pre 1940 section), 746 Main Road, Eltham (HO116). (Source: VHD)

The Eltham hotel is historically significant as a hotel first established on the site in 1887. In the 20th century the hotel became a meeting place for Eltham's artists, intellectuals and mud brick builders, who were developing a distinctive local lifestyle. The hotel is historically significant for its gradual expansion that reflects the increase in Eltham's popularity as a holiday destination, and later a suburb, following the arrival of the railway. The hotel is aesthetically and socially significant because it features a half-timbered exterior and is a local landmark (VHD).



Royal Mail Hotel & pine, 29 Main Hurstbridge Road, Diamond Creek (HO115). (Source: VHD)

The c1927 Royal Mail hotel is architecturally and historically significant as the only example of an Old English/Tudor Revival style hotel in the Shire of Nillumbik and as a good example of this style. The hotel was first established on this site c1870. The extant hotel is socially significant as it has been an important gathering point for the community since 1927 (VHD).

### **Discussion**

The Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, compares well to the above hotels historically and architecturally.

Established as early as 1861, the subject property was the site of one of the first known building in the Shire, the Hôtel Français (also known as Hotel de France). The long historical use of the site for the purpose of a commercial hotel is highly important. As with the examples above, Panton Hill Hotel has strong landmark qualities as an old hotel.

The subject site and HO-listed hotels had been established in the nineteenth century and rebuilt or altered over the twentieth century. Enforced by the renewed liquor licencing law in the 1920s, substantial alterations or rebuilding of hotels in the interwar period is also very common across Victoria. Like the Panton Hill Hotel, the HO-listed display some alterations to their original fabric, but these changes are part of the story of the place and reflective of the development of the hotel type.

As an example of a hotel rebuilt during the interwar period, 633 Kangaroo Ground-St Andrews Road is more directly comparable with other interwar hotel buildings at 746 Main Road, Eltham (HO116) and 29 Main Hurstbridge Road, Diamond Creek (HO115).

Overall, the Panton Hill Hotel is an important example of an interwar hotel, within the Shire that continues to operate today.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

633 Kangaroo Ground-St Andrews Road, Panton Hill, a single-storey hotel built c1935, with later alterations and refurbishment, is significant.

Elements that contribute to the significance of the place include:

- the original single-storey hotel building with gable roof and weatherboard-clad walls; and
- early elements including the brick chimneys and windows.

Two Monterey Cypress trees that appear to date from the interwar period contribute to the significance of the place.

### **HOW IS IT SIGNIFICANT?**

633 Kangaroo Ground-St Andrews Road, Panton Hill, is of local historic and social significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, is historically significant as the only remaining hotel in the township of Panton Hill, standing on the site of the township's first building, a hotel built in 1861. It is the latest in a series of hotel buildings that were destroyed by fire then rebuilt on the same site. The single storey gable roofed form, weatherboard cladding, windows and brick chimneys demonstrate the interwar period of its construction (Criterion A)

Panton Hill Hotel at 633 Kangaroo Ground-St Andrews Road, Panton Hill, is socially significant as a gathering place and local landmark, having served the community and travellers since the 1860s. (Criterion G)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To the title boundary

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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## 57 Thompson Crescent, Research

### House

<b>Prepared by:</b> Context	<b>Survey date:</b> February 2021
<b>Place type:</b> Residential	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> c1984



Figure 1. 57 Thompson Crescent, Research. (Source: Context 2021)



Figure 2. 57 Thompson Crescent, Research. (Source: Nearmap, November 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.6 1960s and 1970s suburbanisation

*From the mid-1960s the main suburban expansion in the former Eltham Shire area was east from Eltham, aided by the construction of the new Fitzsimons Lane (Eltham-Templestowe) bridge in 1963. This expansion was limited by topography and by methods of corridor planning including the green wedge and rural zoning. As a result, the eastwards trend would not extend past Research. The occupants of this new residential area were typically high-income families commuting to work in the city. When author and diplomat Graham McInnes returned to Melbourne in 1969 after leaving in the 1930s, he said that one of the most noticeable differences was that 'Eltham was the country, now it is right in Melbourne'. (Mills & Westbrooke 2016:87)*

*Residents who had established themselves in the early postwar period questioned the bona fides of this new wave of aspiring bushland home owners. Knox described how 'the rich and affluent eastern suburbanites started casting sheep's eyes at this unkempt bushscape... Eltham was once again under threat from the land profiteer, who would butcher the living qualities of its inhabitants to make their Roman holiday.' On the other hand, the middle-class professionals of this new influx were environmentally conscious, politically well informed and numerous enough to exert a profound effect on the conservation of the surrounding landscape. (Mills & Westbrooke 2016:87-88)*

*By the 1970s, the aesthetics of the bush that had been developing throughout Australia were influencing the more sought-after city fringe suburban developments. These suburban developments adopted some of the trappings of environmental building that had been developed, in part, by the Eltham mudbrick pioneers. The environmental thinking had been translated into a set of standard approaches, including preservation of existing trees, adaptation to contours, underground services and establishment of a network of linked bush parks. Road planning strategies such as cul-de-sacs enabled isolation from busy through streets. Roads were softened with low-profile gutters and the transition from road to driveway was softened with the use of paving materials in the road surface. Even so, these developments substantially remade the landscape. (Mills & Westbrooke 2016:88)*

*In the 1970s owner-builders were responsible for from 10 to 25 per cent of houses in Melbourne. The character of these buildings in the Nillumbik area was, by this time, driven more by ideology than by the necessities of the austerity period. Environmentalism had come of age, with both a global and a personal component, the latter often being expressed in personal attempts to get back to the earth and to achieve self-sufficiency. These sentiments were encapsulated in publications such as *Grass Roots* and *Earth Garden*. Tony Dingle describes how 'individuals*

*interested in self-sufficiency and a simpler life went into the bush to build cheaply and often in sympathy with their surroundings'. (Mills & Westbrooke 2016:90)*

*Mud brick building became an integral part of this trend. Academic Jim Pittard and family engaged Alastair Knox to design a mudbrick house at 430 Mount Pleasant Road Research (HO139). The design is considered one of the best of Knox's later works. The Pittards started as owner-builders in 1978, making their own mudbricks and salvaging much of the timber from demolitions in Melbourne. (Mills & Westbrooke 2016:90)*

## LOCALITY HISTORY

Research, situated in the hills and tributary gullies of Diamond Creek, is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The area, also known earlier as Swipers Gully and Wallaby Town, was subject to a minor gold rush in 1855. Part of the St Andrews Mining Division, it was 're-searched', hence its name, in 1861. The district became known as Research Gully, and later as Research (*Victorian Places* 2015; Lemon 2008). Its location on the main road between Eltham and Queenstown (St Andrews) accounted for much of the activity in the area. By the end of the 1850s, the settlement of Research comprised a store and few cottages at today's Main and Ingrams roads corner (Butler 1996:41-42). Gold continued to be mined at Research Gully until the 1880s (*Weekly Times* 15 July 1882:7).

Some land in the district was purchased for farming in the 1850s, but it wasn't until the 1870s that consolidated development occurred. After the decline of alluvial mining in Victoria, a series of land Acts were introduced from 1860 to encourage an agricultural industry. Crown allotments were made available in the Research area under the 1869 land Act, with orchards and small farms subsequently established. The heavily treed country, however, was difficult to work (Lemon 2008; *Nillumbik Parish Plan* 1947).

After land was taken up for farming, by 1871 the Research Hotel had opened (the hotel was destroyed by fire in 1931) (*Age* 7 December 1871:2; *Advertiser* 20 March 1931:1).

Research was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

In 1889 the local community of orchardists, tradespeople and labourers succeeded in getting a state school opened. Research State School No. 2959 opened in a four-room cottage and moved to a new building in 1891. It was the only public building in the area and was therefore also used for church services and community meetings. Some small mining operations and tree-felling for firewood continued at this time (*Victorian Places* 2015; Blake 1973:103). A post office opened at Research in 1902 and a public hall in 1931 (Eltham District Historical Society 2000:np).

The availability of cheap land encouraged further residential settlement in the 1920s (Lemon 2008). Due to the increased competition in fruit-growing from irrigated districts after World War I and the

impact of the economic depression of the 1930s, many of the area's orchardists turned to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or in the few goldmines still in operation in the Diamond Creek, Greensborough and Smiths Gully areas (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14).

Substantial bushfires affected the Research area in 1908, 1938 and 1965 (Eltham District Historical Society 2000:np).

The postwar growth of Eltham affected Research, with further residential subdivision occurring and additions made to the school in the 1950s and 1960s. Road access to the area was improved in the 1970s and residential development followed. The Eltham Performing Arts Centre and Eltham College (1972) are located in Research. Other amenities include Research Park, which has an oval and tennis courts (*Victorian Places* 2015; Lemon 2008).

By the end of the twentieth century Research had a high proportion of high-income households (Lemon 2008).

## PLACE HISTORY

The subject site is located on Crown Allotment 3, Section 9, Parish of Nillumbik, 96 acres taken up under the *Land Act* 1869 by and owned by T Baillie by 1876 (*Nillumbik Parish Plan* 1961).

By 1948, grazier Leon Cropper and his wife Marie Cropper were the owners of Allotment 3 as well as neighbouring land: Crown Allotments 1A and 1B, Section 6, and Crown Allotments 1 and part of 4, Section 9 - a total of 214 acres (CT:V7120 F920). Under the ownership of the Croppers, in 1948 the land was subdivided into a residential estate with around 100 lots. The allotments were sold from this year through to 1963 (CT:V7120 F920).

The subject site is located on Lot 46 of the subdivision, approximately one acre, purchased by signwriter Wilfred Petersen of Research in 1957 (CT:V8157 F459).

The property remained in the ownership of the Petersen family until 1984, in which year Susan Bowles and David Cowan of McKinnon became the owners (CT:V8157 F459). It is assumed that the subject house was built for Bowles and Cowan shortly after their acquisition of the property. A new Colorbond roof was added to the residence c1998 by architect John Pizzey, indicating that Pizzey may also have been the designer of the original house (see Figure 3) (BP).

There is also a later mudbrick and timber building (possibly a shed) with open carport on the site.



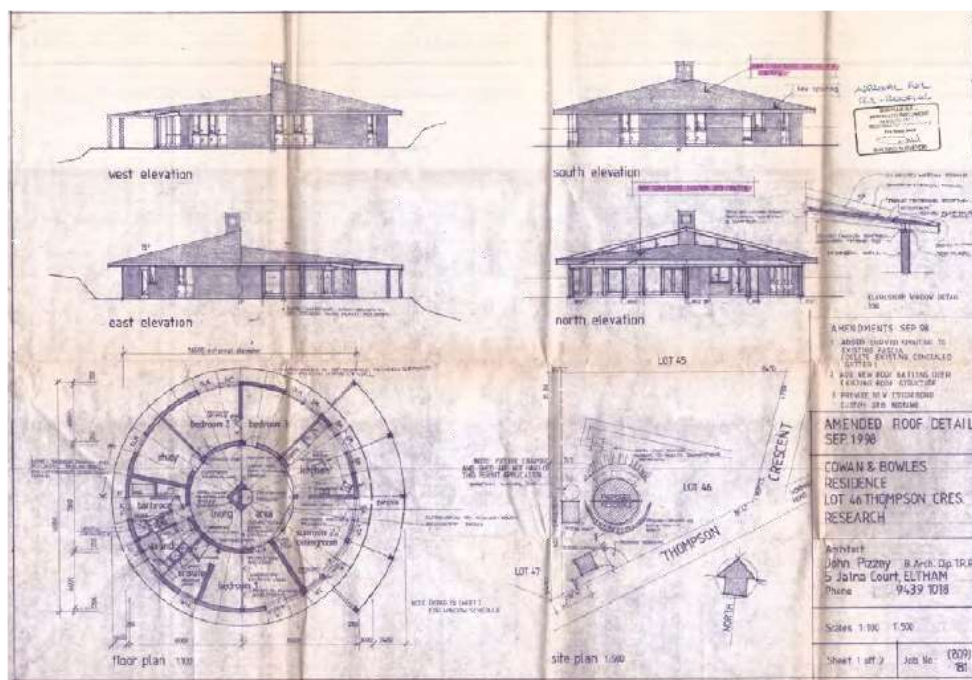


Figure 3. Plans by architect John Pizzey for Cowan and Bowles residence at 57 Thompson Crescent, Research, 1998. (Source: BP)

## DESCRIPTION

The house at 57 Thompson Crescent, Research, is a mudbrick house built c1984. 57 Thompson Crescent is on the lower, northern side of the street, with the main house sited in the southwest quadrant of the reposit. The site slopes from south to north and the house. The house is located in the southern section of the site just below street level, overlooking the lower section of the site to the north. The surrounding environment is heavily vegetated.

The house is round in plan form, with mudbrick walls and a corrugated iron roof meeting at a triangular chimney that forms the central focus of the building. The roof is divided into two halves, with the southern half pitched at a 15-degree angle whilst the northern half is pitched at a 7-degree angle. The height of the southern roof portion allows for a north-facing clerestory window.

Private areas of the house are located to the south, east and west with the living areas located to the north protected by a pergola structure. Floor to ceiling timber framed windows and glazed doors predominate. Lack of building records documenting changes to the house suggest original elements and pattern of timber framed fenestration is likely to be intact.

The smaller mudbrick and timber building located to the southwest of the site is a simple rectangular form with gabled, corrugated iron roof. The open carport is adjoined to the south of this building.

## INTEGRITY

The house at 57 Thompson Crescent, Research, is largely intact with minimal changes to the original or early significant fabric visible from the street. The building retains its original round form, split roof with clerestory windows, central chimney and northern pergola, along with its original mudbrick walls.

While not original, the Colourbond custom orb roofing installed c1998 is considered significant. The site now contains a later mudbrick building with carport. Overall, the building has very high integrity.

## COMPARATIVE ANALYSIS

Mudbrick homes have been a significant feature in the architectural history of Nillumbik, forming a central theme of the building typology often referred to as the 'Eltham style'. The use of low-cost materials such as mudbricks, adobe and pise-de-terre had gained currency in the area by the 1930s, influenced by builders such as John Harcourt and the community at Montsalvat. These earthy materials were often combined with recycled and exposed timber, face brickwork and corrugated iron to create a material palette characterised by natural materials and finishes. Alistair Knox became the most prolific of designers and builders working in this style throughout the second half of the twentieth century, influencing many people to adopt the style upon moving to the area.

This low-cost building type was built largely with amateur labour, often by the owners themselves. Knox regarded the style as the most suitable style for the Eltham environment, and the do-it-yourself nature of construction exemplified the beginnings of the 'Eltham lifestyle' that became an integral part of Nillumbik's cultural heritage. Responding to their environment materially, these buildings demonstrated an intentional integration with their bushland surrounds.

Many of the houses built between the late-1960s and the mid-1980s have highly individualised architectural features and arrangements of space. The move to pure geometric design was popularised in the early 1950s by influential Melbourne architect Roy Grounds, whose Henty House (Round House), 581 Nepean Highway, Frankston South (VHR H0966) built in 1953, pre-empted a later interest in Organic architecture in the 1980s and 1990s. The Organic architecture of these later years combined more rustic building materials with a similar interest in geometric form generation, often combining it with solar passive design.

Organic architecture drew inspiration from the forms and material qualities of nature and was influenced by the designs of Frank Lloyd Wright. Romantic and earthy in character, the style was highly responsive to site topography and followed design principles of articulating the truthfulness of materials and emphasising the relationship between indoor and outdoor spaces.

The Organic idiom became discernible as a distinct style in Australia in the 1960s. The style's affinity to nature is expressed in low-slung horizontal forms; retention of natural bushland setting; and use of timber, unpainted earthy bricks and crudely dressed masonry. The style often used pure geometric forms in references to the geometric forms and structures that appear in nature. The application of split-levels and interlocking forms also allowed architects to create designs that responded to, and sat unobtrusively within, the topography of their setting.

The following examples in the Shire of Nillumbik are comparable with 57 Thompson Crescent, Research due to their similar in their use of materials and form.





Leon Saper Residence, 60 Dunmoochin Road, Cottles Bridge (HO41). (Source: Victorian Collections; Nearmap 2021)

Built for the well-known potter Leon Saper in c1967, the house is architecturally significant as a work of Morrice Shaw. Shaw was a Modernist architect who worked in the office of Kevin Borland. It is one of the most creative and unusual dwellings built in Victoria and Australia during the 1960s. The house combines the Modernist ideas with the use of mudbrick and recycled materials that are characteristic of the 'Eltham style' architecture that proliferated in the 1950s and 1960s.

The house is noted for its highly individualist expression, which Alistair Knox described as 'one of the most amazing designs that have occurred in mudbrick building'. The building combines a free-form plan with flowing pisé walls and fireplace under a complex organic roof form. It is the earliest known example in Victoria of a strand of the late twentieth century Organic style.



Coller House, 185 Mount Pleasant Road, Eltham (HO136). (Source: T Knox nd)

Coller House, built c1975, is historically significant as an important work by noted designer and builder and Eltham local, Alistair Knox. The house is architecturally significant as a good example of the 'Eltham style' of architecture and landscape design that Knox had developed over the years.



Pittard Residence, 430 Mount Pleasant Road, Research (HO139). (Source: VHD)

Pittard Residence, built 1978-79, is architecturally and historically significant as a particularly innovative example of Alistair Knox's later work. The curved plan and single plane roof rising up over the living area to the double storey end section are of particular note. The house is built from mudbrick.



Baker 'Eltham style' outbuilding and sculptures, 108 Research-Warrandyte Road, North Warrandyte (HO157). (Source: VHD)

The outbuilding, constructed c1960-1970s, is historically, architecturally and aesthetically significant as a fine, small 'Eltham style' building in the Shire of Nillumbik. The outbuilding exemplifies the highly individual and creative structures that were being erected by many around the Shire during that time, and utilises recycled materials and mudbricks. Particularly of note is the organic roof form.

### Discussion

57 Thompson Crescent is set apart from the house at 60 Dunmoochin Road, Cottles Bridge, by its more abstract geometry. Designed by Morrie Shaw, of the office of Kevin Borland, 60 Dunmoochin Road features an exaggerated, low-slung shingle roof. Although the house demonstrates a similar rounded form to the subject site, the subject site is set apart as a later version of the style that places greater emphasis on achieving a more geometrically pure form and a less rustic array of materials and textures.

The Coller House is comparable for its use of mudbrick construction. However, unlike the subject site, the Coller House does not follow a has a curved floorplan and is also constructed in mudbrick. The plan of this house, however, does not use the fully circular form is evident at 57 Thompson Crescent, Research. Similarly, the long sweeping roof plane of the Pittard Residence, differs from the that of the subject site with its split form and central peak.

Like 60 Dunmoochin Road, the Baker outbuilding exhibits an organic, broadly circular floorplan. Unlike the subject site, the outbuilding was clearly designed with no intention of producing a geometrically pure form, instead utilising looser organic shapes that responded to its more rustic construction and materials. The use of the building as an outbuilding, rather than a residence, differs from the subject site and likely supported the more experimental form of the building.

The subject site illustrates both a formal preoccupation with pure geometry and an adherence to the material aesthetics made popular as part of both Organic architecture of the late twentieth century and the 'Eltham style' championed by Alistair Knox and his contemporaries in earlier decades. It demonstrates the enduring influenced of the 'Eltham style' and its nature-centred aesthetic. The subject building's geometric form, which responds directly to the site topography and earthy materials reflects the influence of Organic architecture. The subject building, with its circular footprint, is a somewhat uncommon example of an 'Eltham style' house. Although curved walls and broadly circular forms had been explored elsewhere in the Shire, 57 Thompson Crescent adheres to a purer geometric form. Materially and contextually, however, it reflects key characteristics of the 'Eltham style', including the use of timber and mudbrick construction and its integration with its natural bush setting.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The house at 57 Thompson Crescent, Research, most likely built c1984 for the owners Susan Bowles and David Cowan, is significant.

Elements that contribute to the significance of the place include:

- original circular plan form of the house;
- split roof detail and clerestory window;
- central chimney; and
- original fenestrations and pergola.

The later mudbrick building with carport to the southwest of the site is not significant.

### **HOW IS IT SIGNIFICANT?**

The house at 57 Thompson Crescent, Research, is of local representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The house at 57 Thompson Crescent, Research, exhibits key characteristics of the late twentieth century houses built of earthy materials and reflective of the nature-centred aesthetic. The design of the house combined the Organic idiom of Modernist architecture developed in the 1960s and enduring 'Eltham style' influences in the Shire. The house demonstrates this influence in its use of mudbrick and the use of low-cost materials and its affinity with and embeddedness in its natural bushland setting. The use of strong geometry along with the use of natural materials also aligns this house with Organic architecture of the late twentieth century. (Criterion D)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

## REFERENCES

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*Weekly Times*, as cited.



## Part of 1 Proctor Street, St Andrews

### St Andrews Hall

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Community	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> F J Jennings
<b>Extent of overlay:</b> Refer to map	<b>Major construction:</b> 1925



Figure 1. The southern end of St Andrews Hall. (Source: Context 2020)



Figure 2. The northern end of St Andrews Hall. (Source: Context 2020)



## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 8 BUILDING COMMUNITY LIFE

#### 8.3 Establishing meeting places

*In the nineteenth century, the halls of the Nillumbik area usually took the form of a mechanics' institute and free library. The mechanics' institute movement started in Scotland in 1900 with the intention of improving the education of working men. Government grants were available from 1860 and from 1887 these funds were directed towards free libraries. (Mills & Westbrooke 2016:103).*

By the early twentieth century, the institutes were 'beginning to die out, or had become more places of amusement'. Existing and renovated halls typically continued to carry the title of mechanics' institute, but new ones were simply called halls. When a new hall incorporating the earlier Diamond Creek Mechanics' Hall and Literary Institute was constructed in 1905, the old name was retained. The new hall was among the largest in the area, accommodating 400 people with a lending library of 1,000 books. Like many other important early Diamond Creek buildings, it was destroyed by fire in 1969. (Mills & Westbrooke 2016:104).

*When the opening of a hall at Panton Hill was advertised in 1901, it was described both as the Panton Hill Hall and the Panton Hill Mechanics' Institute. The hall was built on the temporary reserve for 'a site for a cricket ground and other purposes of public recreation', which had been gazetted in 1900. (Mills & Westbrooke 2016:104).*

*First newspaper mentions of a Hurstbridge Public Hall (or Hurstbridge Hall) appear in 1913. Additions were made in 1915. The hall was destroyed by fire and rebuilt in the mid-1950s. By 1915 there were also mentions of a Hurstbridge Mechanics' Institute and Free Library or Hurstbridge Mechanics' Hall. This institute was still operating during bushfires in the 1960s. (Mills & Westbrooke 2016:104).*

*The Plenty Hall (HO248) opened in the midst of the Great Depression, in late 1931 and was soon the venue for fortnightly dances, fundraising balls, tennis club meetings, the Sutherland Homes Dance and Empire Day celebrations. (Mills & Westbrooke 2016:105).*

*In the austerity period following World War II small communities had scant resources or materials for building a hall when they needed one. In 1948 the Yarrambat community solved the problem by moving a small redundant hall building from Langwarrin to create the Yarrambat Memorial Hall. (Mills & Westbrooke 2016:105).*

## LOCALITY HISTORY

St Andrews was part of the Caledonian goldfields, which stretched from St Andrews to Warrandyte (the St Andrews Mining Division), established in 1854 on the country of the Wurundjeri-willam clan of the Woi wurrung people. The settlement was originally called Queenstown, but by 1865 was also known as St Andrews. The presence of large numbers of Scottish miners gave rise to both names 'Caledonia'

and 'St Andrews' (*Victorian Places* 2015). The place was commonly referred to as 'St Andrews, Queenstown'.

By 1855 there were 3000 miners in Queenstown, and in 1856 a post office and hotel were established in the settlement. The settlement was located on the road from Melbourne to the goldfields at Woods Point, so it benefited from passing traffic. The town of Queenstown, located on Diamond Creek, was surveyed in 1858 and proclaimed in 1861 (*Township of Queenstown* 1951; Butler 1996:40). A Church of England school opened in 1858 and was replaced by the Caledonia Common School No. 128, opened in Smiths Gully in 1858. This school, in turn, was replaced by Queenstown State School No. 128 (HO20) built in 1887 (Blake 1973:287). A cemetery (HO163) (in use in nearby Smiths Gully in the 1850s) and a cricket ground were gazetted in 1868, and St Andrews Church of England opened in 1866. A mechanics' institute opened in 1867 (Butler 1996:40; *Victorian Places* 2015). The shire's oldest surviving hotel building, St Andrews Hotel (HO19), was built on the Caledonia goldfields in Queenstown c1860 (Mills and Westbrooke 2017:102).

As gold returns diminished, a series of land Acts introduced in Victoria from 1860 aimed to encourage former gold seekers to take up farming. Although some land leased under the land Acts of 1865 and 1869 saw the establishment of orchards on small blocks of about 20 acres in the St Andrews district, freehold ownership of allotments in the area was not achieved until the land Acts of 1884, 1901 and 1915 (*Queenstown Parish Plan* 1925).

St Andrews was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

As part of the expansion of the fruit industry in the area from the 1880s, due to freehold ownership of land facilitated by the land Acts, St Andrews experienced significant growth, and by 1901 the population of the area had increased to 809 (*Victorian Places* 2015).

In 1881 the population of St Andrews and its associated diggings was 1162. However, by the early 1880s goldmining was in decline (*Victorian Places* 2015).

In the 1880s some buildings were relocated to what was developing as the centre of town. The Queenstown Mechanics Institute Hall, built in 1883 at Smiths Gully, was moved in 1889 to become St Andrews Hall. It was rebuilt after destruction by fire in 1924 (Reynolds n.d.). The area was mined again during the economic depression of the 1890s when unemployed men were paid by the government to fossick for gold.

The 1903 *Australian Handbook* described St Andrews, then with a population of 50, including five Chinese residents, as comprising a hotel, State School No. 128, mechanics' institute, Independent Order of Oddfellows, and Church of England. Two coaches ran daily from Heidelberg. The broader district had a population of 1250 in this year, mostly employed in fruit-growing and mining (*Victorian Places* 2015).

In 1912, the railway line was extended between Eltham and Upper Diamond Creek, which aided in the transportation of locally grown fruit crops to Melbourne.

Although goldmining had declined in the area, with the advent of technology that allowed deeper exploration, a State-owned gold battery was established in 1919 at nearby Smiths Gully, opposite the Queenstown (St Andrews) Cemetery (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 5 September 1919:3).

In 1920 St Andrews was described as a mining township on Diamond Creek with a state school, church, mechanics' institute, police station and hotel, with a rail connection to Hurstbridge (*Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate* 2 April 1920:4). The St Andrews police quarters were moved to Doncaster East School in 1920 for use as a teachers residence (St Andrews/Queenstown Historical Society n.d.).

Increased competition from new fruit-growing areas established in Victoria under irrigation programs after World War I and the impact of the Depression of the 1930s saw many of the district's orchardists turning to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or through mining (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14). During the Depression from 1928, men from the city were given a miner's right and mining sustenance as a form of unemployment relief. In 1931 there were over 200 men camping on Crown land on the Diamond Creek at Queenstown under their miner's rights (Mills and Westbrooke 2017:33).

In 1935, the St Andrews Post Office was moved to the new general store building erected opposite the Church of England (*Advertiser* 13 September 1935:2).

Bushfires occurred in the area in 1927, and in 1939, the Black Friday bushfires destroyed parts of Eltham, Warrandyte, Panton Hill, St Andrews, Kinglake and Christmas Hills (Eltham District Historical Society 2000:np).

The town and school name of Queenstown was formally changed to St Andrews in 1952 (St Andrews/Queenstown Historical Society n.d.).

The area became a favoured locale of musicians and artists from the early 1970s. At their initiative, a Saturday morning market, offering alternative culture, crafts, art and accessories as well as organic vegetables and food, was established on the St Andrews Hall reserve in 1972 and continues to run today.

When a new building was constructed for St Andrews Primary School in 1984, the former school was opened as St Andrews Community Centre (St Andrews/Queenstown Historical Society n.d.).

Surrounded by a number of bushland reserves, the St Andrews area has been affected by several significant fires over time. During the Black Saturday bushfires of 2009, properties east of the town were destroyed (*Victorian Places* 2015) and St Andrews Community Centre was established as a relief centre. With funds from the Victorian Bushfire Appeal, the building was redesigned by architect Gregory Burgess, and reopened as Wadambuk Community Centre in 2015. The building is also the home of St Andrews/Queenstown Historical Society (Nillumbik Shire 2015).

## PLACE HISTORY

The 1925 St Andrews Hall at 1 Proctor Street, St Andrews, is located on Crown Allotment A, Section 4A, Queenstown Township, one rood reserved for a Mechanics Institute and Free Library in 1889 (*Queenstown Township Plan* 1951).

The original building on the subject site was the Queenstown Mechanics Institute and Free Library, which also included a hall, initially built on the land of Mr Harris near Buttermans Track. The building was formally opened on 10 March 1883 by E H Cameron MLA. The celebration was attended by a

large audience who was entertained for two hours with songs, readings and recitations. The construction of the building cost £79 (St Andrews Primary School Council 1998:102; *Evelyn Observer and South and East Bourke Record* 16 March 1883:2).

The Queenstown Mechanics Institute and Free Library building was moved to the subject site in 1889 to be closer to what had become the centre of town. A permit was sought from the Shire of Eltham to remove the railings on the old Queenstown bridge to enable the hall to pass (Reynolds nd). The re-opening of the mechanics institute building on its new site was celebrated with a concert on 2 November 1889 (*Evelyn Observer and South and East Bourke Record* 8 November 1889:3). The building was also known as the Queenstown Hall. In 1917 a room was added to the rear of the hall (St Andrews Primary School Council 1998:103).

After a fire destroyed the Queenstown Hall in January 1925, a building fund was established to raise monies for the construction of a new hall, and by February 1925 had collected £100, with £120 more required (*Argus* 29 January 1925:14; *Advertiser* 27 February 1925:4).

Tenders were called for the supply of materials and construction of a new public hall at Queenstown in February 1925 (*Advertiser* 13 February 1925:2). By April 1925, the new hall was under construction, with builder F J Jennings of Diamond Creek undertaking the work. The hall was of a simple design, comprising 12 feet high walls built of Baltic pine weatherboard, hardwood floors, and galvanised iron roof. A platform stage and dressing room were built at one end (see Figure 3) (PROV 1925-85, Public Building File).

The hall roof was up in time for the first dance, which was held on the evening of Easter Monday 1925 (*Advertiser* 17 April 1925:2). A newspaper report of the day described the hall as follows:

*It is constructed of the best weatherboards and is roofed with iron. The walls are 12 feet high. The floor is of grooved hardwood, like that of Diamond Creek. The dimensions are 50 feet by 30 feet, which make it 10 feet wider than the old hall, and it will accommodate about 200 people. Provision is made for a 10 feet stage. For the present the walls will not be lined and the ceiling will not be put in, but these will follow when finances justify. The contract price is in the vicinity of £400 (Advertiser 17 April 1925:2).*

The hall was officially opened on 6 June 1925 by Eltham Shire councillor H Hewitt, with a large number of people enjoying the musical program and supper. A social club was formed in the same month by the young people of Queenstown, who planned to hold a dance in the hall every fortnight (*Advertiser* 19 June 1925:2).

A number of functions were held throughout 1925 to raise building funds for the hall. These functions included events held in neighbouring areas such as Hurstbridge, as well as a sports meeting in April 1925 and a dance and social organised in August 1925, both at Queenstown (*Advertiser* 17 February 1925:4; 17 April 1925:2 and 4 September 1925:2).

The Queenstown Hall was the venue for variety of community activities, including dances, balls, dramas, card games, farewells, church fetes, and meetings.

A plan dated 1952 shows a kitchen, 14 feet by 12 feet, adjoining the hall, which was constructed some time after 1925 (PROV 1925-85, Public Building File).

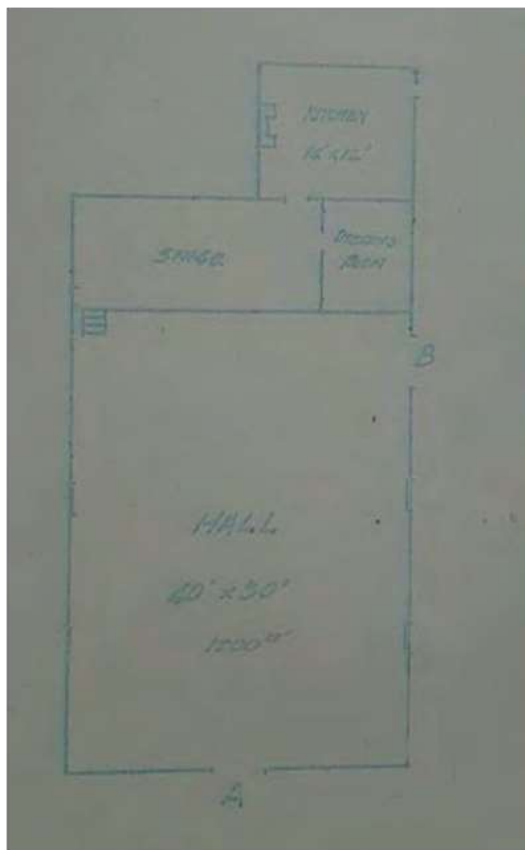


Figure 2. Plan for the Queenstown Mechanics Institute, with kitchen shown at rear, 1952. (Source: PROV 1925-85, Public Building File).

A photo taken at a dance in the 1950s shows the hall still without walls and ceiling lined. The front door resembled a barn door and rough bench seating ran around the walls (Reynolds nd). At this time, there was a dance held in one of the local halls every weekend. St Andrews would be the host one week, then Panton Hill, Hurstbridge, Arthurs Creek and Strathewen would have their turn. The band was made up of local talent (Reynolds nd).

As there was no power in the town, a large iron hoop with hooks for kerosene lanterns was suspended from the ceiling and could be lowered and raised. On some occasions, one of the locals supplied his car battery for lighting. A supper of sandwiches was provided, and a big pot of boiling water hung over the fireplace in the kitchen for tea and coffee (Reynolds nd).

In January 1962 a large fire engulfed St Andrews. Many lost their homes, but the hall, hotel, old church and school were saved. Later that same year the power came to St Andrews and the community celebrated the occasion with a 'Switch On Ball' at the hall. By 1964 dances had ceased and regular community gatherings at the hall were a thing of the past (Reynolds nd). By this year, the committee of management had also ceased to function (PROV 1925-85, Public Building File).



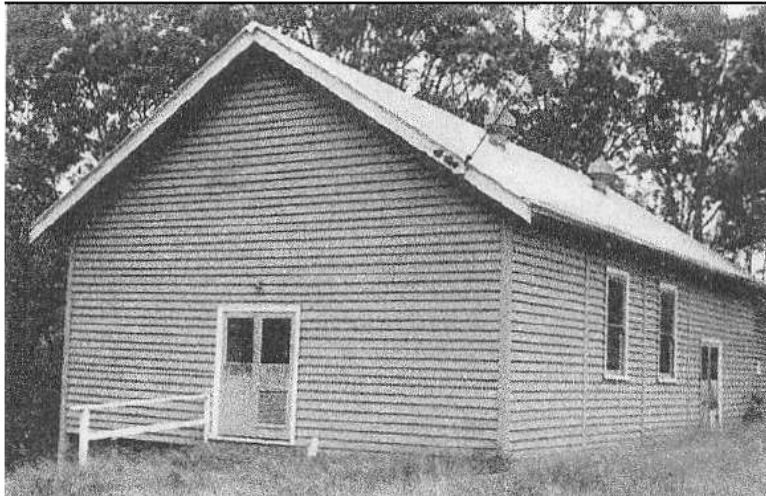


Figure 3. St Andrews Hall, c1965. (Source: Reynolds nd)

In 1970, the hall was once more registered with the Department of Health so that it could be re-opened to the public (PROV 1925-85, Public Building File).

In 1972, local artists and musicians established an open-air market on the reserve in front of the hall, with the hall once more becoming a meeting place for the community (Reynolds nd). Moon Dances were held every month and, for a period of time, mothers with children at the primary school screened films for the children and their parents. The hall was also the meeting place for the St Andrews Cub group. At this time, there was still no insulation in the roof and no heating. In summer the doors and the two small high windows on the north wall were opened (Reynolds nd).

A new toilet block with septic tank system was built c1975 (see Figure 4). The toilet block featured adobe walls, a decorative metal finial by Marcus Skipper, and a Colorbond custom orb roof. A letter from Eltham Shire Council in June 1975 that accompanied the plans for the toilet block noted that 'the residents are to build the toilet block on a voluntary basis and the building has been designed with a view to harmonising with the landscape' (PROV 1925-85, Public Building File).

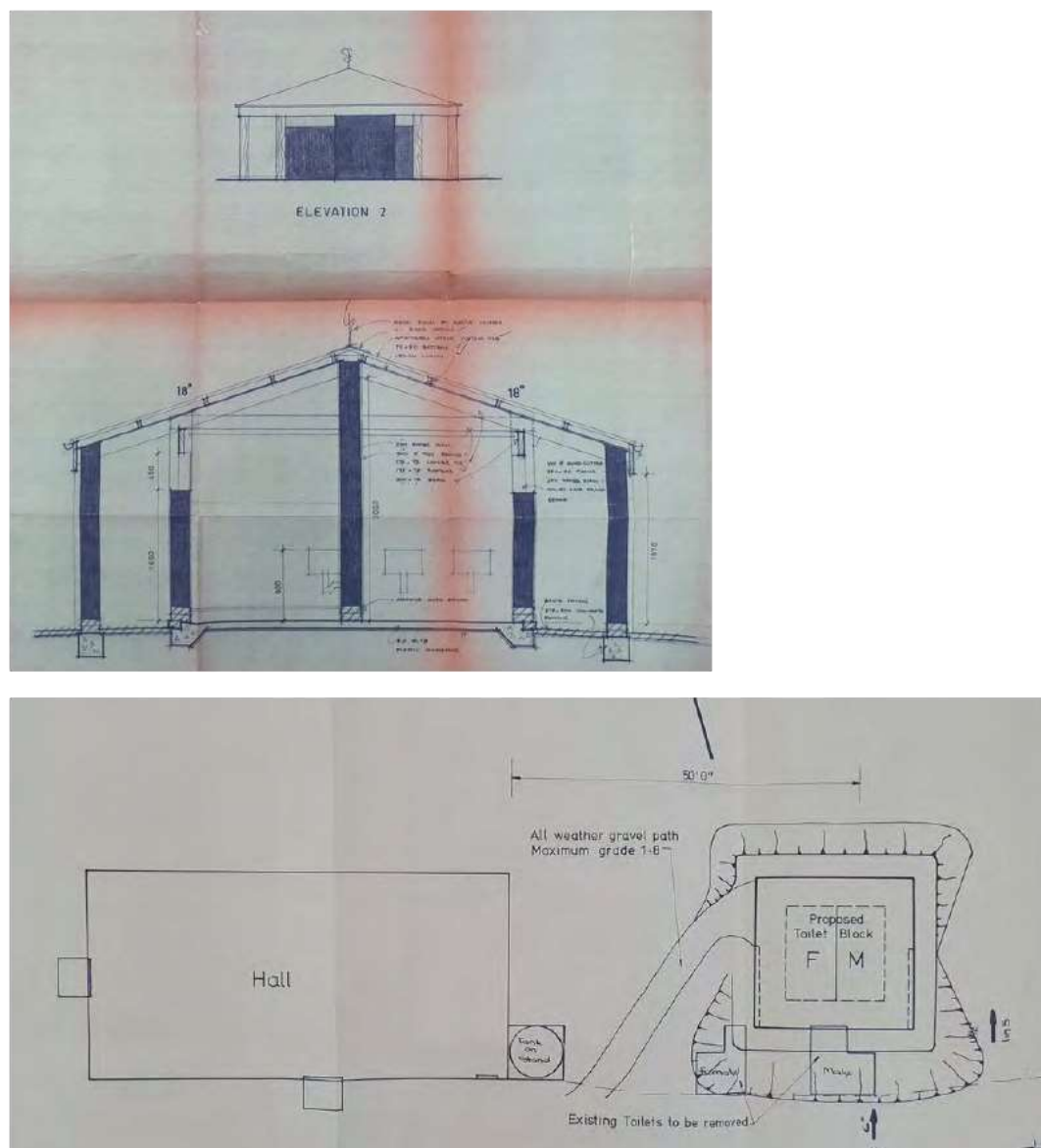


Figure 4. Plans showing the proposed toilet block to be built at the rear of the hall, 1975. (PROV 1925-85, Public Building File)

A verandah was added to the hall in the early 1980s (PROV 1925-85, Public Building File).

In 1998 the Hall and Reserve Advisory Committee was created to manage the hall and the surrounding reserve on behalf of Nillumbik Shire and in the 1990s the ceiling was insulated and boxed in (Reynolds nd).

The original septic system was replaced in 2007 with an environmentally sensitive system which recycles the water (Reynolds nd).

In 2008, the two small north facing windows were replaced with expansive glass doors opening onto a deck and the kitchen was updated. A brass plaque on a rock in front of the hall marks the celebration of the completion of the upgrade and landscaping in 2008. The bricks from the old kitchen chimney were saved, and a seat was built with the bricks by volunteers in front of the new kitchen. There is an explanatory plaque on the side of the seat (Reynolds nd).

In February 2009 when the Black Saturday fires devastated the northern area of St Andrews, the hall became the base for emergency services, as it had during the fires in January 1962. Members of the CFA, police and army were all based there for many weeks. For several nights soldiers bedded down on the deck (Reynolds nd).

Many events were held in the hall after the fires to help the community recover: Buddhist monks created a mandala, an Aboriginal dance troop came from the Northern Territory and performed on the brick circle, and musicians offered their support and entertained the community. The play 'Hero of Queenstown' was staged in the hall in May 2009 (Reynolds nd).

A few months after the fires, the community was invited to four free film sessions in the hall. They were so popular it was decided to spend some of the Bushfire Recovery funds on a permanent audio-visual system for the hall. A local film society was subsequently formed (Reynolds nd).

After the fire, the Lasting Memories Mosaic Group created a mosaic seat, which was completed in 2012 (Reynolds nd).

In 2013 it was decided to bring the St Andrews Community Centre and St Andrews Hall under the one management committee (Reynolds nd).

In 2015 solar panels were installed on the roof (Reynolds nd).

St Andrews Hall today is also used for yoga, t'ai chi and creative dancing. The hall and its facilities are used to celebrate special occasions such as weddings and birthdays. It continues to be used for community meetings and St Andrews Community Market stallholders make use of the space every Saturday (Reynolds nd).



Figure 5. Photograph of the St Andrews Community Market. (Source: localfootconnect.org.ai)

## DESCRIPTION

The St Andrews Hall at part of 1 Proctor Street, St Andrews comprises a hall and toilet block. The hall was built in 1925 by FJ Jennings for the Shire of Eltham. The toilet block was constructed c1975.

The St Andrews Hall and more recent toilet block is located on the eastern side of Burns Street, slightly to the south of the Scott Street intersection hugging the western corner of a bushy site (Figure 6). The Old Caledonia Gully runs north-west to south-east through the site, and the land slopes down towards the gully behind the buildings.

The St Andrews Hall building footprint is rectangular with northwest to southeast alignment, and sits to the western edge of the block surrounded by bush and a granitic carpark to the north and western sides. The toilet block with pyramidal roof and, comprising a square footprint, sits on a similar alignment across a driveway south of the hall (Figure 7).





Figure 6. The subject site is highlighted in lighter blue. The hall and toilet block are circled in yellow. (Source: Nearmap 2021)



Figure 7. Aerial photograph showing the hall and toilet block, and carpark. (Source: Nearmap 2021)

The St Andrews Hall is of simple vernacular hall design. The simple high pitched gable roof is clad in corrugated iron, eaves have slight overhang with exposed double rafters. The additions to the rear of

the building sit under a low-pitched roof which extends beyond the walls to form a verandah supported by simple timber posts (Figure 9). This verandah connects to the verandah to the western side of the building. Red brick paving sits below the western verandah (Figure 10 and Figure 11). The external walls are clad in weatherboards.

Main entrances to the hall are via a double and single doorway on the western elevation, double doorway on the northern elevation. A timber ramp with timber balustrade and metal railing extends along the southern side to a doorway at the rear (Figure 2 and Figure 10).



Figure 8. Kitchen addition to the rear of the building. (Source: Google Streetview 2016)



Figure 9. Rear of the hall, including ramp and kitchen addition. (Source: Context 2020)



Figure 10. Corrugated iron verandah supported by timber posts over red brick paving. (Source: Context 2020)



Figure 11. timber decking and row of glazed doors with shallow corrugated awning. (Source: Context 2020)





Figure 12. Red brick paving circle at the northern end of the building (Source: Context 2020)



Figure 13. Window, corrugated iron and translucent polycarbonate clad verandah. (Source: Context 2020)

The pyramid roofed mudbrick toilet block is square in footprint with corrugated roof cladding and is located downslope behind a retaining wall (Figure 15).



Figure 14. The toilet block sitting below a retaining wall. (Source: Context 2020)



Figure 15. The toilet block viewed from the verandah to the rear of the building. (Source: Context 2020)

A community noticeboard and signage for the St Andrews Market sit beside the road (Figure 17 and Figure 18).



Figure 16. St Andrews Market sign (Source: Context 2020)



Figure 17. Community noticeboard. (Source: Context 2020)

## INTEGRITY

The St Andrews Hall at part of 1 Proctor Street, St Andrews, is generally intact with changes visible to original or early fabric. The hall building retains its original form, with high pitched gable roof. The building also retains its prominence as a local landmark. Windows appear to have been replaced and some fenestrations altered. The addition to the rear (south) is legible as an extension with a different roof pitch.

Additions and extensions support the continuing use of the place as a community hall.

Overall, the building has fair integrity with its early form as an interwar hall remaining legible.

## COMPARATIVE ANALYSIS

Halls in townships are important community infrastructure insofar as they are places that facilitate large gatherings of community members. In the nineteenth century, halls in the Nillumbik area typically took the form of mechanics' institutes and free libraries. The mechanics' institute movement had emerged in Scotland in 1900 with the intention of improving the education of working men. In Australia, these institutes were constructed with Government funding. From 1860 Government grants were available and from 1887 these were directed to the construction of free libraries (Mills & Westbrooke 2016: 103).

From the twentieth century mechanics institutes were beginning to lose popularity, and some began to be used for other functions more aligned with amusement and recreation. The title of 'mechanics' institute' was typically given to halls whether existing, renovated, or newly constructed.

There are two early halls already listed on the Nillumbik Shire Heritage Overlay. Yarrambat Memorial Hall is outside HO but listed on Victorian War Heritage Inventory (VWHI).



Plenty Hall, 103-107 Yan Yean Road, Plenty (HO248). (Source: Google Streetview)

Constructed in the 1930s, Plenty Hall is significant for its long association with community gatherings, celebration and activities in the Plenty farming area. The hall is one of a group of much valued civic structures in the immediate area (VHD). The hall has a simple rectangular form with a gable roof. Additions are observed at the rear and side elevations.



Christmas Hills Mechanics Institute and Free Library, later Harold Muir Hall, 787 Ridge Road, Christmas Hills (HO243). (Source: Google Streetview)

Christmas Hills Mechanics Institute and Free Library, later part Harold Muir Hall is significant as a long-standing public building in the Christmas Hills locality. It is one of the oldest mechanics institutes in the Shire. It also forms part of a significant building group, including the (1st) Daltheith, Former Christmas Hills Post Office Store (HO177) and Christmas Hills War Memorial (also assessed as Individually Significant in this study), each having had a major role in the local community (VHD). The hall has a multi-gable roof with iron cladding. Some changes are visible.

## Discussion

St Andrews Hall compares well with other examples of community halls in the Nillumbik Shire Heritage Overlay. Architecturally the hall is of typical simple rectangular, gabled-roofed form and weatherboard construction. St Andrews Hall compares well with the above examples in form and purpose. With its simple form with a gable roof, the subject hall compares particularly well with the Plenty Hall, 103-107 Yan Yean Road, Plenty (HO248), which is still being used for community gatherings, celebration and activities in the Plenty area. Importantly, the hall demonstrates the pursuits and aspirations of communities who sought to provide places of community learning, social interaction and gathering. Like St Andrews Hall, the above HO-listed examples also display some changes.

The St Andrews Hall's vernacular form with steep pitched gable roof has been retained. Additions are part of its ongoing functionality and the need to accommodate changing community needs. It is tangible evidence of the interwar development of the St Andrews township. It is also important for its legible original form, prominence as a local landmark and association with community gatherings, celebration, and as a base for emergency services and community healing.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

The St Andrews Hall at part of 1 Proctor Street, St Andrews, a community hall built in 1925 by F J Jennings, is significant.

Elements that contribute to the significance of the place include:

- original form, high-pitched gabled roof and scale of the hall;
- weatherboard materiality;
- its ongoing use for the St Andrews market for over 40 years; and
- its use as an emergency base and place for community healing

### **HOW IS IT SIGNIFICANT?**

The St Andrews Hall at part of 1 Proctor Street, St Andrews, is of local historic and social significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

The St Andrews Hall at part of 1 Proctor Street, St Andrews is of historical significance for the association with the development, welfare and advancement of the St Andrews community. It is also historically significant having held the St Andrews community market for over 40 years. The community hall is representative of the vernacular hall form of the early twentieth century. Modest in its construction, and despite later alterations, it remains legible and is a good example of the type. (Criterion A)

The St Andrews Hall at part of 1 Proctor Street, St Andrews is socially significant as the focus of community activities and recreation. St Andrews Hall today is also used for various gatherings, social interaction and learnings, for celebration of special occasions such as weddings and birthdays. It continues to be used for community meetings and St Andrews Community Market stallholders make use of the space every Saturday. (Criterion G)



RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** Extent of Heritage Overlay is recommended to allow 10 metres curtilage to the north and east of the buildings and continues the curtilage to the street boundaries to west and south, as indicated by the blue shaded area. Refer to the map below.

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other



Figure 18. Recommended extent of the Heritage Overlay (blue). (Source: Nearmap 2021)

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## 10 Caledonia Street, St Andrews

### St Andrews General Store and House

<b>Prepared by:</b> Context	<b>Survey date:</b> December 2020
<b>Place type:</b> Commercial, residential	<b>Designer:</b> -
<b>Significance level:</b> Significant	<b>Builder:</b> Not Known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1935



Figure 1. St Andrews General Store and House. (Source: Context 2020)



Figure 2. St Andrews General Store and House. (Source: Context 2020)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.3 Interwar subdivisions and estates

*In the interwar period there were numerous speculative subdivisions throughout the Nillumbik area. These were often marketed as combining possibilities for escape from the city and immersion in the natural values of the area. The introduction of the railway made such speculations possible and they were spurred on by the promise of its electrification. This meant greater frequency of services and therefore greater viability for commuting workers and weekenders. (Mills & Westbrooke 2016:71).*

*Advertisements for interwar subdivisions in the small towns reveal that they were in large part aimed at a weekend market. In 1924, blocks in the Hurstbridge Railway Estate were advertised as 'lovely mountain residential week-end holiday lots', with 'big timbered blocks' and 'pretty quarter and half acre blocks'. A newspaper article breathlessly described its merits. 'The advantages ... are unassailable – nearness to the railway station, commanding extensive and lovely views of the forest and meadow, hill and glen, the very home of various kinds of wattles, with the Diamond Creek in full view, but powerless in its highest floods to do them injury, and the quality of the land suitable for gardens and orchards.' Four hundred people attended the first auction in November 1924, when 50 of the better blocks of the 160 available were sold. Some buyers bought two or three of the best blocks on Via Meander (now Meander Road), indicating a speculative interest. (Mills & Westbrooke 2016:72).*

*Most of the housing in these towns in the interwar period, as for the later nineteenth and early twentieth centuries, was still constructed in weatherboard on a timber frame. At Hurstbridge a substantial group of weatherboard cottages and shops along Main Road (Heidelberg–Kinglake Road) remain from this period (HO65–HO79, HO182). They are typically double fronted and set back from the road (HLCD 2008, p. 11). The 1923 Wilkinson House in Diamond Creek, however, was clad in stucco as well as weatherboard (HO184). Another exception was Worlingworth in Eltham, a brick bungalow built in 1920 (HO7). (Mills & Westbrooke 2016:73-74).*

## LOCALITY HISTORY

St Andrews was part of the Caledonian goldfields, which stretched from St Andrews to Warrandyte (the St Andrews Mining Division), established in 1854 on the country of the Wurundjeri-willam clan of the Woi wurrung people. The settlement was originally called Queenstown, but by 1865 was also known as St Andrews. The presence of large numbers of Scottish miners gave rise to both names 'Caledonia' and 'St Andrews' (*Victorian Places* 2015). The place was commonly referred to as 'St Andrews, Queenstown'.

By 1855 there were 3000 miners in Queenstown, and in 1856 a post office and hotel were established in the settlement. The settlement was located on the road from Melbourne to the goldfields at Woods

Point, so it benefited from passing traffic. The town of Queenstown, located on Diamond Creek, was surveyed in 1858 and proclaimed in 1861 (Township of Queenstown 1951; Butler 1996:40). A Church of England school opened in 1858 and was replaced by the Caledonia Common School No. 128, opened in Smiths Gully in 1858. This school, in turn, was replaced by Queenstown State School No. 128 (HO20) built in 1887 (Blake 1973:287). A cemetery (HO163) (in use in nearby Smiths Gully in the 1850s) and a cricket ground were gazetted in 1868, and St Andrews Church of England opened in 1866. A mechanics' institute opened in 1867 (Butler 1996:40; *Victorian Places* 2015). The shire's oldest surviving hotel building, St Andrews Hotel (HO19), was built on the Caledonia goldfields in Queenstown c1860 (Mills and Westbrooke 2017:102).

As gold returns diminished, a series of land Acts introduced in Victoria from 1860 aimed to encourage former gold seekers to take up farming. Although some land leased under the land Acts of 1865 and 1869 saw the establishment of orchards on small blocks of about 20 acres in the St Andrews district, freehold ownership of allotments in the area was not achieved until the land Acts of 1884, 1901 and 1915 (Queenstown Parish Plan 1925).

St Andrews was a part of a substantial area given over to the growing of apples, pears and stone fruit, the main agricultural industry in the Diamond Valley region (the area covered by much of the present Nillumbik Shire) from the 1880s to the 1930s. With its soil and climate suited to the growing of fruit, Diamond Valley formed a significant part of the wider fruit-growing region situated to the north and east of Melbourne in the counties of Evelyn, Bourke and Mornington. Orchards and nurseries were established on the hills and in the gullies of the catchments of Diamond Creek and Arthurs Creek, stretching from the township of Diamond Creek, through Hurstbridge, Cottles Bridge, Arthurs Creek and Panton Hill, to the foot of the Kinglake Ranges at Strathewen and Queenstown (now St Andrews) (National Trust Report, 'Shaws Cool Store, Cottlesbridge', B6979, cited in Butler 2006:140).

As part of the expansion of the fruit industry in the area from the 1880s, due to freehold ownership of land facilitated by the land Acts, St Andrews experienced significant growth, and by 1901 the population of the area had increased to 809 (*Victorian Places* 2015).

In 1881 the population of St Andrews and its associated diggings was 1162. However, by the early 1880s goldmining was in decline (*Victorian Places* 2015).

In the 1880s some buildings were relocated to what was developing as the centre of town. The Queenstown Mechanics Institute Hall, built in 1883 at Smiths Gully, was moved in 1889 to become St Andrews Hall. It was rebuilt after destruction by fire in 1924 (Reynolds n.d.). The area was mined again during the economic depression of the 1890s when unemployed men were paid by the government to fossick for gold.

The 1903 Australian Handbook described St Andrews, then with a population of 50, including five Chinese residents, as comprising a hotel, State School No. 128, mechanics' institute, Independent Order of Oddfellows, and Church of England. Two coaches ran daily from Heidelberg. The broader district had a population of 1250 in this year, mostly employed in fruit-growing and mining (*Victorian Places* 2015).

In 1912, the railway line was extended between Eltham and Upper Diamond Creek, which aided in the transportation of locally grown fruit crops to Melbourne.

Although goldmining had declined in the area, with the advent of technology that allowed deeper exploration, a State-owned gold battery was established in 1919 at nearby Smiths Gully, opposite the

Queenstown (St Andrews) Cemetery (Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate 5 September 1919:3).

In 1920 St Andrews was described as a mining township on Diamond Creek with a state school, church, mechanics' institute, police station and hotel, with a rail connection to Hurstbridge (Eltham and Whittlesea Shires Advertiser and Diamond Creek Valley Advocate 2 April 1920:4). The St Andrews police quarters were moved to Doncaster East School in 1920 for use as a teacher's residence (St Andrews/Queenstown Historical Society nd).

Increased competition from new fruit-growing areas established in Victoria under irrigation programs after World War I and the impact of the Depression of the 1930s saw many of the district's orchardists turning to other pursuits such as raising poultry, selling firewood, or supplementing their incomes by working for other landowners or through mining (Nillumbik Shire 2020; 'Victorian Gold Project' 1999:14). During the Depression from 1928, men from the city were given a miner's right and mining sustenance as a form of unemployment relief. In 1931 there were over 200 men camping on Crown land on the Diamond Creek at Queenstown under their miner's rights (Mills & Westbrooke 2017:33).

In 1935, the St Andrews Post Office was moved to the new general store building erected opposite the Church of England (Advertiser 13 September 1935:2).

Bushfires occurred in the area in 1927, and in 1939, the Black Friday bushfires destroyed parts of Eltham, Warrandyte, Panton Hill, St Andrews, Kinglake and Christmas Hills (Eltham District Historical Society 2000:np).

The town and school name of Queenstown was formally changed to St Andrews in 1952 (St Andrews/Queenstown Historical Society nd).

The area became a favoured locale of musicians and artists from the early 1970s. At their initiative, a Saturday morning market, offering alternative culture, crafts, art and accessories as well as organic vegetables and food, was established on the St Andrews Hall reserve in 1972 and continues to run today.

When a new building was constructed for St Andrews Primary School in 1984, the former school was opened as St Andrews Community Centre (St Andrews/Queenstown Historical Society nd).

Surrounded by a number of bushland reserves, the St Andrews area has been affected by several significant fires over time. During the Black Saturday bushfires of 2009, properties east of the town were destroyed (*Victorian Places* 2015) and St Andrews Community Centre was established as a relief centre. With funds from the Victorian Bushfire Appeal, the building was redesigned by architect Gregory Burgess, and reopened as Wadambuk Community Centre in 2015. The building is also the home of St Andrews/Queenstown Historical Society (Nillumbik Shire 2015).

## PLACE HISTORY

St Andrews General Store and House at 10 Caledonia Street, St Andrews, is located on Crown Allotment 4, Section 2, Queenstown Township, 2 rood allotments purchased by T Mitchell in 1859 (*Queenstown Township Plan* 1951).

The original Queenstown post office and general store were located in the St Andrews Hotel (St Andrews Primary School Council 1998:136). By 1893, W Atkins was running the Queenstown Post Office Store (*Leader* 11 February 1893:4).

In July 1935, the Hurstbridge *Advertiser* reported that

*A new grocery store is being built to the order of Mrs N. Rickaby, now of the St. Andrew's hotel. The store is being built opposite the Church of England and is a long wanted addition to the district. A house will also be built on to the shop (Advertiser 26 July 1935:2).*

The Queenstown Post Office moved to the building in September of the same year, with D Rickaby appointed postmaster (Figure 3) (*Advertiser* 13 September 1935:2 and 18 October 1935:3).

The store and post office were owned by the Rickabys until 1938, when the premises were acquired by Albert Fawcett, who employed Ray Rogers and Son in the same year to undertake additions to the building. Fawcett sold the business in 1939, and it was noted in a newspaper report of the day that he would be staying on in the district as he had just built a new house adjoining the store, likely the current residence at 12 Caledonia Street (Figure 3) (*Advertiser* 18 March 1938:1; 8 April 1938:2; and 3 February 1939:5).

A certificate of title dated 1940 confirms that Albert Fredrick Fawcett was the owner of both Crown Allotment 4 and 5 in that year (CT:V6350 F871).

In 1944, Crown Allotment 4, on which the subject building is located, was sold to storekeeper John Hade. In 1945, Crown Allotment 5, on which Fawcett's residence stood (12 Caledonia Street), was sold to Edwin Brooks (CT:V6350 F871).

A number of people took over ownership of the store and post office on Crown Allotment 4 in the 1940s and 1950s, including newsagent Geoffrey Tatham in 1947; storekeepers Frank and Rose Eldred in 1950; engineer Alexander Moore in 1950; and accountant Alexander McCutcheon in 1951 (CT:V6699 F612).

By 1954, the configuration of the steps to the entry had changed and appears to have been constructed in timber with diagonal lattice balustrade (Figure 4). This configuration remains extant.

In 1969, Eric and Betty Kerr became the owners. The Kerr family ran the store and post office until 1979, when the McVicar's took over ownership. The McVicar's sold the store and post office in 1986 (CT:V6699 F612).

An advertisement for the sale of the St Andrews General Store in 1995, by then a milk bar, described the building as a store and two-bedroom modern mudbrick residence on one half acre (*Age* 11 February 1995:94).

The subject building today houses the St Andrews General Store, an Australian Post outlet, and cafe. A two-bedroom mudbrick residence is located at the rear of the building and is likely to have been constructed after 1968.





Figure 3. St Andrews Post Office and Store, c1930s. (Source: Facebook 2021)



Figure 4. Images of the St Andrews Post Office and Store in 1954, showing Rickaby's store built in 1935 at 10 Caledonia Street and Fawcett's house, at 12 Caledonia Street, to the left of the store in the LHS photo. The configuration of the steps have changed by this time. (Source: NAA 1954 [In copyright](#)).



Figure 5. The subject site in 1968. The roof of the rear additions appear different from that of the mudbrick extension. The buildings on the subject site are approximately outlined in orange. (Source: CPO, 'MELBOURNE 1968 PROJECT', via Landata)

## DESCRIPTION

St Andrews General Store at 10 Caledonia Street, St Andrews, is an interwar shop and residence built in 1935, with a later (post-1968) mudbrick extension to the rear.

Located on the southern side of Caledonia Street, near Waratah Street, the L-shaped site rises to the rear (south) (Figure 5). The footprint of the shop and attached mudbrick dwelling is stepped (Figure 8), but broadly rectangular, sitting snugly in the northern portion of the site with zero setback to Caledonia Street. The building is a single-story gable-roofed weatherboard clad shop. A skillion roofed mudbrick residence has been added to the rear, and is integrated into the shop building. A garden and outbuilding lie behind. The southern portion of the site consists of a gravel driveway and carparking area.



Figure 6. Aerial imagery of the site. (Source: Nearmap 2021)

The primary elevation (north) is elevated above the ground plane and presents a prominent gable frontage to the streetscape. Signage reading 'St Andrews General Store' sits within the gable (Figure 7). A shallow skillion roofed verandah supported by simple timber posts protects the entrance and extends around the southeast corner of the building. The northern portion of the verandah is enclosed. Brick paving leads from the south to a concrete, brick steps rising to the verandah and building entrance. An extended section of the verandah projects over the staircase landing. Three slat timber balustrades line the staircase and verandah. Post box slots and a community noticeboard flank the double doorway. A phone box and post box stand on the ground plane, in front of the building to the north.



Figure 7. Signage within the gable and other signage such as for Australia Post. (Source: Context 2020)



Figure 8. South western edge of the building with paved area and garden beds in front. (Source: Context 2020)



## INTEGRITY

10 Caledonia Street, St Andrews, is largely intact with some changes visible to original or early significant fabric. The front shop building retains the single-storey gable-roofed form, skillion verandah and weatherboard cladding construction. The entrance staircase and balustrade are more recent additions but reflect the entry configuration visible in photographs of the building taken in 1954. While the front step configuration is faithful to the 1954 configuration, the extant steps and balustrade themselves are not significant. The building's retention of its continuous use as a shop and post office enhances the place's integrity. Overall, the building has high integrity.

The embedded mudbrick residence to the rear of the shop, that is partially visible from the streetscape, is clearly legible as a later addition. It is connected physically but is stylistically different to the main shop building. This does not detract from the integrity of the main shop building.

## COMPARATIVE ANALYSIS

By the mid-to-late 1920s, residential development in the outlying townships of current-day Nillumbik, including Hurstbridge, Panton Hill, St Andrew's and Diamond Creek had slowed. With the onset of the Great Depression building activity in Melbourne and its surrounds virtually ceased. A combination of continuing agricultural land use and lack of suburban utilities and the impacts of the Depression (1929-32) meant that development in localities outside the reach of railway lines continued to be slow in the interwar period. Most buildings that appeared in the early twentieth century were modest weatherboard, timber framed structures (Mills & Westbrooke 2016:73-74). As there was limited building activity in the interwar period, there are only a handful of interwar shops listed on the Nillumbik Shire Heritage Overlay. However, early shop buildings are important components of local heritage as they reflect the development of townships and are part of the core of the community.

The St Andrews township is serviced by several buildings: St Andrews State School 128 (HO20); St Andrews Anglican Church (HO21); Weatherboard shop & residence, 85 Burns Street (HO18); St Andrews Hotel (HO19), St Andrews Community Hall (proposed significant in this study), which together form an important scatter of commercial and community buildings defining the centre of the St Andrews township along Burns Street and Caledonia Road.

Below examples of weatherboard shops are listed on the Nillumbik Shire Heritage Overlay.



Kangaroo Ground General Store, Post Office, 280 Eltham-Yarra Glen Road, Kangaroo Ground (HO48).  
(Source: Google Streetview 2020)

The general store, built in the c1900s, is historically significant for its long association with Kangaroo Ground. The store has been an important centre of community life for more than 80 years. Council meetings used to be conducted in the front room of the store at a time when Kangaroo Ground rivalled Eltham as the major centre of the Shire. The general store is one of a group of three well preserved public buildings in the Kangaroo Ground hamlet (including HO46 Presbyterian Church and HO47 Primary (State) school No.2105 and former residence). It is a major focus of Kangaroo Ground which was one of the earliest settled areas of the Shire and which has the character

of an English village rather than an Australian settlement. The general store is socially and historically significant because it has served the community since c1900 (VHD).



Weatherboard Shop and Residence, 85 Burns Street, St Andrews (HO18). (Source: VHD)

This combined shop and residence built in c1890-1900 is socially and historically significant as one of the two traditional social hubs of St Andrews (HO19 St Andrews Hotel being the other one). In recent decades it has been used for the display of works by local artists, potters and leather/wood workers. The place is historically and aesthetically significant as one of only two examples of a 1890s-1900s combined shop and residence in the area and, in combination with the adjacent St Andrews Hotel, is a major component of the streetscape of St Andrews (VHD).



Former Butcher's Shop and House, 919 Heidelberg-Kinglake Road, Hurstbridge (HO75). (Source: VHD)

The c1913-14 combined shop and residence within the subdivision created by the leading orchardist William Gray, is historically significant. It was constructed immediately after the arrival of the railway in Hurstbridge (1912) and illustrates the growth and change that the arrival of the railway brought to the town. The shop and residence is one of Hurstbridge's most substantial commercial properties, featuring a projecting front gable over the shop and a cast iron decorative verandah, which is rare in Hurstbridge. It is an integral component of a cluster of 1910s and 1920s buildings that gives the centre of Hurstbridge its special character. The building is a rare example of a combined shop and residence in the municipality and illustrates the once common practice of shopkeepers living at their premises (VHD).

It does not appear to be in use as a shop currently.



Former Milthorpe Store, 42-44 Main Hurstbridge Road, Diamond Creek (HO259). (Source: Google Streetview 2019)

The c1915 former Milthorpe Store is historically significant for its long association with commercial activities within the township of Diamond Creek. Charles Milthorpe established the store and carrier business c1915 opposite the recently extended railway line and Diamond Creek Railway Station. The Milthorpe family ran the store and carrier from this location until c1960. The former store is an early surviving commercial building in Diamond Creek and illustrates the shift of the commercial centre closer to the railway station after 1912 when the line was extended from Eltham to Hurstbridge. The former store was one of the first commercial buildings to be constructed near the railway stations after the line was extended. The former Milthorpe Store is also a partially intact example of an early twentieth century rural store still demonstrating the humble nature of its original construction (VHD).

Today it is used as an opportunity shop.



Weatherboard Shop and Dwelling, 956-958 Heidelberg-Kinglake Road, Hurstbridge (HO77). (Source: VHD)

The shop and dwelling (which may originally have been two shops), built c1920, is historically significant because it was constructed within the subdivision created by the leading orchardist, William Gray. It was one of the earliest properties constructed after the arrival of the railway to Hurstbridge (1912) and illustrates the growth and change that its arrival brought to the town. The modest scale of the property reflects the relative poverty of Hurstbridge in the early years of the twentieth century. The shop and dwelling is an integral component of a cluster of 1910 and 1920s buildings that gives the centre of Hurstbridge its special character (VHD).

Today it is used as an opportunity shop.





Weatherboard Shop, Corrugated Iron Building and Weatherboard House Behind, 960 Heidelberg-Kinglake Road, Hurstbridge (HO78). (Source: VHD)

The shop and associated house, built c1910-1920, are historically significant because the arrangement of the two (with the shop to the front and the house to the rear) is unique in Hurstbridge. The shop and house were constructed following the completion of the railway line to Hurstbridge (1912) and illustrate the growth and change that its arrival brought to the town. The shop and associated house retained its original/early shopfront and post-supported verandah. The buildings are integral components of a cluster of 1910 and 1920s buildings that gives the centre of Hurstbridge its special character (VHD).

The building is no longer a shop.

## Discussion

The St Andrews General Store at 10 Caledonia Street, St Andrews, compares well to the above examples in form, materiality and original function. Of modest timber construction, the St Andrews General Store demonstrates the development of retail outlets during the interwar period and represents the importance of commerce to townships. Many of the examples listed are built prior to the Depression, rendering the St Andrews General Store of further importance as an interwar example of this building type which is poorly represented in the Heritage Overlay. Like the Former Butcher's Shop and House at 919 Heidelberg-Kinglake Road, Hurstbridge (HO75), the St Andrews General Store and House is a rare example of a combined shop and residence in the municipality, illustrating the once common practice of shopkeepers living at their premises.

It is also notable for its continuous use as a shop, as some of the comparative examples have been converted to residential use or do not retain their original commercial use. The signage within the gable at 10 Caledonia Street, while not original, makes an important contribution to the streetscape and signifies the commercial use of the place to the public domain.

The St Andrews General Store contributes to the cluster of commercial and community-focused buildings along the main thoroughfares of Caledonia Road and Burns Street which help define the core of the town. It is largely intact on its primary elevation and demonstrates a typical construction method of the interwar period within Nillumbik Shire and contributes to the township's character in form and function.

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT?**

St Andrews General Store and House at 10 Caledonia Street, St Andrews, built in 1935 is significant.

Elements that contribute to the significance of the place include:

- Original single-story gable roofed form and scale, and building siting without setback.
- Weatherboard cladding.

The signage, noticeboards and embedded mudbrick dwelling to the rear contributes to the significance of the place.

### **HOW IS IT SIGNIFICANT?**

St Andrews General Store and House at 10 Caledonia Street, St Andrews is of local historical and representative significance to the Shire of Nillumbik.

### **WHY IS IT SIGNIFICANT?**

St Andrews General Store and House at 10 Caledonia Street, St Andrews, is historically significant as it demonstrates commercial retail development within the township during the interwar period. This is enhanced by its continued use as a shop. Signage and noticeboards surrounding the shop have long been in use at this site. They enhance the character of the shop and emphasise its ongoing use as a place for the transmission of community information. St Andrews General Store is also important for its continuing role as a meeting place for the St Andrews community. (Criterion A)

10 Caledonia Street, St Andrews, has representative significance as it demonstrates the interwar shop and residence typology with notable features such as weatherboard cladding, gabled roof form and overall modest construction. Its location on a main street at the centre of the township is also a key characteristic of the type. (Criterion D)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

Other

N/A

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### 3 Dingley Dell Road, Warrandyte North

#### Janeba House

<b>Prepared by:</b> Context	<b>Survey date:</b> April 2021
<b>Place type:</b> Residential	<b>Designer:</b> Friedrich (Fritz) Janeba
<b>Significance level:</b> Significant	<b>Builder:</b> Not known
<b>Extent of overlay:</b> To title boundaries	<b>Major construction:</b> 1948-49 (house), 1953 (kitchen), pre-1963 (bungalow and studio)

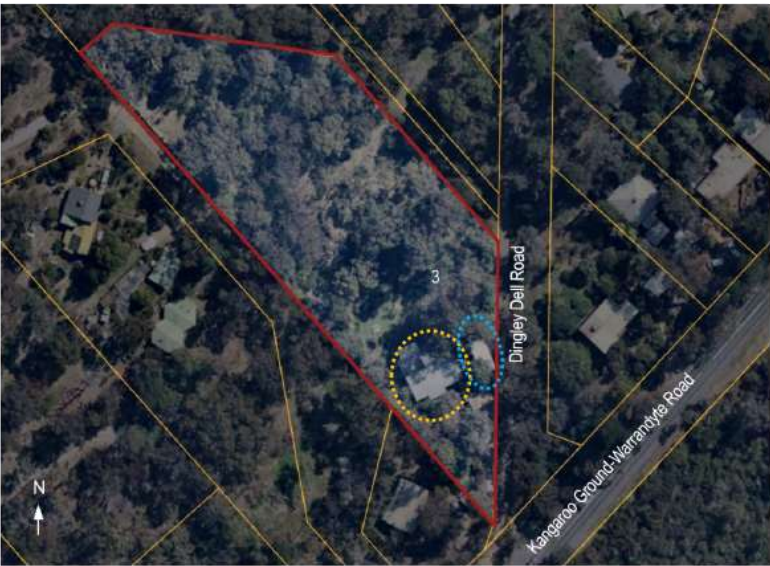


Figure 1. Aerial view of the Janeba House (outlined in yellow) and a detached bungalow and studio (outlined in blue). The property boundaries of 3 Dingley Dell Road, Warrandyte North, is outlined in red. (Source: Nearmap 2021)



Figure 2. South-westerly view of 3 Dingley Dell Road in 2011. (Source: realestate.com.au 2011)

## HISTORICAL CONTEXT

This place is associated with the following historic themes taken from the *Nillumbik Shire Thematic Environmental History* (2016):

### 6 BUILDING TOWNS AND SHAPING SUBURBS

#### 6.4 Postwar growth and experimentation

*The immediate postwar years threw up substantial problems for settlement including a major housing shortage, 'austerity' conditions and shortages and rationing of building materials. Despite these difficulties, the survivors of the war also felt a responsibility to explore and build a new and better order. Peter Cuffley describes how, in the field of building, this was 'an important period of experimentation when theories were tested, ideas shaped and reshaped, and the essential foundations were created for the mature Australia of the late 20<sup>th</sup> century.' The Nillumbik area was a crucible for this experimentation, both by Modernist architects and by the Australian Environmental builders. (Mills & Westbrooke 2016:75)*

*A group of young Modernist architects, later described by Robin Boyd as the Melbourne Moderns, made a small but significant contribution to the experimental activity occurring in the Nillumbik area and in adjoining suburbs such as Warrandyte and Lower Plenty. The greatest concentration of their work was along the Kangaroo Ground–Warrandyte Road in North Warrandyte. Their work would later describe their style as 'Post-war Melbourne Regional'. (Mills & Westbrooke 2016:76)*

*In the interwar period architects and the suburban builders who followed them, had been prone to the use of revival styles. Some of the artistic element who moved to the Nillumbik area in that period had also chosen revival styles, as at Justus Jorgensen's Montsalvat (HO82, Victorian Heritage Register HO716) ) and Penleigh Boyd's The Robins (HO101). The architects described by Robin Boyd as the Melbourne Moderns eschewed such styles, instead creating what Conrad Hamann describes as 'boldly reactive experiments in Melbourne's newer "architect" regions'. 'They spoke of austerity and limited means, lingering from the depression and the 1940s and reasserted another Melbourne tendency, making big architectural gestures with limited finances and dimensions, often stretching those means conspicuously.' (Mills & Westbrooke 2016:76)*

*The earliest extant house in the area by an acknowledged Modernist architect, Best Overend, is the former master's house at the Koornong Experimental School (HO110). The simple gabled timber-clad residence, along with flat-roofed extensions to classrooms (no longer extant), was designed in 1939. Émigré architect Fritz Janeba's own house at 3 Dingley Dell Road, North Warrandyte (1949) featured in a 1953 edition of *Australian Home Beautiful* magazine. Janeba is said to have designed a Modernist house in North Warrandyte in 1955 for painter and printmaker Nutter Buzzacot (HO104). (Mills & Westbrooke 2016:77)*

*The Melbourne Moderns experimented with unusual structural systems and materials including steel frames, concrete block and strawboard panels. Robin Boyd designed a house in North Warrandyte for artists Doris and Ken Nichol*

*(1949–50) (HO103). This is one of Boyd's earliest surviving works; it is also an example of his penchant for the structural expression of timber, most visible here in the sloping timber-framed window walls. Out of a total of around 100 residential designs by Boyd, seven are located in the Eltham-Warrandyte area. (Mills & Westbrooke 2016:77)*

*By this time, too, Australian Modernist architects had made a link between Modernist design and the qualities of their own bush. In the mid-1950s Boyd, who was as important a spokesperson of Modernism as he was an architect, observed that 'the protection and development of our native growth and the development of our contemporary houses are part of the same movement.' (Mills & Westbrooke 2016:77)*

## LOCALITY HISTORY

Warrandyte North is located on the country of the Wurundjeri-willam clan of the Woi wurrung people.

The area was part of the Warrandyte run, 7809 acres taken up by James Dawson in 1845 (Spreadborough & Anderson 1983:265).

The history of Warrandyte North is linked to the history of Warrandyte, originally called Andersons Creek. The southern boundary of Warrandyte North is the Yarra River, which separates it from Warrandyte. Warrandyte North and Warrandyte have always been in separate local government areas. Warrandyte North was part of Eltham Shire until 1994, when it became part of Nillumbik Shire, and Warrandyte was part of the City of Doncaster and Templestowe until 1994, when it became part of Manningham City (Victorian Places 2015).

Andersons Creek was the site of the first official gold discovery in the colony of Victoria, in 1851. Following this, miners rushed to other richer fields such as Bendigo, Ballarat, Beechworth and Castlemaine, but mining activity increased again at Andersons Creek from 1856 (Victorian Places 2015). Company mining continued until the 1890s. The area was mined again during the economic depressions of the 1890s and 1930s when unemployed men were paid by the government to fossick for gold.

An Aboriginal reserve was established at Pound Bend on the Yarra River at Warrandyte in 1852 (Eltham District Historical Society 2000:np).

A township formed in 1855 at Bartletts Flat, above the present site of Warrandyte (Victorian Gold Project 1999:7). A punt, in operation across the Yarra River at Andersons Creek by 1856 (replaced in 1861 by a bridge), provided access to the Caledonia goldfields (Butler 1996:28). A post office opened in 1857. By this time, the locality was called Warrandyte (Victorian Places 2015).

A Church of England primary school opened in a tent in 1856, moved to the Caledonia goldfields in 1858, and in 1863 occupied the courthouse. It became a national school in 1864 and Andersons Creek State School No. 12 in 1873. The school moved to a stone building in the township in 1875 and was renamed Warrandyte State School in 1908 (Blake 1973:285).

After a series of land Acts were introduced from the 1860s to encourage former gold seekers to establish farms, settlers established orchards in the area, mainly under the 1869, 1884 and 1901 land Acts. The majority of the allotments were leased and not owned freehold until the first decades of the twentieth century (Nillumbik Parish Plan 1947). Apples, lemons and strawberries were grown, particularly on the more fertile soil of Warrandyte South (Victorian Places 2015).

With the resultant increase in population to the area, the Warrandyte Mechanics Institute opened in 1890, a wine hall opened in the 1890s and the Grand Hotel opened in 1896 (Victorian Places 2015). Coaches that travelled between Andersons Creek and Heidelberg were established in 1890.

The Warrandyte area had traditionally been accessed on roads that passed through Doncaster. This was fundamentally changed in 1889, with the opening of the nearby Ringwood Railway Station on the Lilydale railway line (Victorian Places 2015).

In 1903, the Australian Handbook described Warrandyte as a township of 400 residents with a courthouse, police station, Mechanics Institute, state school, Church of England and Baptist Mission. The district's industries comprised mining, pastoral and fruit-growing on 20-acre blocks. The district was noted for its natural beauty and as a favourite cycling resort (cited in Victorian Places 2015).

A mining revival occurred in 1905 but had receded by 1910. Tourist numbers to the area increased over the same period (Victorian Places 2015). Warrandyte State School averaged 80 to 100 pupils over the period between 1910 and 1930. During this period, Warrandyte's population more than doubled; rising from 473 residents in 1911 to 976 in 1933 (Blake 1973:285; Victorian Places 2015).

Likely as a result of population growth in Warrandyte, the township of Warrandyte North was gazetted in 1912, with 44 allotments sold in April that year. Such was the demand, the lots realised three and four times the reserve price (Nillumbik Parish Plan 1947; Reporter 26 April 1912:2). A newspaper report from the time reported that the high demand for the building allotments was because of their location in the 'splendid health resort' (Reporter 26 April 1912:2). Further Crown land sales took place in the township, with 29 residential allotments advertised in 1929, 27 allotments in March 1930, and 19 lots in August 1930 (Herald 26 October 1929:31 and 5 March 1930:1; Age 16 August 1930:2).

The Warrandyte North Public Reserves Committee was appointed in 1934 (Argus 24 November 1934:19). Moran's Garage was in operation in the township by 1946 (Argus 24 September 1946:14).

Fires occurred in Warrandyte North in 1927, and in 1939, 168 houses were destroyed in the area in the Black Friday bushfires (Victorian Places 2015). Other significant fires occurred in 1962, 1985 and 1991.

Postwar growth and the demand for rural living close to Melbourne saw a population increase in the Warrandyte region, and by 1960, enrolments at Warrandyte State School had reached 245, and by 1968, 400 (Blake 1973:285). Warrandyte High School opened in 1978.

The Warrandyte area has attracted a number of artists since the turn of the twentieth century. Clara Southern was active in the area from 1908, while others including Connie Smith, Adrian Lawlor and Jo Sweatman arrived in the 1920s. Some of the artists worked at the Koornong Experimental School (HO110), established in 1939 near Kangaroo Ground-Warrandyte Road. The school closed in 1946 (Butler 1996:52-53). Penleigh Boyd (father of Robin Boyd) built a house named 'The Robins' in the area in 1913, living there until 1922 (Clerehan 1993). Danila Vassilieff built a house from local stone and logs in Warrandyte North and lived there from 1940 to 1954 (Victorian Places 2015). Architect Robin Boyd later termed such use of local materials in building construction as the 'Warrandyte style', especially popular in the Warrandyte area in the 1960s and 1970s (Butler 1996:53, 56). Other artists, craftspeople and design professionals attracted to the area included sculptor Inge King, potters Reg Preston and Gus McLaren, furniture designer Fred Lowen, and architects Fritz Janeba and John Hipwell. In the postwar period, the bush landscape of Warrandyte gradually became punctuated by smart, architect-designed dwellings: many by Hipwell and Janeba, and others by Marcus Barlow, Robin Boyd and John and Phyllis Murphy (Reeves 2020).

## PLACE HISTORY

The subject site is located on Crown Allotment 23C, Section 8A, Parish of Nillumbik, which comprises approximately five acres (*Nillumbik Parish Plan* 1951). In 1925, the allotment was owned by retired public servants Robert James Gray of Canterbury and Arthur Joseph Day of 'Dingley Dell' in Warrandyte (CT:V6937 F391). After the death of Robert Gray in 1942, in 1947 the property, including a road easement (Dingley Dell Road), was purchased by Katherine Janeba (CT:V7064 F677).

The subject residence designed and built by architect Friedrich (Fritz) Janeba for himself and his wife, Viennese trained potter Käthe (Kate), was completed in 1949, with a kitchen added in 1953, (Heritage Alliance 2008:121). The house, incorporating separate studio, was built into a steep slope overlooking the valley (Figure 4) (Hugh O'Neill in 'On File: Fritz Janeba' 1991:142).

The December 1949 cover of *Australian Home Beautiful* featured the subject house (Figure 3). In the introduction to the accompanying article Wynne Scott wrote:

*People from overseas bring their building traditions with them. If they adapt their ideas to our climate, they may help to develop the ideal home for us* (*Australian Home Beautiful* December 1949:23 cited in Edquist 2019:29).

Having noted how the house sat comfortably in the Australian landscape and looked local, Scott wrote that 'there is a subtle difference': a link with the European tradition. She went on:

*The owners say they live with their past, and there is evidence of this, both outside and inside the house. And it is obvious that they live with their past, not in it. This house is of today, and those things which speak of yesterday or of an older culture are assimilated and, like the people who live in this house, have a richness to give to this country* (*Australian Home Beautiful* December 1949:23 cited in Edquist 2019:29).

A notable feature of the interiors was the use of textiles both as floor coverings and on seating, reflecting Janeba's theory about the emotional centrality of textiles (Edquist 2019:29).

The Janebas left Australia in 1964, when Janeba accepted a professorship at Ankara University, Turkey (Edquist 2019:31). In 1967, they returned to Vienna (Hugh O'Neill in 'On File: Fritz Janeba' 1991:140). The subject building appears in a 1963 aerial photograph, during the last year of the Janebas' residency (Figure 5).

The subject property was sold in 1969 to Stephen and Carolyn May, and in 1979 it was subdivided into two lots, with Gary Young retaining the subject residence as part of Lot 1 (CT:V6937 F391; CT:V9347 F677).

The subject residence is one of only a few known postwar commissions by Janeba in Australia (Heritage Alliance 2008:121). Later changes include the addition of the rumpus on the lower floor between 1963 and 2006 (Figure 4 and Figure 5), and the installation of a pergola outside the rumpus between 2006 and 2011 (Figure 4 and Figure 6). A pre-1963 detached bungalow and studio, also built by Janeba, is also extant (Figure 6). The existing carport is not depicted in these historical aerials, indicating this is also a later addition.





Figure 3. The Janeba House on the cover of the *Australian Home Beautiful* in 1949. The 1953 kitchen wing was added to the east (left-hand side) elevation (location highlighted by red dotted line). (Source: *Australian Home Beautiful*, December 1949)



Figure 4. The Janeba House and Office in 2006 (LHS), and from the *Australian Home Beautiful* in 1949 (RHS). (Source: Bogle 2009:137)



Figure 5. Aerial view of the Janeba House in 1963. (Source: CPO, 'Melbourne 1963', 1963 via Landata)



Figure 6. The Janeba House in 2011. Note the 1953 kitchen wing (outlined in blue dotted line) and a more recent rumpus and pergola (outlined in red dotted line). (Source: realestate.com.au, 2011)

***Friedrich (Fritz) Janeba, architect and owner of subject residence 1949-c1969***

Friedrich (Fritz) Alois Janeba was born in Vienna in 1905. He studied architecture at Kunstgewerbeschule under Oscar Strnad from 1925 to 1930, and at the Academy of Fine Arts from 1930 to 1933 under Clemens Holzmeister, graduating in 1933. In 1930, he spent five months in Sweden studying workers' housing. On graduation he travelled and entered architectural competitions before migrating to Melbourne in 1939 where he married fellow émigré Käthe Pollak (Edquist 2019:33).

During Janeba's early Australian career, he worked with architect Best Overend, on the design for the Koorngong School at Warrandyte. Janeba provided a series of signed working drawings for the school in 1939 (Bogle 2009:136). The Janebas initially rented Penleigh Boyd's studio in Warrandyte in 1941 before Fritz designed and built the house at 3 Dingley Dell Road, Warrandyte North, for himself and

wife Käthe (Kate). Kate Janeba made and sold pottery and also taught at the Koorngong School (Warrandyte Historical Society). In 1958, Kate, along with fellow potters Elsa Ardem, Phyl Dunn, Sylvia Halpern, Arthur Halpern, Charles Wilton, Gus McLaren and Reg Preston, established Potters Cottage in Warrandyte to promote and sell Australian hand-made pottery (Age 15 October 1966:6).

By the early 1940s Janeba was reshaping his practice around local materials and methods (Bogle 2009:136). Both Fritz and Kate became part of the art scene in the Warrandyte area. This appears to have influenced Fritz's work which combined modern elements with local vernacular built form. Janeba undertook a number of commissions including houses for local artists, James Wigley and Nutter Buzzacott, as well as a fire station and Infant Welfare Centre in Warrandyte (Warrandyte Historical Society).

Janeba was also an influential teacher in the University of Melbourne's School of Architecture. He taught within the school from 1949 to 1964 when it was re-formed under its first professor, Brian Lewis, in the late 1940s (Heritage Alliance 2008:121).

Janeba accepted a professorship at Ankara University, Turkey, in 1964 (Edquist 2019:31). In 1967, he returned to The Vienna Academy of Fine Arts to direct master classes in design. Fritz Janeba died in 1983 (Hugh O'Neill in 'On File: Fritz Janeba' 1991:140). When Kate died in 1985, she bequeathed her 'residuary estate' to the University of Melbourne to set up the Fritz Janeba Travelling Scholarship.

## DESCRIPTION

The Janeba House at 3 Dingley Dell Road, Warrandyte North, is a two-storey Modernist timber house completed in 1949, to a design by Friedrich (Fritz) Janeba. A kitchen was added in 1953 to the east elevation of the upper level. Set on a sloping block, the principal floor of the house is accessed at ground level, with the lower floor set underneath.

The house is clad in vertical timber boards, and its skillion roof forms are clad in corrugated iron. It is broadly rectangular in form with asymmetrically arranged projecting rectangular forms to the north and south. On upper floor, a bedroom projects forward of the main floor plate facing north. It is supported underneath by large timber posts. To the south a second projecting element accommodates a dining room and stair to the lower level.

Large windows feature along most of the north façade of the earliest built form from 1948-49. The kitchen wing added in 1953 features a horizontal strip window to the north elevation. The geometric forms, lack of decoration, expressed materials and textures, and the extent of north-facing glazing reflect Janeba's engagement with Modernist architecture.

The lower level of the house has been extended at some time between 1963 and 2006 with an addition projecting north. This section has a flat roof and extensive north-facing glazing, forming a rumpus room. A pergola is attached to the north elevation of this addition.

There is a single storey, skillion-roofed studio with to the immediate east of the house likely built by Janeba by 1963. A modern large skillion roof carport stands to the southeast of the house.

## INTEGRITY

3 Dingley Dell Road, Warrandyte North, is largely intact with minimal changes visible to the original 1949 upper-storey built form and early 1953-1963 additions (including the free standing studio building) designed by Fritz Janeba. The building retains its skillion roof forms, vertical timber cladding and expansive glazing to the northern façade. Substantial additions have been made to the lower

floor of the house with the addition of a rumpus room and a pergola, however, these do not detract from the legibility of the building as an example of Modernist domestic architecture. Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

The postwar years saw a shortage in housing stock and readily available materials, forcing those who wished to build homes to respond these restrictions through designs that showcased simple forms and material austerity. A group of young Modernist architects were drawn to Nillumbik and surrounding areas in the postwar years. They designed and built experimental houses that purposely deviated from the popular 'revival' styles that had been prevalent in the interwar period and immediate postwar era. These architects were also influenced by international trends in Modern architecture and its pursuit of simpler forms, expressed structure, honesty in material expression and relative lack of decoration. Robyn Boyd would later refer to these architects as the 'Melbourne Moderns'.

Many of these architect-designed houses experimented with construction methods and materials that were not typically associated with domestic construction, including steel frames and concrete blocks. A lack of qualified builders also resulted in a large increase in owner-builders. The earliest house in the area by a Modernist architect, Best Overend, is the former headmaster's house at the Koorngong Experimental School, dating to 1939. Further Modernist architecture occurred in the area following the closure of the school and the subdivision of its land in the late 1940s. However, the wider locale of Warrandyte North was to become an important place for architectural experimentation. The central Kangaroo Ground–Warrandyte Road demonstrates a great concentration of work by acknowledged 'Melbourne Moderns'.

The following properties are comparable to the subject site, having been built at a similar time and exhibiting similar modernist characteristics:



Buzacott House, 80 Kangaroo Ground-Warrandyte Road, Warrandyte North (HO104). (Source: domain.com.au)

The Buzacott House, built c1955 to a design by Fritz Janeba, is architecturally significant as a notable Modernist house and is representative of the characteristic architectural style of the Eltham-Warrandyte area. The house is also historically significant because of its associations with active artistic community of the Eltham-Warrandyte area (VHD).





Wright House, 84 Kangaroo Ground- Warrandyte Road, Warrandyte North (HO105). (Source: Bamford 2019, via Design Files)

The Wright House, built in 1964, is architecturally significant as an important example of Australian Modernist domestic architecture. It is one of six houses in the Warrandyte-Eltham area designed by Robin Boyd between the 1940s and the 1960s. The house is set on two levels and featured exposed Oregon beams and bagged and painted surfaces evoking the Eltham mud-brick era (VHD).



Lowen House, 90-92 Kangaroo Ground-Warrandyte Road North Warrandyte (HO106). (Source: realestate.com.au)

The Lowen House, built in 1956 to a design by architects John and Phyllis Murphy, is historically significant because it was built for Fritz Lowen, then regarded as one of the top furniture designers in Australia. Lowen was founder of the two most important furniture companies in Australian design history: Fler Furniture and Tessa Furniture. The house is also significant for its association with its designers, noted Modernist architects, John and Phyllis Murphy (best known for the design of the 1956 Melbourne Olympic pool). It is one of a group of Modernist houses on this part of the Kangaroo Ground-Warrandyte Road designed in the 1950s and 1960s. The house is architecturally significant as an early and notable Modernist house and is representative of the characteristic architectural style of the Eltham-Warrandyte area (VHD).



Nichol House, 49 Kangaroo Ground-Warrandyte Road, North Warrandyte (HO103). (Source: VHD)

The Nichol House, built in 1949, is historically and architecturally significant as one of six notable houses in the Warrandyte-Eltham area designed by the prominent architect Robin Boyd between the 1940s and 1960s and as a rare, early, and notable example of Australian Modernist domestic architecture. It is also a relatively rare early example of Boyd's work. The house is historically significant for its association with the active artistic community of the Eltham-Warrandyte area (VHD).

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### Discussion

The Janeba House at 3 Dingley Dell Road, Warrandyte North, compares well to the above examples designed by recognised Modernist Melbourne architects in the locality. The subject house and the



above examples, all in or near the central Kangaroo Ground–Warrandyte Road, represent the architects' responses to the postwar restrictions and aspirations for home ownership through designs that showcased simple forms and material austerity. The house demonstrates exhibits key characteristics associated with postwar Modernist architecture. These characteristics include the asymmetrical geometric built forms, sheer wall planes, skillion roofs, and expressed natural materials and textures. Like the examples above already on the Heritage Overlay, the subject house uses domestically atypical construction methods, such as the raised primary level supported by timber posts. It is designed to pragmatically respond to the steep site on which it was built.

Fritz Janeba designed a number of houses for local artists, including the c1955 house for Nutter Buzacott at 80 Kangaroo Ground-Warrandyte Road, which is most comparable to the subject site. Both houses exhibit similar modernist characteristics, with skillion roofs and forms designed to respond to the local settings. The use of timber construction at the subject site sets it apart from the Buzacott House, Wright House and Nichol House, which feature large stone walls, making a closer comparison with the Lowen House, also built of lightweight timber construction.

Although the lower floor of the house at 3 Dingley Dell Road has been altered, the principal portion of the house (on the upper level) remains a legible example of Janeba's work and of Modernist architecture in the Shire of Nillumbik.

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT?

The Janeba House at 3 Dingley Dell Road, Warrandyte North, a Modernist house completed by 1949 with pre-1963 additions by the architect Friedrich (Fritz) Janeba, is significant.

Elements that contribute to the significance of the place include the:

- original (1949-53) asymmetrical built form, particularly the upper floor that constitutes the principal portion of the house;
- skillion roof form;
- original (1949-53) materiality, including vertical timber cladding and corrugated iron roofing;
- original (1949-53) fenestration; and
- detached studio (pre-1963).

Later alterations to the lower floor are not significant.

### HOW IS IT SIGNIFICANT?

The Janeba House at 3 Dingley Dell Road, Warrandyte North, is of local historic, representative, and associative significance to the Shire of Nillumbik.

### WHY IS IT SIGNIFICANT?

The Janeba House at 3 Dingley Dell Road, Warrandyte North, is historically significant as an example of Modernist domestic architecture that was being promoted by a small group of Modernist architects in the suburb in the postwar period. The immediate postwar era was characterised by housing demand, aspiration for home ownership and a shortage of housing stock and building materials. In response, many local architects responded with experimental design forms that reflected these austerities. The subject site is an illustration of this part of Nillumbik's history. (Criterion A)

3 Dingley Dell Road is of representative significance architecturally as a good example of a postwar, architect-designed Modernist house in the Warrandyte North area. The design of the Janeba House was not only influenced by local conditions but also by wider aesthetic trends of Modern architecture internationally. It purposely deviated from the popular 'revival' architectural styles that had been prevalent in the interwar period. Like many similar Modernist houses in the area, it uses domestically atypical construction methods, and is designed to pragmatically respond to the steep site on which it was built. The house at 3 Dingley Dell Road exhibits many of the characteristics of houses built during the peak of architect-designed residences in Warrandyte North, including its simple asymmetric form, skillion roofs, austere material palette, extensive north-facing glazing and the provision of a separate bungalow and studio. (Criterion D)

3 Dingley Dell Road is also significant for its association with architect Friedrich (Fritz) Janeba and his wife, Viennese-trained potter Käthe (Kate). The house was designed and built by Fritz Janeba and completed in 1949. A kitchen was added to the house in 1953 and a freestanding studio was built before the Janebas left Melbourne in 1964. Janeba was an influential architect in Melbourne and a teacher in the University of Melbourne's School of Architecture, where he taught from 1949 to 1964 under its first professor, Brian Lewis. Janeba worked with architect Best Overend's design for the Koomong School at Warrandyte, where Kate had also been a teacher. Fritz Janeba was one of a group of Modernist architects working in Melbourne in the 1940s-1960s. Kate Janeba, along with other local artists, established the Potters Cottage in Warrandyte in 1958 to promote and sell

Australian hand-made pottery. Both Fritz and Kate became part of the art scene in the Warrandyte area. This appears to have influenced Fritz's work which combined modern elements with local vernacular built form. In Warrandyte, Janeba undertook a number of design commissions, including houses for local artists. (Criterion H)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an Individually Significant place.

**Extent of overlay:** To title boundaries

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

### Nillumbik Planning Scheme

External paint controls	No
Internal alteration controls	No
Tree controls	No
Outbuildings or fences	No
To be included on the Victorian Heritage Register	No
Prohibited uses may be permitted	No
Aboriginal heritage place	No

### Other

N/A

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## List of Heritage Review Properties – Stage B

### **Review and Citation to be prepared – High Priority List**

Places with potential local significance and recommended for assessment

No.	Site Name	Address	Town	Assessment Notes
1.	Catholic Church	49-55 Main Street	Diamond Creek	Sacred Heart of Jesus Catholic Church opened in 1874 on 24 February. Tobin Brothers Funeral Parlour now incorporates this building within its facilities. (Leased from Frank Difuccio) Many other Mass centres opened to the north and east, all serviced from Diamond Creek and part of the Diamond Creek Parish when it was formally severed from Heidelberg Parish and declared a stand-alone parish in February 1914
2.	Yarrambat General Store	466 Ironbark Road	Yarrambat	Assessed as significant 2014. FOUR SITES, YARRAMBAT HERITAGE ASSESSMENT AUGUST, 2014 – Ray Tonkin
3.	Weatherboard Cottage	631 Heidelberg-Kinglake Road	Wattle Glen	Early cottage – was it moved here?
4.	A fine postwar modernist residence	19 Fordams Road	Eltham	Identified in the 1992 Bick study
5.	James Wigley House	35-37 Warrandyte-Kangaroo Ground Road	Warrandyte North	A fine postwar modernist residence designed by émigré architect Fritz Janeba for artist James Wigley. Known as the first use of the first butterfly roof in Victoria (1943). Owned by a member of the Warrandyte Historical Society for over 40 years until sold in 2017, after when the building was noted to be 'extensively modernised'. Very high heritage potential – condition needs to be confirmed.
6.	A fine postwar modernist residence	39 Warrandyte-Kangaroo Ground Road	Warrandyte North	A fine postwar modernist residence designed by émigré architect Fritz Janeba for the Wigley family.

No.	Site Name	Address	Town	Assessment Notes
				According to the notes provided by the Warrandyte Historical Society this house also features a butterfly roof. Sold in 2018. Current condition is not known.
7.	Queen of the Shire	Cnr Research & Kangaroo Ground Roads	Warrandyte North	a sculpture by Warrandyte sculptor Deborah Halpern (a renowned mosaic and ceramic artist). Identified by the Warrandyte Historical Society.
8.	A fine mud brick house	140 Henley Road	Kangaroo Ground	A fine mud brick house potentially comparable to no. 160 (designed by Alistair Knox). Identified by Context during the preliminary fieldwork.
9.	An Alastair Knox	Casa Warrandyte, Koornong Crescent	Warrandyte North	An Alastair Knox house developed from a weekender and incorporating mud brick, timber and brick. Identified by the Warrandyte Historical Society. Koornong Crescent comprises a group of other fine postwar/modernist houses, including nos 17 and 30, included in the Stage A list.
10.	A fine postwar modernist house	Hipwell House, Reearch Road	Warrandyte	A fine postwar modernist house designed in 1953 by architect John Hipwell, a former employee of Fritz Janeba and co-founder of the noted post-war firm of Hipwell, Weight & Mason.
11.	Courtney House	address not known		A 1960s house originally designed by architect David S Gordon. Identified by the Warrandyte Historical Society.
12.	Brick House	130 Laughing Waters Road	Eltham	On-site inspection undertaken on 25 February 2021. Consider potential serial listing for its: <ul style="list-style-type: none"> <li>• Historical interest for the Laughing Waters subdivision from 1908 and 1959; and</li> <li>• Architectural and associative interest for the association with builder Alistair Knox and garden designer Gordon Ford.</li> </ul> Other Laughing Waters properties of interest include 195 & 200 Laughing Waters Road (HO111); 180 Laughing Waters Road and 50 Overbank Road. <ul style="list-style-type: none"> <li>• Further inspections and historical research required. Beyond the scope of the current stage.</li> </ul>

No.	Site Name	Address	Town	Assessment Notes
13.	Mud Brick House	220 Laughing Waters Road	Eltham	As for 130 Laughing Waters Road, Eltham.
14.	Koorngoorama Guest House	25 York Street	Eltham	<p>Consider inclusion of 23 and 29 York Street as an individual heritage place, for their:</p> <ul style="list-style-type: none"> <li>• Historical connection with Alistair Knox who subdivided and developed 23 and 29 York Street; and</li> <li>• Architectural interest for Knox's early (possibly his first) use of modular house designs.</li> </ul> <p>The earlier house at 25 York Street (occupied by the Knox family) has been damaged by fire in more recent times.</p> <p>Shire of Nillumbik Advisory Consultant services: Nillumbik Shire Stage A Places—Key findings <a href="http://www.con.txtpl.com.au">www.con.txtpl.com.au</a></p> <p>13</p> <p>Inclusion of 23 and 29 might help elevating the significance of the place.</p>
15.	House	17 Koorngong Crescent	Warrandyte North	<p>Consider potential precinct in Koorngong Crescent and environs for the area's:</p> <ul style="list-style-type: none"> <li>• Historical connection to Koorngong School (complemented by HO110, other remanent structures and nearby HO58) and the 1950s residential subdivision; and</li> <li>• Architectural interest for the concentration of postwar modernist style residences, including a house by Alistair Knox.</li> </ul> <p>Other properties of interest include 33, 34, 36 and 39 Koorngong Crescent and 30 Hamilton Road.</p>
16.	House	30 Koorngong Crescent,	Warrandyte North	As for 17 Koorngong Crescent, Warrandyte North.
17.	Zadnic House	7 Banoon Road	Eltham	<p>Designed by Ken Robinson and featured as an Age-RAIA House of the Week in 1975.</p> <p>Identified by the Thematic Environmental History but no HO.</p>

No.	Site Name	Address	Town	Assessment Notes
18.	Bob Nylor House	21-25 Antoinette Blvd	Eltham	Designed by Charles Duncan and built in 1968-70. Displays some signs of alteration. Identified by the Thematic Environmental History but no HO.
19.	Nichols House	17 Haldane Rd	Eltham	Designed by Kevin Borland and won The Age-RAIA House of the Year Bronze Medal in 1973. Identified by the Thematic Environmental History but no HO.

### **Citation Review – Medium Priority List**

Sites assessed as being of local significance and should be kept on the potential list until further assessment is completed

No.	Site Name	Address	Town	Assessment Notes	Citation contained within
1.	Methodist Church	893 Arthurs Creek Road	Arthurs Creek	Assessed as significant March 2016	Arthurs Creek Assessment of potentially significant places
2.	Shelter Shed	900 Arthurs Creek Road	Arthurs Creek	Assessed as significant March 2016	Arthurs Creek Assessment of potentially significant places
3.	Mechanics Institute	906 Arthurs Creek Road	Arthurs Creek	Assessed as significant March 2016	Arthurs Creek Assessment of potentially significant places
4.	Park View	Cnr Brennans Road & Deep Creek Road	Arthurs Creek	Assessed as significant March 2016	Arthurs Creek Assessment of potentially significant places
5.	Chamwood	Brennan Lane West	Arthurs Creek	Assessed as significant March 2016	Arthurs Creek Assessment of potentially significant places



No.	Site Name	Address	Town	Assessment Notes	Citation contained within
6.	Arthurs Creek Cemetery	end of Cemetery Road	Arthurs Creek	Assessed as significant March 2016	Arthurs Creek Assessment of potentially significant places
7.	Sherwood	Deep Creek Road	Arthurs Creek	Assessed as significant March 2016	Arthurs Creek Assessment of potentially significant places
8.	Farm House	75 Wendy Way	Christmas Hills (Yarra Glen)	Assessed as Local – house only Oct 2018	Preliminary Assessment completed in Oct 2018
9.	House	12 Broad Gully Road	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
10.	Farmhouse & Oak	477 Broad Gully Road	Diamond Creek	Tree and outbuildings Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
11.	Meat House	30 Clyde Street	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
12.	House	34 Clyde Street	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
13.	House	38 Collins Street	Diamond Creek	Assessed as Local May 17	Diamond Creek Assessment of potentially significant places
14.	House	42 Collins Street	Diamond Creek	Assessed as Local May 17	Diamond Creek Assessment of potentially significant places
15.	House - Farm	349 Diamond Creek Road	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
16.	Larch Hill – House, Farm	2 Hillmartin Road cnr Sutherland Road	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
17.	War Memorial	Main Hurstbridge Road	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places

No.	Site Name	Address	Town	Assessment Notes	Citation contained within
18.	House, Farm	162 Murray Road	Diamond Creek	Assess Assessed as significant June 2016	North West Nillumbik Heritage Study
19.	Windmill House	25 Nicole Crescent	Diamond Creek	Nominated by Mayor Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
20.	House	32 Perversi Avenue	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
21.	Farmhouse	75-99 Phipps Crescent	Diamond Creek	Assessed as Significant May 2017	Diamond Creek Assessment of potentially significant places
22.	House, Monterey Cypress Drive	405 Ryans Road	Diamond Creek	Assessed as significant May 2017	Diamond Creek Assessment of potentially significant places
23.	Linton Grange	55 Chapel Lane	Doreen	Assessed as Local June 2016	North West Nillumbik Heritage Study
24.	Hazelglen Uniting Church	Chapel Lane/Yan Yean Road	Doreen	Assessed as Local June 2016	North West Nillumbik Heritage Study
25.	P. O. General Store	920 Yan Yean Road	Doreen	Assessed as Local June 2016	North West Nillumbik Heritage Study
26.	Panton Hill General Store and	586 & 588 Kangaroo Grnd-St Andrews Road	Panton Hill	Assessed as significance May 2017	Panton Hill Store – Draft Assessment May 2017

No.	Site Name	Address	Town	Assessment Notes	Citation contained within
	former Post Office				
27.	House, farm	14 Browns Lane	Plenty	Assessed as local significance June 2016	North West Nillumbik Heritage Study
28.	The Nest	50 Oatlands Road	Plenty	Assessed as local significance June 2016	North West Nillumbik Heritage Study
29.	House, Farm	145 River Avenue	Plenty	Assessed as significant June 2016	North West Nillumbik Heritage Study
30.	House	183 Yan Yean Road	Plenty	Assessed as significant June 2016	North West Nillumbik Heritage Study
31.	House, Farm	283 Pioneer Road	Yarrambat	Early Assessed as significant June 2016	North West Nillumbik Heritage Study
32.	House, farm	52 Kurrak Road	Yarrambat	Assessed as significant June 2016	North West Nillumbik Heritage Study
33.	Stutchbery Farm, former	Latrobe Road	Yarrambat	Assessed as significant June 2016	North West Nillumbik Heritage Study
34.	Fmr Yarrambat State School	651 Yan Yean Road	Yarrambat	Inter-war farm house also included Owned by Council	North West Nillumbik Heritage Study

No.	Site Name	Address	Town	Assessment Notes	Citation contained within
	now Plenty Radio			Assessed as significant June 2016	
35.	Wynne House, Landfall	15 Castle Road	Warrandyte Nth	Inter war two storey Home of Mr and Mrs Arthur Watkin Wynne – terraced gardens possible Edna Walling? Clear significance	Landfall – 15 Castle Road Final Assessment June 20

### **Removal of or Changes to existing Heritage Overlay – Low Priority List**

Sites from which the existing Heritage Overlay needs to be removed

No.	Site Name	Address	Town	Assessment Notes
1.	Tree	35 Laughing Waters	Eltham	HO112. It is applied to protect a tree which I understand is in the road reserve and not in the property. Some application of the HO within the property may be appropriate to protect the tree's roots, but the extent of coverage within the property seems excessive and if the tree is in the road reserve, then the tree itself is not covered, which would appear wrong.
2.	Former Plenty State School	17 Howell Road,	Plenty	HO 213 Site of former Plenty Primary School. Building removed off site as part of 183/2013/14P but two English Oaks still significance remain on Lot 12. Trees have been poisoned. Overlay to be removed.
3.		30 32 Osborne Court	North Warrandyte	HO144

### **Gap or Thematic Analysis Required – Future Works / Low Priority List**

Places that are recommended for reconsideration if a gap study or a thematic or typological analysis is proposed in the future.

No.	Site Name	Address	Town	Assessment Notes
1.	House	1666 Eltham–Yarra Glen Road	Christmas Hills	High integrity, but medium-low architectural merit. This 1985 house may represent themes that are currently under-represented on the HO: late 20th century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. Further in-depth comparative analysis within this type required to justify the potential heritage significance.
2.	Echidna Recording Studio & Mudbrick House	24 Wallace Road	Christmas Hills	Integrity could not be confirmed during the preliminary fieldwork. The Echidna Recording Studio is of potential historical and social significance, but the extent of the 2013-14 work (partial rebuilding after a bushfire) need to be confirmed on site. No apparent heritage values identified during the desktop review. In-depth comparative analysis of mudbrick buildings and on-site inspection necessary.
3.	Hexagon Mudbrick House	99 Wallace Road	Christmas Hills	Integrity could not be confirmed during the preliminary fieldwork. On-site inspection necessary. Potential representative/aesthetic significance. This c1987 house may represent themes that are currently under-represented on the HO: late 20th century residential development that was inspired by 'Eltham style' architecture led by prominent architect Alistair Knox. This particular example is a later example of the type but its unusual form is of some architectural interest.
4.	Mud Brick House	31 Oxley Road	Kangaroo Ground	Moderate integrity, due to the over-rendering of the finish. This is likely a 1970s house that may represent themes that are currently under-represented on the HO: late 20th century residential development that was inspired by 'Eltham style'



No.	Site Name	Address	Town	Assessment Notes
				Shire of Nillumbik Advisory Consultant services: Nillumbik Shire Stage A Places—Key findings <a href="http://www.con textpl.com.au">www.con textpl.com.au</a> 14 architecture led by prominent architect Alistair Knox. Its representativeness and conditions need to be considered in a broader context of the development. recommendation

## 903-907 MAIN ROAD, ELTHAM

### ELTHAM WAR MEMORIAL BUILDING COMPLEX

903-907 Main Road, Eltham

<b>Prepared by:</b> Context	<b>Survey Date:</b> December 2020
<b>Place Type:</b> Community	<b>Architects:</b> AK Lines & MacFarlane; AK Lines, MacFarlane & Marshall; Leith & Bartlett; David L Woodger (designer)
<b>Significance level:</b> Local significance	<b>Builder:</b> RJ Squires (Infant Welfare Centre); Chuck Wire Fence and Gate Company (Memorial Gates)
<b>Extent of overlay:</b> To title boundaries	<b>Construction Date:</b> c.1950-1967



Figure 1. Eltham Infant Welfare Centre. (Source: Context December 2020)



Figure 2. War Memorial Hall and Eltham Preschool. (Source: Context, December 2020)

## HISTORICAL CONTEXT

### *Locality history: Eltham*

Eltham, situated in hilly country northeast of Melbourne, is located on the country of the Wurundjeri-willam clan of the Woi wurrung, one of the five tribes of the Kulin Nation. A small, short-lived reservation south of Eltham on the Yarra River was set aside for Aboriginal people in 1852. The area is situated near the junction of the Yarra River and its tributary, the Diamond Creek.

Pastoral settlers moved into the area from around 1840 and took up pastoral leases (Bartolomei 2008). It was located proximate to the track used by the Ryrie brothers to provide access between their 'Yering' run, near Yarra Glen, and the Heidelberg village (Victorian Places 2015). In 1841, William Bell and Thomas Armstrong occupied land for a squatting run east of Diamond Creek in what was to become the Eltham district (Eltham District Historical Society 2000: np).

A plan for fifty allotments in the Township of Eltham, Parish of Nillumbik, was announced in 1848, with the name officially gazetted in 1851. The township, near the junction of the Diamond Creek and the

Yarra River, was laid out an area bounded by Baxter Street, Diamond Creek, Dalton Street and Bolton Street. The township plan shows a track to a bridge across Diamond Creek and the Main Road was noted as the 'Track from Melbourne' (Butler 1996:32). This area is known today as Eltham South.

Present-day Eltham, however, was not established on the township reserve, where land proved difficult to sell. Instead, the town grew from allotments in Section IV of the Parish of Nillumbik located on Main Road, to the north of Dalton Street and the township reserve (Butler 1996:32). In 1851, Melbourne property developer Josiah Holloway purchased one square mile (or 5120 acres) of this land, which he subdivided immediately, calling the subdivision Little Eltham. The central area of current-day Eltham is contained within the Little Eltham subdivision. A number of larger farming properties around the township were purchased from the early 1850s (*Nillumbik Parish Plan* 1951).

Eltham township grew during the 1850s around a cluster of buildings at the corner of Pitt Street and Main Road within the Little Eltham subdivision. Located on the road to the Caledonian Diggings, this small township became a service centre for the surrounding mining areas, and by 1854 supported a population of 282. In this period Eltham had two hotels, a brewery and tannery on Diamond Creek, a scattering of shops along Main Road (known in the 1850s as Maria Street) and a steam flour mill operated by Henry Dendy. The Little Eltham School, opened by the Church of England, was built in 1853 near Swan Street and closed in 1872. A second school, a National School (later Eltham Common School No 209) opened in Dalton Street in 1856. A Wesleyan chapel opened in 1858. Public buildings constructed at this time included a courthouse and a police station in Main Road in 1860. The 'flat land', which is now the Eltham Lower Park near the Yarra, was used as a racecourse (Kellaway cited in Butler 1996:32-33; Eltham District Historical Society 2000:np). A cemetery was established in 1858. The township and wider area was administered by the Shire of Eltham, established in 1856.

Between the 1860s and the 1880s, Eltham supplied food and produce for the gold-mining communities of the Caledonian Diggings at Queenstown (St Andrews) and Panton Hill. It also became a stopping place on route to the Woods Point diggings. Eltham's population grew in response. In 1871, the town's population was 165 and by 1881 this had increased to 388 (*Victorian Places* 2015).

A Primitive Methodist chapel was built in 1860. The following year St Margaret's Anglican Church, designed by the notable Melbourne architect, Nathaniel Billing, was built. In 1881, a Wesleyan church was constructed by George Stebbing to the design of Melbourne architects, Crouch and Wilson (Butler 1996:33). A new state school, constructed of local sandstone, opened in 1876.

Several large properties surrounding the township had absentee owners, who subdivided their properties into smaller farms either for lease or sale. The smaller properties, especially in the Little Eltham township, were run by farmers who often made a modest living as wage labourers. Like many later Eltham residents, they were attracted by cheap land and the country life (Butler 1996:33).

In 1884 Eltham was described as:

*... a pretty little township on the Yarra Flats road ... It has a population of nearly 400 inhabitants, but in addition it is the centre of a large district extending over 208 square miles, having a population of 2344. The land in the district is mostly used for grazing purposes, although as a rule the small farms grow a good deal of wheat, oats and other agricultural produce. A large quantity of fruit, especially raspberries and strawberries, is also produced (Illustrated Australian News, 20 December 1884, cited by Carlotta Kellaway in Butler 1996:33).*

The *Australian News* noted that gold had been found in the vicinity of the township, 'but not in remunerative quantities' (cited by Carlotta Kellaway in Butler 1996:33).

In the 1880s agitation began for the extension of the railway line from Heidelberg to serve Eltham and districts further afield such as Kangaroo Ground. The extension to Eltham opened in 1902 but was never extended to Kangaroo Ground. The railway brought excursionists from Melbourne, many of whom picked wattle during the flowering season, and focused development of the Eltham township around the railway station. Eltham was a picturesque village with the advantage of its proximity to metropolitan Melbourne as well as to attractive countryside with farms and uncleared stringybark forest (*Victorian Places* 2015). The attractive bush scenery attracted artists, writers and nature-lovers.

In 1903, the *Australian Handbook* described Eltham as part of an orcharding and grazing district. In 1901, 4289 acres were under cultivation, of which 2506 acres were planted with orchards and market gardens. The township, with a population of 377, included a state school, a branch of the Commercial Bank, and Catholic, Anglican, Wesleyan Methodist and Primitive Methodist churches (cited in *Victorian Places* 2015). Subdivision of rural properties near Eltham township to form residential estates occurred from 1909 (Mills and Westbrooke 2017:69).

The electrification of the railway line was extended to Eltham in 1923, which eliminated the need to change to steam train at Heidelberg, and allowed faster through-trains and commuting times. The establishment of new residential estates in Eltham followed (Mills and Westbrooke 2017:71).

Eltham was described in 1940 as 'residential, horticultural, dairying and grazing ... a beauty spot for artists and picnickers'. By this time, the town had three recreation reserves, a higher elementary school (1926), swimming baths, tennis courts and a fire brigade (*Victorian Places* 2015).

Eltham has attracted a number of writers and artists over the years. The landscape painter Walter Withers (1854-1914) moved to Eltham in 1902 when the railway opened; others artists, including members of the Heidelberg School, painted in the area in the open air. Clara Southern and May Vale, landscape painters and students of Frederick McCubbin, settled in the region. Vale resided at Diamond Creek and Southern at Warrandyte (Bartolomei 2008). The war artist Will Longstaff also lived in Eltham for a period. From 1910, painter William 'Jock' Frater and cartoonist Percy Leason often camped and painted in the area. Artist Justus Jorgensen established the notable Montsalvat artist's colony buildings, on land he purchased in 1934. Seeking a closer engagement with the natural environment, the establishment of Montsalvat, with its adobe and rammed earth buildings, influenced future mud brick construction in the area. Several local architects and designers, including Alistair Knox, specialised in mud brick housing in the postwar period (*Victorian Places* 2015). Others who have been inspired by Eltham and have made the region their home include landscape architect Edna Walling, authors Alan Marshall and Carolyn Van Langenberg, artists Clifton Pugh and Danila Vassilieff, composers and musicians Graeme and Roger Bell; jewellers and sculptors Michael Wilson, Simon Icarus Baigent and Matcham Skipper; writer CB Christensen; poet Chris Wallace-Crabbe; and actress Kerry Armstrong (Bartolomei 2008; Pierce 1987:354).

Eltham experienced significant postwar development with a number of residential estates subdivided and put up for sale. The population of the town increased from 927 in 1933, to 1278 in 1947, to 7177 in 1971. As a result, Eltham High School opened in 1950 and the Catholic Ladies College was relocated to Eltham in 1971 (*Victorian Places* 2015). The Eltham War Memorial Trust Baby Health Centre opened in 1951. New shire offices opened in 1965, and Eltham College commenced classes in 1974 (Eltham District Historical Society 2000:np).

A distinctive style in local building emerged in Eltham in the postwar period, with a strong use of natural materials, low form structures, and an integration with the natural environment and the preference for bush gardens, especially after the 1970s. The Eltham Library, designed by architect Greg Burgess, was



constructed in mud brick and recycled timbers and received the RAI A Institutional Architecture Award in 1995 (Bartolomei 2008).

The Shire of Eltham became part of the Shire of Nillumbik in 1994, with a small area becoming part of the City of Banyule.

***Contextual history: war memorials***

After World War I hundreds of statues, cenotaphs and plaques were erected across the nation to commemorate the service and immense sacrifice of Australian soldiers. The impulse to honour the memory of those who had lost their lives serving their country was great, but some of these traditional stand-alone memorials that lacked a useful function were met with criticism in some cases. Even the construction of the Shrine of Remembrance in Melbourne, intended as the country's 'national' memorial, was challenged, with alternate plans for a memorial hospital gaining stronger support. In many localities residents pointed out that the resources that were available for a war memorial should be used instead to erect a public building or facility that made a useful addition to town or suburb. Various functional memorials were proposed, including public halls, grandstands, swimming pools and entrance gates. The provision of government funding for the erection of 'memorial halls' made this a popular option in many localities. They served a genuine need of the local community, providing a venue for social gatherings, public meetings, and entertainment while also honouring the war dead.

Following the Second World War, the focus shifted from nationalistic sentiment towards focused renewal of public infrastructure in local areas. There was a boom in the construction of public amenities that would be of benefit to local communities. This innovation in social planning encouraged the construction of multi-purpose community facilities. Frequently such facilities included a public hall and library or a cultural centre carefully sited around a public garden or courtyard. Monuments or other landscape elements were incorporated in these public and recreational spaces as a focus for more direct memorial reflection and/or public commemorative activities (Darian-Smith, Nichols and Willis 2010:206-213).

In 1945, as part of this wider movement to practical memorials, the Eltham Progress Association decided that the community war memorial should take the form of a baby health centre with a creche and children's library (cited by Rudduck in Darian-Smith, Nichols and Willis 2010:213).

***Contextual history: Infant welfare centres and kindergartens***

The formalised government provision of infant welfare in Victoria can be traced back to the formation of the Victorian Baby Health Centres Association in 1918. This was in response to the high infant mortality rates that prevailed in Victoria from the nineteenth century. Infant welfare relied on new teachings about the scientific management of babies and young children, which focused on nutrition, hygiene and daily routine. It established a system of mothercraft nurses and encouraged the establishment of local infant welfare centres that educated mothers about infant and childcare. The Infant Welfare Division of the Department of Health was established in 1926, after which government funding was available for the creation of infant welfare centres in Victoria (*Victorian Year Book* 1973:547). Many towns and suburbs across Victoria established infant welfare centres in the 1930s and 1940s, after which there was a dramatic decline in infant mortality.

The popularity, and necessity, of infant welfare in Victoria was highlighted in 1924, when 'mothercraft lectures' funded by the government. These operated out of a carriage of the 'Better Farming Train', which travelled to regional towns across Victoria to educate farmers in improved agricultural management. This early intervention into the welfare of children and their mothers alerted local councils to the importance of funding programs permanently.



Mills and Westbrook (2010:5) note the following in relation to baby health centres in the Eltham area:

*The first Baby Health Centre in the region around Eltham was opened at Heidelberg in April 1926. It was funded by Heidelberg City Council and run by the VBHCA. Sub-centres were soon set up in Ivanhoe, Fairfield and Greensborough. The Greensborough centre serviced Greensborough and Diamond Creek in the Heidelberg Shire and it was anticipated that it could also support mothers from Briar Hill, Montmorency, Hurstbridge and Eltham, all in the Eltham Shire. The Greensborough centre operated one day a week from a room in an 1840s hotel building in the main road, known as Marble Hall. By 1933 up to sixteen Eltham residents were using this service at any one time. Up to this point the service had been provided to Eltham residents without a contribution from the Eltham Shire but by 1934 the Eltham Shire Council had been persuaded to provide a £30 annual contribution. A new purpose-built centre was opened at Greensborough in February 1935.*

In the immediate years following World War II there was an expansion in the construction of new infant welfare centres in Melbourne's developing outer suburbs, in response to rapid population growth in these areas and to greater involvement of the Victorian government in managing this service. Architecturally, baby health centres built in the postwar period often straddled the two worlds they belonged to: their form referenced domestic architecture but was combined with the flourishes and hallmarks of civic structures (Darian-Smith and Willis 2010:42). This period in Australia coincided with the postwar focus on birth rates and on social and economic regeneration. The resulting 'baby boom' encouraged the development of municipal buildings that catered to the various needs of the burgeoning population (Darian-Smith and Willis 2010:47).

Much like infant welfare centres, the development of the modern Australian kindergarten or pre-school centre began in the early-twentieth century. Many early kindergartens were primarily concerned with the education and care of children in poor, working-class suburbs, who often had working mothers, and typically they were supported by charity or religious organisations (Nichols and Goad 2010:56; WA 2019). The first free kindergarten in Victoria was opened in the economically disadvantaged area of Montague (South Melbourne) in 1909. Many early kindergartens were not purpose-built but occupied pre-existing buildings—often in church halls that were attached to a parish church. By the 1930s, kindergarten networks, like the Lady Gowrie Child Centres, were increasingly common. The first Lady Gowrie Centre was established in Carlton in 1939 (Gowrie Victoria 2019). The location and siting of these kindergartens was becoming increasingly integral to their establishment; not only was the socio-economic status of the community and its geographical location considered, but the surrounds and site orientation of the building was increasingly important (Nichols and Goad 2010:65).

The postwar period saw a significant change in attitudes towards kindergartens, with their importance becoming recognised by all classes of society (Nichols and Goad 2010:71). Postwar population growth, stemming from the baby boom and increased immigration, also raised demands for the provision of kindergartens. At the same time, the Victorian government took a stronger lead in the provision of pre-school education, with the Department of Health becoming responsible in 1946 for 'the subsidising and supervising of pre-school kindergartens' (Victorian Year Book 1973: 547). The movement towards pre-school education grew rapidly in Victoria, and by the 1960s the 'kindergarten experience' was so entrenched in the conventional education system that it was considered the norm (Nichols and Goad 2010:54). Progress associations in suburbs such as Eltham became a driving force in the provision of early childhood education.

## PLACE HISTORY

### *Site chronology*

Date	Event
1939-45	World War II
1945	Eltham War Memorial Trust purchase the subject site
1950-52	Infant Welfare Centre designed and completed
1954	Memorial Gates installed
c.1953-56	Pre-School designed and completed
1961	Children's Library completed
1962	Decision is made to transfer site to Eltham Shire Council
1964	Eltham Shire Council procures section of land at northern end of the site
1965	Site handed over to Eltham Shire Council
1966	Children's Library closed and renamed 'Eltham War Memorial Hall'
1967	Senior Citizens Centre completed
1968	Main Road widened; retaining walls installed and Memorial Gates relocated to present site
2012	Eltham War Memorial Obelisk relocated to the subject site from the Eltham RSL
c.2014	Ramp system installed

### *History of the place*

Planning for a community centre in Eltham began in 1943 by the self-titled 'Women's Auxiliary of the (proposed) Eltham War Memorial Trust'. A committee was formed in March 1945 at a public meeting of the Eltham Progress Association which was held to consider an appropriate means to commemorate locals who had lost their lives fighting in World War II. Soon after, the committee was formalised as the Eltham War Memorial Trust Inc. (Mills and Westbrooke 2010:4). The Trust resolved that Eltham's war memorial was to include a baby health centre, crèche and children's library, to serve as a 'constant reminder of those who fought ... and the little ones for whom they fought and died'. Over £200 was promptly subscribed for the construction of the proposed war memorial buildings (*Argus*, 28 March 1945: 8; Mills and Westbrooke 2010:4). Towards the end of 1945, the Trust purchased a site of one and a half acres on the western side of Main Road, Eltham, from Miss Shillinglaw. The site formed part of the Shillinglaw farm, which comprised lot 90 of Holloway's Little Eltham subdivision of 1851, which was part of Crown Allotment 13, Section IV in the Parish of Nillumbik (Eltham War Memorial Trust 1954; 'Parish of Nillumbik', PROV, VPRS 16171).

#### *Infant Welfare Centre*

Plans for the memorial complex hastened in the years following World War II, and in 1950 tenders were called for the erection of an infant welfare centre. The design, by architects AK Lines and MacFarlane, was a box-like form that harked back to the Functionalist design of the interwar years. AK Lines and MacFarlane were responsible for the Eltham Shire Office and Hall c1941 (now demolished) on the corner of Arthur and Main Road. There are distinct similarities in the formal composition and stylistic expression of both buildings (see Figure 3).



Figure 3. Former Eltham Shire Offices and Hall constructed in 1941 to a design by AK Lines & MacFarlane Architects. Image taken c.1965. (Source: Eltham District Historical Society)

The Eltham Infant Welfare Centre was operating at full capacity in only a short time after its opening in 1952, and by 1955, the centre had seen over 3000 babies (Mills and Westbrooke 2010:7-9). Re-roofing occurred in 1957.



Figure 4. Eltham Infant Welfare Centre, c.1954. (Source: Eltham War Memorial Trust, 1954, cited in Mills and Westbrooke 2010: 8)

#### *Memorial Gates*

Following completion of the Infant Welfare Centre, the focus of the Eltham War Memorial Trust turned to memorial entrance gates, to be erected at the south of the newly completed Infant Welfare Centre. A legacy bequeathed by the late EJ Andrew in memory of his wife, Ellen, was used to fund their construction. An estimate was provided by to an estimate by the Chuck Wire Fence and Gate Company in 1953, and they were installed in 1954, complete with a wrought iron arch carrying the words 'Eltham War Memorial'. The decision to erect a flagpole was also made during this time, however it is not known

whether this is the existing flagpole (located near the Memorial Gates at the time of visiting in December 2020), as it is not present in historical photography from 1968 (see Figure 11). (Mills and Westbrooke 2010: 10)

#### *Pre-School and Children's Library*

A pre-school and children's library were to be the next additions to the War Memorial complex. Plans were drawn up by architects AK Lines, MacFarlane and Marshall in 1952, shortly after Marshall had joined the firm. The designs were submitted to the General Health Branch and the Maternal, Infant and Pre-school Branch of the Health Department in c.1953. The proposed buildings, together with the existing Infant Welfare Centre, were to form an arrangement that followed the Main Road boundary of the site. As the design evolved and tenders were sought for construction, further alterations were made to the plans. Ultimately, the library building was postponed, the size of the pre-school was scaled down, and the 'radiating' nature of the buildings' arrangement—originally designed to reflect the curve of Main Road (see Figure 5 and Figure 6)—was abandoned (Mills and Westbrooke 2010:11-12). The pre-school building was completed and opened by the end of 1956.

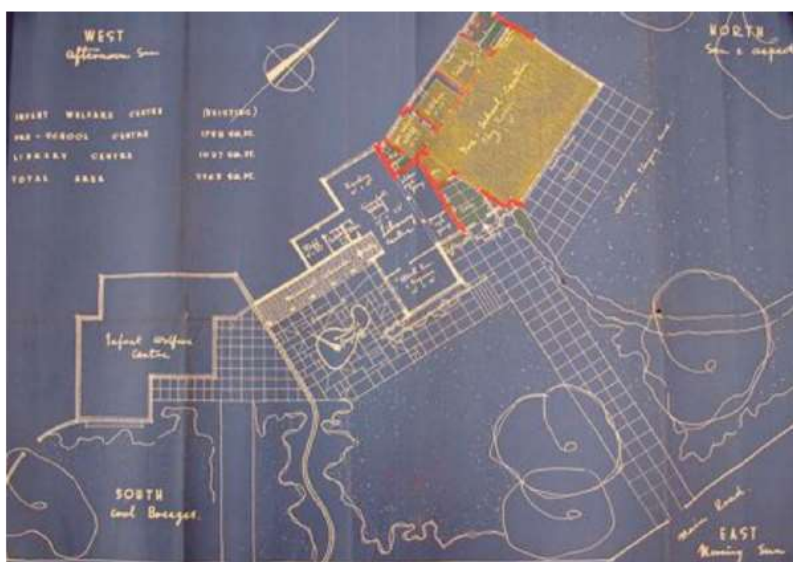


Figure 5. Sketch site plan c.1953, showing the spatial relationship of the Infant Welfare Centre, Children's Library and Pre-school. (Source: Public Building Plans File No.5841 Plan No.4057, Unit 413, VRPS 8044, PROV, cited in Mills and Westbrooke 2010:12)





Figure 6. Sketch site plan dated 1956, showing amendments to postpone construction of the library and reductions to spaces in the Pre-School building. (Source: Public Building Plans File No.5841 Plan No.4057, Unit 413, VRPS 8044, PROV, cited in Mills and Westbrooke 2010:13)

Throughout the 1950s and 1960s, regular community fundraising events were held, which were largely led by the Women's Auxiliary of the Trust, to raise money to build for further community facilities. Activities included an Easter Gymkhana and horse show, Children's Carnival and a publication of *A Favourite Book of Country Recipes*, which had an initial print run of 2000 copies (*Argus*, 10 May 1956; Mills and Westbrooke 2010:14). Once sufficient funds had been raised, local architectural designer David L Woodger prepared drawings for the Children's Library, which was completed and opened in 1961.



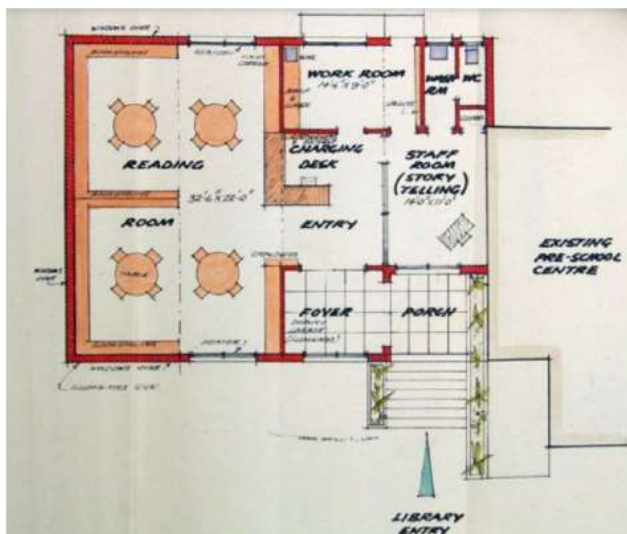


Figure 7. Sketch plan for the Children's Library prepared by local architectural designer David L Woodger in June 1960, showing existing pre-school building to the right. (Source: Public Building Plans File No.5841 Plan No.4057, Unit 413, VRPS 8044, PROV, cited in Mills and Westbrooke 2010: 15)

#### *Site handover to Eltham Shire Council and Senior Citizens Centre*

In 1962 the Eltham War Memorial Trust decided to devolve the War Memorial site to the Eltham Shire Council. The transfer of land was to occur once the Memorial Gardens were complete. Plans for the gardens had evolved since 1956, when they were initially perceived as a 'Memorial Forecourt' in the final plans for the pre-school building. In 1963 a quote for the 'institution of a memorial garden' was accepted. Works included the construction of concrete paths and grading of land to the rear of the buildings on the site (Mills and Westbrooke 2010:10).

In 1964 the Eltham Shire Council procured a strip of land at the northern end of the subject site, to be used for Country Fire Authority buildings, presumably in anticipation of the site being transferred to Council in the following year. A proposal presented by the Eltham Elderly Citizens Club for the erection of a Senior Citizens Centre, on the land still owned by the Trust, was approved, under the condition that the design of the new Senior Citizens Centre correspond with that of the existing buildings on the site.

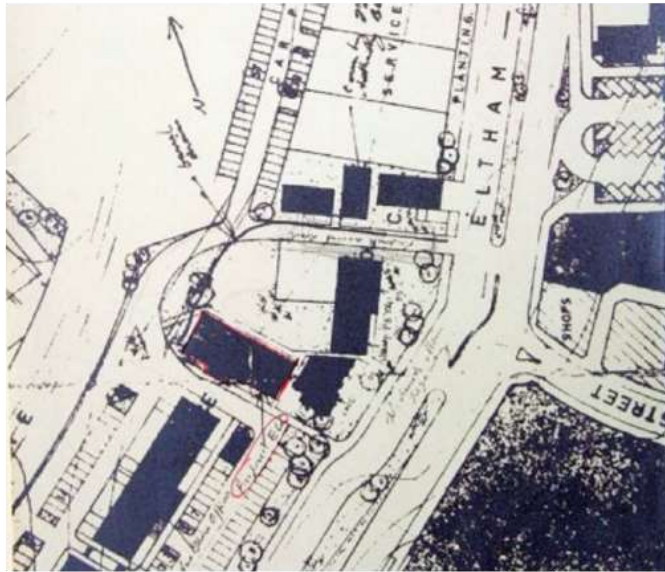


Figure 8. Site plan prepared c.1965, showing location of the proposed Elderly Citizens Centre (outlined in red). (Source: Public Building File No.13712, Unit 1624, VRPS 7882, PROV, cited in Westbrooke 2010:16)

The site was transferred to Eltham Shire Council in 1965, with the Trust to form a committee of management for the property over the following twelve months. Architects Leith & Bartlett prepared the design for the Senior Citizens Centre, the construction of which was partially funded by a state government grant, and the building was opened in April 1967 (Mills and Westbrooke 2010:16). The Centre's design and materiality complimented that of the Eltham Shire Offices built on the site adjacent to the War Memorial complex just two years earlier, also to designs by Leith & Bartlett (see Figure 9 and Figure 10). Both designs incorporated a simple rectangular footprint and flat roof. A similar pattern of vertically proportioned window openings is evident in both buildings.



Figure 9. A 1968 photograph of the Eltham Shire Offices, built in 1965 to designs by architects Leith & Bartlett. (Source: Eltham Pioneers Photograph Collection No. 657 held jointly by Eltham District Historical Society and Yarra Plenty Regional Library)



Figure 10. Current photograph of the Senior Citizens Centre, showing the elevation fronting Library Place and facing toward the space formerly occupied by the Eltham Shire Offices. (Source: Context, December 2020)

In 1966 the Children's Library was closed and the building was renamed as the 'Eltham War Memorial Hall' and lettering was fixed to the principal elevation (Mills and Westbrooke 2010:17). Rubble retaining walls were installed in front of the War Memorial buildings when Main Road was widened in 1968, and it is believed that the Memorial Gates were relocated to their present position at this time (see Figure 11) (Eltham District Historical Society 2018).



Figure 11. A 1968 photograph of the War Memorial Garden and Memorial Gates at the southern approach to the Infant Welfare Centre, looking to Main Road. (Source: Eltham District Historical Society)



Figure 12. A 1968 photograph of the pathway from Main Road through to the Pre-school and War Memorial Hall. Note the rubble retaining walls, installed in c.1968 when Main Road was reconstructed. (Source: Eltham District Historical Society)



Figure 13. A 1968 photograph of the War Memorial Garden. Note the rubble retaining walls and concrete pathway. (Source: Eltham District Historical Society)



Figure 14. A 1968 photograph showing a view of the War Memorial building precinct from Main Road. At the far left are the former Eltham Shire Offices (opened 1965, demolished 1994), then the Infant Welfare Centre, and War Memorial Hall at the right. (Source: Eltham District Historical Society)



In 2012 the Eltham War Memorial obelisk (first erected in 1919 on the corner of Main Road and Bridge Street) was relocated from the Eltham RSL to the subject site. Further landscaping works were carried out at this time. In c.2014 the pathway providing access from Main Road to the Pre-School and War Memorial Hall buildings was audited against the *Disability Discrimination Act* 1992 and found to be non-compliant. A ramp system was subsequently installed. (Eltham District Historical Society 2018)

*AK Lines & MacFarlane (later AK Lines, MacFarlane & Marshall), architects*

The firm of AK Lines & MacFarlane was initially the practice of Albert Keith Lines, who had begun his career prior to 1916 after serving articles with the architect Claude Merritt. Lines served in World War I, after which he returned to work for the house building firm of Morewood & Rogers, where he designed and supervised a range of projects before leaving to start his own practice in 1923 (Built Heritage 2010:135).

In 1928, Lines took on Jessica MacFarlane (still a teenager) as an articled pupil. The firm became increasingly popular amongst prosperous middle-class home builders, working on a series of large-scale residential works in the 'middle-ring' suburbs of Camberwell, Balwyn and Kew (Built Heritage 2010:135). Many of these homes were designed and supervised by MacFarlane, with several of them being published in *Australian Home Beautiful* (Built Heritage 2010:135). Suspending practice due to the onset of World War II, Lines and MacFarlane resumed work as a firm in 1945. MacFarlane was made a full partner at this time, becoming one of the first women to take on partnership in an architectural firm in Victoria (WWII at Home 2020).

Bruce Marshall joined the firm in 1948, and was made a full partner in 1952. MacFarlane married and moved to South Australia in 1954, however the firm retained her name. Bruce Marshall, who had expertise in large-scale commercial work, had a prominent role in guiding the firm's output in the following years (Built Heritage 2010:135).

The firm undertook large-scale factory projects around the state, however from the 1950s took on increasing amounts of civil and municipal works. The firm's work on council chambers had begun in the 1940s, prior to the war, when they produced the design for the Eltham Shire Offices in 1941. This body of work gave the AK Lines, MacFarlane & Marshall the reputation as one of the most prominent and specialised firms for the design and execution of municipal offices (Built Heritage 2010:135).

Moving into modernist designs in the post-war period, the firm was commissioned to design the Shire of Benalla civic offices in 1958. The following three decades saw the firm working predominately on municipal work, during which they were responsible for the offices built at Oakleigh (1962), Myrtleford (1967) and Ringwood (1970) (Built Heritage 2010:135). Albert Lines retired in 1967, with the firm continuing to operate.

*AC Leith & Bartlett, architects*

Arthur Cedric Leith was born in 1897, to a family that would later become greatly involved in architecture in Victoria (Built Heritage 2010:134). He had begun practicing under his own name as AC Leith & Associates by the end of the 1920s, and by c.1930 had taken over the pre-existing practice of Haddon & Henderson. Leith was soon after joined in practice by Harold Bartlett, in 1934. Bartlett had been the first to receive a diploma from the Gordon Institute of Technology (Geelong) prior to going abroad during the 1920s and 30s where he gained extensive experience. Bartlett was invited to return to Gordon to become the head of its architecture school, however he left shortly after taking up the post in order to take up the partnership with Leith (Built Heritage 2010:134).

The postwar era saw a number of municipal projects for the firm, including the Kew Civic Centre in 1959, the Lilydale Town Hall in 1961 and the Eltham Municipal Offices in 1965. Although predominantly known for their local council work, the firm branched out into significant high-rise buildings, such as the ANZ head office in 1960. (Built Heritage 2010:134). The firm is still in operation today.

## DESCRIPTION

### Overall Site and Landscape



**Figure 15. Aerial view of the site with each individual building date noted: former Infant Welfare Centre 1950-52; Eltham Preschool 1956; War Memorial Hall 1961; Senior Citizens Centre 1967, Eltham War Memorial Cenotaph constructed 1919 relocated to this site in 2012. (Source: Nearmap 2021)**

The Eltham War Memorial Building Complex is located at 903-907 Main Road, Eltham. The site is irregular in shape and bound by Main Road to the southeast and Library Place along its southwest and northwest boundaries. The site falls from east to west towards the railway line and from south to north. As a result, the buildings that face Main Road are set below street level behind stone retaining walls.

At street level, the war memorial gates (1954) alongside Main Road open on to a formally landscaped terrace area of lawn, paving and plantings installed in the 2010s. The gravelled forecourt to the southwest of the memorial gate contains at its centre the Eltham War Memorial Cenotaph (1919) (HO126) which was relocated to the site in 2012. Both the gravelled forecourt and lawned areas contain dedicated memorial benches and interpretive panels explaining Australia's involvement in numerous wars. A memorial sundial dedicated to Mrs Ada Lyon in recognition of her work with the Eltham War Memorial Trust is located adjacent to the northern pillar of the memorial gates. A contemporary black aluminium picket fence runs along the rear of this garden area from Library Place. This fence returns to meet Main Road at the northeast end of the garden and then continues along the Main Road boundary.



As this landscaped terrace area is fenced off and at a higher level to the buildings on the site there is limited visual connection between the two

Entry to the complex of buildings is now through a single gate set in this fence along Main Road. This gate accesses a series of curved ramps that lead down to the Memorial Hall/Pre-school and the Infant Welfare Centre. These ramps and associated landscaping were installed in 2014. A second entry off Library Place is through a hooped metal fence adjacent to the Infant Welfare Centre.

Internally the site is fenced with various types of low transparent metal fencing that separate the War Memorial Hall/Pre-school building from the Infant Welfare Centre creating safe and secure play areas for children. The Senior Citizens Centre is accessed off Library Place and is unfenced.

The former Infant Welfare Centre is positioned at the south-west corner of the site. Its principal elevation addresses Main Road, and its southwest elevation faces Library Place. The War Memorial Hall and Pre-School building align with this building, and follow the arc of the site towards the north. These three building are of a similar materiality and form which heightens a sense of visual cohesion within the site. Key uniting design elements shared by these three buildings include the simple box-like forms with flat of low-pitched gable roofs, large expanses of unadorned cream brick walls and large window walls. A fourth building, the Senior Citizens Centre is located to the rear of the former Infant Welfare Centre and is orientated towards Library Place along the southwest boundary of the site.

The site is landscaped with a mix of indigenous and exotic plantings. The landscaping of the site has undergone significant change overtime. Some remnant stone rubble walls remain however the major pathways and entry points to the site and the early landscape layout have all been altered.

**Eltham Maternal Health Centre (former Infant Welfare Centre) (1950-52)**



**Figure 16. Principal elevation of Eltham Infant Welfare Centre showing front window boarded over with concrete trim remaining. (Source: Context, December 2020)**

The former Infant Welfare Centre, built in 1950-52 to a design by AK Lines and MacFarlane Architects, is the earliest building on the site. Positioned on the corner of Main Road and Library Place, the building's main entrance faces Main Road and was originally accessed through the memorial gates positioned along Main Road. The building is asymmetrical in plan with a projecting bay at its southern end. It is constructed of loadbearing cream brick walls laid in stretcher bond and has a flat roof clad in corrugated iron that is concealed behind a low straight parapet that wraps the front and side elevations. This massing of simple geometrical shapes gives the building a distinctive box-like form that is typical of early modern functionalist architecture that gained popularity in the 1920s and 1930s and continued through into the early postwar period.

Entry to the building is through a deep porch that runs across the front of the building in line with the projecting bay (see Figure 19). The porch returns at an acute angle along the north to create a large undercover area for pram storage. The main entry to the building is through a pair of doors set into the southern wall of this area and there are externally accessed bathrooms at its rear (see Figure 21). This area has a flat roof with exposed fascia boards and quad guttering that sits at a lower level to the main building form. The porch roof is supported off three slender metal posts across the front elevation. A dwarf wall at its northern end originally had a louvred infill panel to roof height but is now infilled with cement sheet (see Figure 20). The front section of the roof was originally an open pergola that has been covered with translucent corrugated PVC sheets, leaving the extant grid frame of the pergola legible.

The rear roof section of the porch is lined with painted timber boards. The porch floor is of ruled concrete. A simple steel balustrade connects the dwarf wall to the first slender metal post and then continues towards the street with the handrail terminating in a scroll.

The projecting bay was originally distinguished by a large, centrally placed, floor to ceiling window framed by a concrete border. The concrete frame remains, however the window has been covered over with timber boarding and two decorative metal panels (see Figure 17). The cream brick planter box that runs under the window is original. Under the entry porch is a large horizontal widow divided into five vertically proportioned double-hung timber sash windows. This window sits above the foundation stone for the building which was laid in November 1950. There is a single solid door at the southern end of the porch that gives access to the projecting front room (see Figure 19).

The remaining elevations are utilitarian in nature with large wall surfaces of unpainted cream bricks punctuated by small timber framed widows located to provide light and ventilation to the rooms behind.



Figure 17. Southern elevation of former Eltham Infant Welfare Centre showing sheer unadorned wall surface of cream brick with low parapet concealing flat roof. (Source: Context, December 2020)



Figure 18. Pergola across principal elevation of the former Eltham Infant Welfare Centre showing slender metal posts. (Source: Context, December 2020)





Figure 19. North elevation of the former Infant Welfare Centre showing dwarf closed wall above that was originally a louvered screen to pram porch. (Source: Context, December 2020)



Figure 20. Pram porch at the former Eltham Infant welfare Centre. The two doors set on the angle provide access to bathrooms whilst the pair of doors to the left are the main entry to the building. (Source: Context, December 2020)

#### Eltham War Memorial Gates (1954)



Figure 21. Eltham War Memorial Gates located along Main Road, Eltham. Constructed in 1954. (Source: Context 2020)

A pair of memorial entrance gates were constructed on the site in 1954. Located on Main Road, the gates and piers are positioned between the Infant Welfare Centre and the War Memorial Hall. They are set on a slight angle so that they orientate towards the entry of the Infant Welfare Centre. The gates are constructed of two concrete pillars that are clad in slate in a crazy-paving pattern. These pillars support a pair of wrought iron gates and a wrought iron archway scroll which contains the words 'ELTHAM WAR MEMORIAL'. On the southern gate a small plaque reads 'These Memorial Gates were donated by the Late Cr & Mrs EJ Andrew'. The northern pillar has two large dedication plaques attached to its front face, one for the War memorial and the other for the relocated Cenotaph that is now located in the garden area behind.



Figure 22. Rear of War Memorial Gates looking towards Main Road.  
(Source: Context, December 2020)



Figure 23. Memorial Plaques on gate pillar dedicated to the War memorial gates and the Cenotaph. (Source: Context, December 2020)

**Eltham Preschool (1956)**



**Figure 24. Principal elevation of the Eltham preschool. Entry to the preschool is through the recessed porch to the right of the planter. The entry to the left is to the former Children's Library added in 1961. (Source: Context December 2020)**

The Eltham pre-school building was constructed in 1956 to a design by Lines MacFarlane & Marshall, Architects. Built towards the northern boundary of the site, the building is orientated towards the arc of Main Road and is attached at its southern end to the War Memorial Hall (former Children's Library) which was added in 1961.

The pre-school building is constructed using a steel portal frame that is expressed internally. It is clad with cream brick and glazed infill panels and has a low-pitched transverse gable roof with exposed rafter ends. The building has a ground hugging form with a long un-broken roof line that contrasts to the box-like form of the Infant Welfare Centre. The principal elevation facing Main Road has an open recessed porch under the main roofline at its southern end with the roof overhang being supported by two slender steel posts.





Figure 25. North elevation of the preschool building showing window wall, low-pitched gable roof and stepping in of building. (Source: Context, December 2020)



Figure 26. West elevation of the preschool building showing strip natural aluminium window with manganese brick sill. (Source: Context, December 2020)



Figure 27. North elevation detail showing the top section of the window wall frosted as a false ceiling has been installed internally. (Source: Context, December 2020)



Figure 28. Window wall under verandah. Note the original eave overhand has been extended to create a deep undercover play area. (Source: Context, December 2020).

Across the front of the building the roofline has been extended at a later date to create a deep verandah. Beneath the verandah the original timber framed window wall remains extant. This wall is divided into seven vertical panes with the outer and central panes divided horizontally into three equal sections with an awning sash window fitted to the centre section. Set into the window wall two solid timber panel doors provide access into the main classroom of the building. At the eastern end of the northern (side) elevation is a window wall that extends to the underside of the gable roof. The building steps back at the rear of this elevation with a single glazed door providing access into the building. The rear, west facing, elevation has a horizontal row of natural aluminium framed windows terminating in a glazed timber framed door with timber framed side window. The windowsill is of glazed manganese bricks.

**War Memorial Hall (former Children's Library) (1961)**



**Figure 29. War Memorial Hall (former Children's Library) built 1961. The building became the War Memorial Hall in 1965 after Eltham Council bought the site from the Eltham War Memorial Trust. (Source: Context, December 2020)**

The War Memorial Hall (former Children's Library) building was constructed in 1961 to a design by David L. Woodger, architectural designer. The War Memorial Hall is attached to the preschool building at its northern end. It follows the same built form, materiality and structural steel portal system as its neighbour but steps back from the preschool with a recessed entry at its northern end where it abuts the entry to the preschool. The two entries are by a brick wall and raised planter. Entry to the War Memorial Hall is through a pair of glazed timber doors set into the side (southern) wall of the porch area. These doors have a large, glazed transom light that follows the pitch of the roof. The western wall of the entry porch is set with a large timber framed window that is divided into four. The porch area retains its original terrazzo floor.

Across the principal façade to the south of the recessed entry, two large floor-to-ceiling window openings punctuate the otherwise plain brick wall of the façade. One of these windows retains its original timber framed divided window, while the other has been replaced with a contemporary aluminium module that includes a sliding motorised door. Attached to the wall plane are metal letters that spell out 'WAR MEMORIAL HALL'. Above these letters an early light fitting is extant.

The southern wall of the building is distinguished by a large window wall with high sill and sloped head that follows the pitch of the gable roof. This window would have originally provided southern light into the original library's reading room.



The rear (western) elevation is utilitarian in nature. It has three large window openings fitted with timber framed windows that are divided into four equal panes.

Internally the structural steel portal frame is left exposed and the building retains its original partitioning system. This system uses a combination of brick walls and light weight partitions all of which are glazed above door head height to the raked ceiling above.



Figure 30. Principal elevation of Wall Memorial Hall showing ramped entry installed in 2012. (Source: Context, December 2020)



Figure 31. Southern elevation of the War Memorial Hall showing elevated window wall that originally lit the reading room of the Children's Library (Source: Context, December 2020)

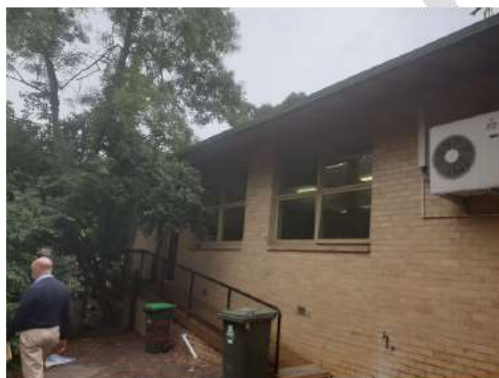


Figure 32. West elevation of War Memorial Hall (Source: Context 2020)



Figure 33. Interior of War Memorial Hall showing extant glazed partitioning system and expressed structural steel portal frame. (Source: Context, December 2020)

**Senior Citizens Centre (1967)**



**Figure 34. Senior Citizens Centre built 1967. The centre was not part of the Eltham War Memorial Trust's vision for the site and is notably different in architectural style, materiality and orientation to the earlier buildings on the site. (Source: Context December 2020)**

The Senior Citizens Centre was constructed in 1967 to a design by Leith & Bartlett, Architects. Built after the site was acquired by the Eltham Council, the building was not part of the War Memorial Trust's original vision for the site. As such, it is notably different in its architectural style, details, materiality and orientation to the other three buildings on the site. Fronting Library Place to the northwest, the building is unfenced leaving it visually and physically separated from the other three buildings that sit within a fenced precinct. The building has a simple rectangular footprint with a flat roof clad in roof decking and cement sheet lined eaves. It is constructed of reddish-brown brick laid in stretcher bond. Although single storey, due to the fall of the site from east to west, the building is elevated above the ground at its western end allowing for carparking in an undercroft. Internally the building is planned with service spaces around its perimeter and a large central hall with a higher ceiling. This space is expressed externally via a pop-up section of the roof, which is clad in corrugated iron.

The principal elevation comprises two pairs of small rectangular windows either side of a projecting entry porch. This porch is enclosed with glazed panel walls, fitted with recent aluminium framed window. To the west of the entry porch the façade is punctuated by seven vertically proportioned floor to ceiling openings. Six of these are fitted with timber-framed window modules and one is fitted with a glazed timber door. The typical window module has a glazed upper half with central mullion and a solid panel below. The windows are set on the inside plane of the wall creating a deep reveal and distinctive sloped stone sills.



The eastern elevation is punctuated with five vertically proportioned window openings similar to those facing Library Place.



Figure 35. Principal elevation of the Senior Citizens Centre facing Library Place. (Source: Context December 2020)



Figure 36. East elevation of the Senior Citizens Centre showing recessed window module with stone sill. (Source: Context December 2020)



Figure 37. North elevation Senior Citizens Centre showing enclosed verandah with timber framed glazed wall. (Source: Context December 2020)



Figure 38. West elevation Senior Citizens Centre showing open basement car parking under the building. Note face brick work has been overpainted. (Source: Google August 2019)

The western (rear elevation) of the building is of face brickwork that has been overpainted. Three centrally placed openings at the lower level provide for parking under the building.

The southern elevation is of unpainted face brickwork. A central panel of light weight, timber framed half glazed wall is divided into 12 equal divisions and has a pair of half glazed doors at its eastern end.

The aesthetic integrity of the building is diminished by the installation of services on the roof including air conditioning units, solar panels and a roof ladder.



## INTEGRITY

The Eltham War Memorial Building Complex, is largely intact to its original period of development (1950-1967) with some changes visible to original or early fabric. The buildings on the site retain their original built form and scale, materials and stylistic details, and continue to be used for civic purposes servicing the needs of residents in the local area. Alterations and additions to the buildings include:

- the boarding over of a large window to the principal façade of the former Infant Welfare Centre;
- the replacement of the louvred screen to the northern elevation of the former Infant Welfare Centre building with a solid panel;
- the extension of the roof line of the Eltham Pre-school building to create an undercover play area; the replacement of a timber framed window along the principal façade of the War Memorial Hall building with an aluminium-framed window and;
- the enclosing of the verandah along the northern wall of the Senior Citizen Centre building.

These changes are minor and have been sympathetically implemented. In most cases, these would be easily reversed. They do not diminish the buildings' contributory nature within the complex.

The site maintains its continued mixed community use as originally intended in the early plans for the site by the War Memorial Trust. This includes the use of the Pre-school, War Memorial Hall and Senior Citizens Centre. Although the site has been subdivided, with a sixty-five-foot strip of land to its north being sold to the Eltham Shire Council in 1964, the remainder of the site retains its civic purpose as envisaged. This vision has been retained even after the site was handed over to the Eltham Shire in 1965, with the trust approving the scheme for the proposed Senior Citizens Centre prior to the handover.

Landscape changes have diminished the intactness and integrity of the site as a whole. Land that was originally purchased by the War Memorial Trust for construction of the Eltham War Memorial Buildings has been impinged upon over time. Landscaping that was installed by the War Memorial Trust as part of the early scheme for the complex has been removed or substantially altered. Changes to the original landscaping occurred after the reconstruction of Main Road in 1968 resulting in the installation of stone retaining walls and the relocation of the memorial gates to their current location (Mills and Westbrooke 2010:10). Further changes occurred in 2012 with the relocation of the Eltham War Memorial Cenotaph (HO126) and the creation of the surrounding memorial gardens. Remnant elements that remain of the original or early landscaping of the site include the War Memorial Gates, some rubble stone walls and the memorial stone sun dial.

Overall, with the exception of the landscape alterations, the Eltham War Memorial Building Complex has high integrity.

## COMPARATIVE ANALYSIS

Following the First World War, war memorials mainly comprised statues, monuments, avenues of honour, and plaques. However, as early as the 1920s there was already public sentiment that, due to a scarcity in materials and public funding, resources would better serve the community if they were channelled into the construction of community facilities (Mills and Westbrooke 2010:4). Following World War II, hospitals, especially for children, kindergartens and baby health care centres were popular choices. As public money was in short supply community funding was frequently bolstered by the introduction of a commemorative element.

The Shire of Nillumbik has a large and varied number of traditional war memorials within its suburbs. These include the Shire of Eltham War Memorial Tower, Mature Plantings and Park, 385 Eltham-Yarra Glen Road, Kangaroo Ground (HO49) c.1925-6, 1974; The Eltham War Memorial Cenotaph, 903-907 Main Road, Eltham (HO126) 1919, 1960; London Plane Tree Avenue of Honour, Main Road, Eltham (HO229) c.1950s; Plenty War Memorial Gates, 103-107 Yan Yean Road, Plenty (HO249) c.1950s; Panton Hill War Memorial, Main Road and Church Road, Panton Hill (VWHI) c.1926; Diamond Creek War Memorial Reserve Circuit, Diamond Creek 1921 (VWHI); and the Christmas Hills War Memorial, Eltham and Yarra Glen Roads, Christmas Hills (VWHI) 1921. The present site of a complex of community buildings adds an important additional place type to this group of local war memorial places in Nillumbik. There are no other examples within the shire.

The Shire of Nillumbik also contains a number of community facilities and pre-schools of which a few postwar examples are on the Heritage Overlay. These include the Eltham South Kindergarten, 35 Fordhams Road, Eltham, 1965 (HO202); the Eltham Community Centre, 801 Main Road, Eltham, 1977-78 (HO117); and the Eltham Library 4-10 Panther Place, Eltham, c.1992 (HO239). While each of these places represent the expansion of community services in Eltham driven by population growth after World War II, they were not community funded, nor were they built as war memorials. Architecturally, they are also not directly comparable to the buildings on the subject site as they are representative examples of the 'Eltham Idiom' a style characterised by adobe buildings that have become symbolic of the Eltham area.



**Figure 39. Eltham South Kindergarten, 35 Fordhams Road, Eltham, built 1965 (HO202).**  
(Source: Hermes)



**Figure 40. Eltham Community Centre, 801 Main Road, Eltham, built 1977-78 (HO117).** (Source: Hermes)



**Figure 41. Eltham Library, 4-10 Panther Place, Eltham, built c.1992 (HO239).** (Source: Hermes)

Given the lack of comparable examples currently on the Heritage Overlay, it is therefore necessary to compare the subject site with examples from outside of the Shire of Nillumbik.

Generally, there are fewer postwar places included in the Heritage Overlay than nineteenth century and early twentieth century places with postwar memorial community facilities such as infant welfare centres

and kindergartens particularly under-represented. Furthermore, there are no identified examples of a complex of community buildings built specifically to provide child welfare services on the Heritage Overlay. For this reason, it has been necessary to compare the individual buildings on the site against representative examples of their specific typology that are outside the Shire of Nillumbik.

Comparable postwar examples include:

**Post-war baby health centres in local heritage overlays**

*Baby Health Centre, 318-324 Lygon Street, Brunswick East, c.1939 (HO106 of Moreland Planning Scheme)*

The Baby Health Centre at 318-324 Lygon Street, Brunswick East, is of local historical and architectural significance. The site has been associated with maternal and baby health care since the late 1930s. Architecturally, the building is a well composed late example of the Moderne style, with an interesting semi-circular facade.



**Figure 42. Baby Health Centre, 318-324 Lygon Street, Brunswick East, c.1939 (HO106). (Source: Hermes)**

*The Aberfeldie Baby Health Centre, 13 Beaver Street, Aberfeldie, built 1955 (HO381 of Moonee Valley Planning Scheme)*

The Aberfeldie Baby Health Centre is of local historic, social and architectural significance to the City of Moonee Valley. The centre was designed by S.C. Steele and constructed in 1955. It is socially and historically significant at a local level as a place that symbolises the determined efforts of the Council and local community to establish a place that would improve the health and welfare of women and children. As was typical of baby healthcare centres built at this time the building is domestic in appearance, resembling a cream-brick post-war house, asymmetrical in plan with a hip tile roof with boxed eaves.





Figure 43. Aberfeldie Baby Health Centre, 13 Beaver Street, Aberfeldie, built 1955 (HO381). (Source: Hermes)

*Emerald Street Community Centre, 1 Emerald Street, Essendon West built 1963 (HO332 of Moonee Valley Planning Scheme)*

The Emerald Street Community Centre is of aesthetic, architectural and technological (engineering) significance and historical interest, to the City of Moonee Valley. Built in 1963 to a design by the Shire's Engineer, Garnet Price, it is notable for its distinctive form and unique structural substructure that melds characteristic of the 'Melbourne School' of post-war modernist architecture with an innovative structural approach to overcome the constraints of an unstable site. Historically the building is of interest as one of a number of purpose-built infant welfare centres built in the 1950s and 60s in the City of Keilor due to rapid residential growth.



Figure 44. Emerald Street Community Centre, 1 Emerald Street, Essendon West, built 1963 (HO332). (Source: Hermes)

*Baby Health Centre, 2 Merlyn Street, Coburg North built 1955 (HO399 of Moreland Planning Scheme)*

The Merlynston Baby Health Centre is of local historic, social and architectural significance to Moreland City. It is historically significant as an example of a place associated with an important program that encouraged the provision of modern and up-date maternal and child health facilities, particularly throughout the growing suburbs on the fringe of metropolitan Melbourne, after World War Two. Designed in the form of a brick veneer house with a hip tile roof and a projecting flat-roofed porch, which is noted

on plan as a 'Pram park', The Merlynston Baby Health Centre is architecturally significant as a representative example of a small baby health centre, which illustrates the simple domestic scale and design that is typical of these buildings and reflects the philosophy of the Victorian Baby Health Centres Association.



Figure 45. Baby Health Centre, 2 Merlyn Street, Coburg North, built 1955 (HO399). (Source: Hermes)

***Post-war pre-schools on the Heritage Overlay***

*Robert Cochrane Kindergarten, 2A Minona Street, Hawthorn built 1948-50 (VHR H2309, HO580)*

Robert Cochrane Kindergarten, Hawthorn is a prototype of progressive post-war kindergarten design which had a profound influence on kindergarten design in Victoria. It was the first kindergarten to combine innovative planning and orientation with modern architectural expression; characteristics which became typical of many kindergartens designed by Horace Tribe and other architects throughout the 1950s.



Figure 46. Robert Cochrane Kindergarten, 2A Minona Street, Hawthorn, built 1948-50 (VHR H2309, HO580). (Source: Hermes)

*Greenwood Park Kindergarten, 9 Greenwood Avenue, Ringwood built 1954-55 (HO28 of Maroondah Planning Scheme)*



Greenwood Park Kindergarten is a Modernist timber building, built in 1954-55 after local organisations, traders and individuals raised funds for the kindergarten's Building Fund. It is historically significant as an early and striking embodiment of the post-war kindergarten movement. It is architecturally significant as a fine example of the Modernist style as an example of its building type.



Figure 47. Greenwood Park Kindergarten, 9 Greenwood Avenue, Ringwood, built 1954-55 (HO28). (Source: Hermes)

*East Keilor Pre-School & Infant Welfare Centre, 31 Mark Street, Keilor East built 1967-68 (HO432 of Moonee Valley Planning Scheme)*

The East Keilor Pre-School and Infant Welfare Centre is of local historic and social significance to the City of Moonee Valley. The pre-school and infant welfare centre is a brick building with a low-pitch skillion roof. The windows are floor to ceiling and have textured spandrels below set on manganese brick sills, and aluminium framed windows above with openable sashes set within fixed panes of glass. It is historically significant as an example of a place associated with an important program that encouraged the provision of modern maternal and child health facilities in suburban Melbourne during the early to mid-twentieth century. It is significant as a representative example of a combined pre-school and infant welfare centre of the post-war era. The mature eucalypts provide a related setting.



Figure 48. East Keilor Pre-School & Infant Welfare Centre, 31 Mark Street, Keilor East, built 1967-68 (HO432). (Source: Hermes)

*East Ivanhoe Memorial Kindergarten, 1 King Street built 1958 (East Ivanhoe Pre-school), Ivanhoe (VWHI, not in HO)*

The East Ivanhoe Memorial Kindergarten was opened in 1958. At the time of opening its official name was the 'East Ivanhoe Preschool Memorial Kindergarten'. It was the culmination of years of fundraising by the City of Heidelberg War Memorial Trust and the East Ivanhoe Pre-School Committee and was a response to the increasing demand for children's services in the area.



Figure 49. East Ivanhoe Memorial Kindergarten, 1 King Street, East Ivanhoe, built 1958 (not in HO). (Source: Hermes)

*Armadale Memorial Kindergarten, William Street, Armadale, built 1951 (VWHI, not in HO)*

Construction of the Armadale Memorial Kindergarten began in 1951 after intensive fundraising by the local community. It opened in February 1953. It has a marble plaque dedicated to those who had died during World War II and the quote "the foundation of every state is the education of its youth".



Figure 50. Armadale Memorial Kindergarten, William Street, Armadale, built 1951 (not in HO). (Source: Hermes)

*Glenroy Memorial Kindergarten (not in HO)*

The Glenroy Memorial Kindergarten was constructed in 1953 and was opened in 1954 by Health Minister Mr Barry. It was constructed at a cost of £7000 and initially provided accommodation for 50 children.



Figure 51. Glenroy Memorial Kindergarten, Glenroy (not in HO). (Source: Hermes)

*War Memorial Kindergarten, Whittington (not in HO)*

Following World War II, members of the local community engaged with the Shire of Bellarine to establish a permanent memorial to those who died during the war. It was decided the memorial should take the form of an infant welfare centre and a kindergarten. In 1951 the Shire purchased the land. About one third of the cost of the infant welfare centre was raised by the community and the balance was contributed through the Shire and other grants. The infant welfare centre opened in 1955 and was extended in 1961 for a kindergarten.



Figure 52. War Memorial Kindergarten, Whittington (not in HO). (Source: Hermes)

### Discussion

The Eltham War Memorial Complex of buildings is an unusual grouping of buildings purpose built to memorialise those who served in World War II. There are no other known examples of war memorial buildings currently on the Heritage Overlay in Victoria that were specifically built to provide baby and child welfare services.

When compared to the above examples, each of the three buildings built under the auspice of the Eltham War Memorial Trust are good representative examples of modernist architecture as it developed within the Australian context.



Architecturally, the former Infant Welfare Centre building compares most directly to the earlier Baby Health Centre at 318-324 Lygon Street, Brunswick East, c.1939 (HO106). Both buildings break from the typical domestic form of architecture commonly used at this time for infant welfare centres as seen at the Aberfeldie Baby Health Centre 1955 (HO318) and the Merlynston Baby Health Centre, 1955 (HO399) utilising instead Dudok-inspired functionalist features. These include unadorned cream brick walls with a simple flat parapet and a sheltering pram porch. The composition and expression of these features gives the buildings a distinctive cuboid form that is typical of early modern functionalist architecture. It is of interest that the nearby Eltham Municipal Offices (now demolished), designed by A.K. Lines and MacFarlane in 1940-41, used a similar architectural style and compositional approach. This building is likely to have influenced the use of this architectural form for the Infant Welfare Centre in order to establish a visual unity between civic buildings in the area.

The Eltham Infant Welfare Centre building is not as progressive in design as the later Emerald Street Community Centre, Essendon West, 1963 (HO332) which is notable for melding characteristic of the 'Melbourne School' of post-war Modernist architecture with an innovative structural approach to overcome the constraints of an unstable site. This regional 'Melbourne style' is more evident in both the Eltham Pre-school building and the attached former Children's Library. In both these buildings we see the use of a steel portal frame to create an internal single span space that is enclosed with a low-pitched gable roof and window walls. These features are characteristic of the experimental structures and forms that typify Australian modernism of the 1950s and 1960s, particularly in Melbourne. This can be seen at the earlier Robert Cochrane Kindergarten 1948-50 (VHR V2309, HO580), the Amadale Memorial Kindergarten, William Street Armadale 1951 (not in HO), the East Ivanhoe Memorial Kindergarten, 1958 (not in HO) and the East Keilor Pre-School & Infant Welfare Centre, 1967-68 (HO432). This distinguishes the Pre-school and Library buildings from the War Memorial Kindergarten, Whittington c.1954-55 and the Glenroy Memorial Kindergarten, c.1953 both of which reference more typical conservative forms of domestic architecture in their design.

The Senior Citizens Centre was built in 1967 and was not part of the Eltham War Memorials Trust's original vision for the site. Built after the site was acquired by the Eltham Council, the building is notably different in its architectural style, details, materiality and orientation to the other three buildings on the site. It originates from a period of Eltham's history that is better represented on the Heritage Overlay i.e. Eltham Community Centre (HO117), the Eltham Library (HO239) and the Eltham South Kindergarten (HO202) however, it is more generic in its architectural expression. It does not contribute to an understanding of the distinctive 'Eltham Idiom', a style characterised by adobe buildings that developed at this time and have become symbolic of the Eltham area. As such the building is not considered to be of local significance. It is however of some interest as its construction was approved by the Eltham Memorial Trust prior to the Council acquiring the site and its design complimented the former Eltham Shire Offices built directly opposite in 1965 also to a design by Leith And Bartlett. The Eltham Shire Offices however, was however demolished in 1996.

As discussed earlier within this report, landscape changes have diminished the intactness and integrity of the site as a whole. Landscaping that was undertaken by the War Memorial Trust as part of the early scheme for the complex has been removed or substantially altered. As a result, the current landscaping of the site is not significant, with the exception of the War Memorial Gates, stone sun dial and remnant rubble stone walls. The Eltham War Memorial Cenotaph was relocated to the site in 2012 and is within its own Heritage Overlay.

## ASSESSMENT AGAINST CRITERIA

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

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT

The Eltham Memorial Building Complex at 903-907 Main Road, Eltham, is significant.

The following features / components contribute to the significance of the place:

- former Infant Welfare Centre building (1950-51);
- War Memorial Gates (1954);
- Eltham Preschool (1956);
- War Memorial Hall (former Children's Library) (1961);
- Stone sundial dedicated to Mrs Ada Lyon;
- Remnant stone rubble garden walls.

The Senior Citizens Centre building is of historical interest only.



#### **HOW IT IS SIGNIFICANT**

The Eltham War Memorial Buildings, Eltham, are of local historical, architectural (representative), and social significance to the Shire of Nillumbik.

#### **WHY IT IS SIGNIFICANT**

The Eltham War Memorial Building Complex is historically significant as a group of community buildings in Nillumbik that incorporated a range of community services and facilities. The complex included infant and child welfare, children's library, senior citizens centre, gates and gardens, and demonstrates the concept of a 'useful' or functional war memorial. The complex evidences the dedicated work by community groups in the postwar period in organising fundraising and managing the construction both of local war memorials and local community facilities across Victoria. The combined community and memorial functions of the Eltham War Memorial complex demonstrate the efficient and pragmatic use of limited resources. While the construction of buildings associated with infant and child welfare was not a rare type of war memorial building, a coordinated complex of several child welfare buildings as a war memorial is rare in Victoria. (Criterion A)

The collection of structures comprising the Eltham War Memorial Building Complex are largely intact, highly representative examples of Modernist architect-designed community buildings. Key design elements across the collection of buildings include the overall simplicity of the buildings, the simple box-like built forms with flat (Infant Welfare centre) or low-pitched gable roofs (Preschool and War Memorial Hall) and large expanses of windows. The War Memorial Gates are an excellent representative example of memorial gates for their period. The slate clad pillars, wrought-iron gates and arched wrought iron scroll are all typical landscaping materials used in the 1950s. (Criterion D)

The former Infant Welfare Centre is distinguished by its box-like form, which is emphasised through its use of planar wall surfaces and parapet, and is representative of a modern functionalist approach to design. The Preschool and War Memorial Hall buildings demonstrate characteristics of the 'Melbourne School' of post-war modernist architecture. This is reflected in their use of a steel portal frame to create an internal single span space that is enclosed with a low-pitched gable roof and large non-structural timber framed window walls. (Criterion D)

The Eltham War Memorial Building Complex is of social significance for its long and continuing associations with the local Eltham community to remember and honour those who fought in World War II. The site as a whole has played an ongoing role in the civic life of the local Eltham community since 1952, when the Infant Welfare Centre first opened on the site. The Eltham preschool, which has operated from the site since 1956, and the War Memorial Hall (former Children's Library) have served the community for over sixty years for various functions and activities, including the provision of services for children and meetings of local groups. (Criterion G)

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Nillumbik Planning Scheme as an individually significant place.

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

### NILLUMBIK PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	Yes— Memorial Gates and sundial
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

### OTHER

N/A

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## **Context Notes: Eltham War Memorial**

### **Criterion A**

It is agreed that Criterion A is unlikely to be satisfied at the State level, as the Eltham War Memorial complex is not particularly distinguished from other similar buildings in Victoria that demonstrate the concept of 'useful' memorialisation. Locally however, the complex is historically significant as one of relatively few community facilities in Nillumbik designed to incorporate a range of communal and recreational uses and as a 'functional war memorial'. Further, the combined communal and memorial functions of the Eltham War Memorial complex demonstrate efficient use of limited resources, an ethos which reflected wider popular sentiment in interwar and postwar Australia that encouraged pragmatic use of meagre resources for development of community facilities. Therefore it is considered to be of historical significance to the Shire of Nillumbik.

### **Criterion B**

It is agreed that Criterion B is unlikely to be satisfied at the State level, as the Eltham War Memorial complex is not one of few places remaining that reflects the period of erection of World War II functional memorials. Locally however, while there are several war memorial monuments in Nillumbik, the Eltham War Memorial complex remains as the only facility constructed to commemorate World War II as well as provide community services. Therefore it is considered to be of rarity value to the Shire of Nillumbik.

### **Criterion C**

It is agreed that Criterion C is unlikely to be satisfied at the State level. Similarly, at the local level it is unlikely that there is any archaeological evidence associated with the significance of the place that could yield further information about Nillumbik's history of development.

### **Criterion D**

It is agreed that Criterion D is unlikely to be satisfied at the State level. Whilst the buildings on the site, particularly the Infant Welfare Centre (1952), the Pre-School (1956) and the War Memorial Hall (1961) are good representative examples of modernist architecture they are not considered to be influential or pivotal in the development of the modernist movement within Victoria at the time. These buildings all demonstrate some characteristics of early post-war modernist architecture. This is evident in the buildings' overall simplicity of form with flat or skillion roofs, large expanses of windows and plain unadorned wall surfaces. However, when compared to other examples across the State they cannot be considered to be particularly fine, influential or pivotal examples of this class of place. All three buildings have undergone some change overtime which also impacts the overall integrity of the place. Locally, although there are few examples of other civic architecture from the 1950s on the Heritage Overlay these buildings stand up well when compared to local examples of other modernist architecture built within the shire during this era. It is likely that these buildings will meet the threshold for Criterion D at the local level. The Senior Citizen's Centre (1967) is a later and more generic example of civic architecture that was prevalent in the late post-war period. This period is well represented on the Heritage Overlay by several examples of civic building of this era

of much higher quality. Preliminary investigations suggest that this building will not meet the threshold for Criterion D at the local level.

#### **Criterion E**

It is agreed the Criterion E is unlikely to be satisfied at the State level. As discussed under Criterion D the Infant Welfare Centre (1952), the Pre-School (1956) and the War Memorial Hall (1961) are good representative examples of modernist architecture. However the aesthetic design qualities of these buildings have not received critical recognition or acclaim and have not been widely recognised for any exceptional design merit. Similarly, it is unlikely that Criterion E would be satisfied at the local level. The Senior Citizen's Centre (1967) is a more generic late post-war civic building and would not meet the threshold for Criterion E at the State or local level.

#### **Criterion F**

It is agreed that Criterion F is unlikely to be satisfied at the State level, as the buildings with the Eltham War Memorial complex exhibit design and construction techniques that were commonly used by the period of their erection. Similarly at the local level, they do not demonstrate design and construction techniques that were unique to Nillumbik.

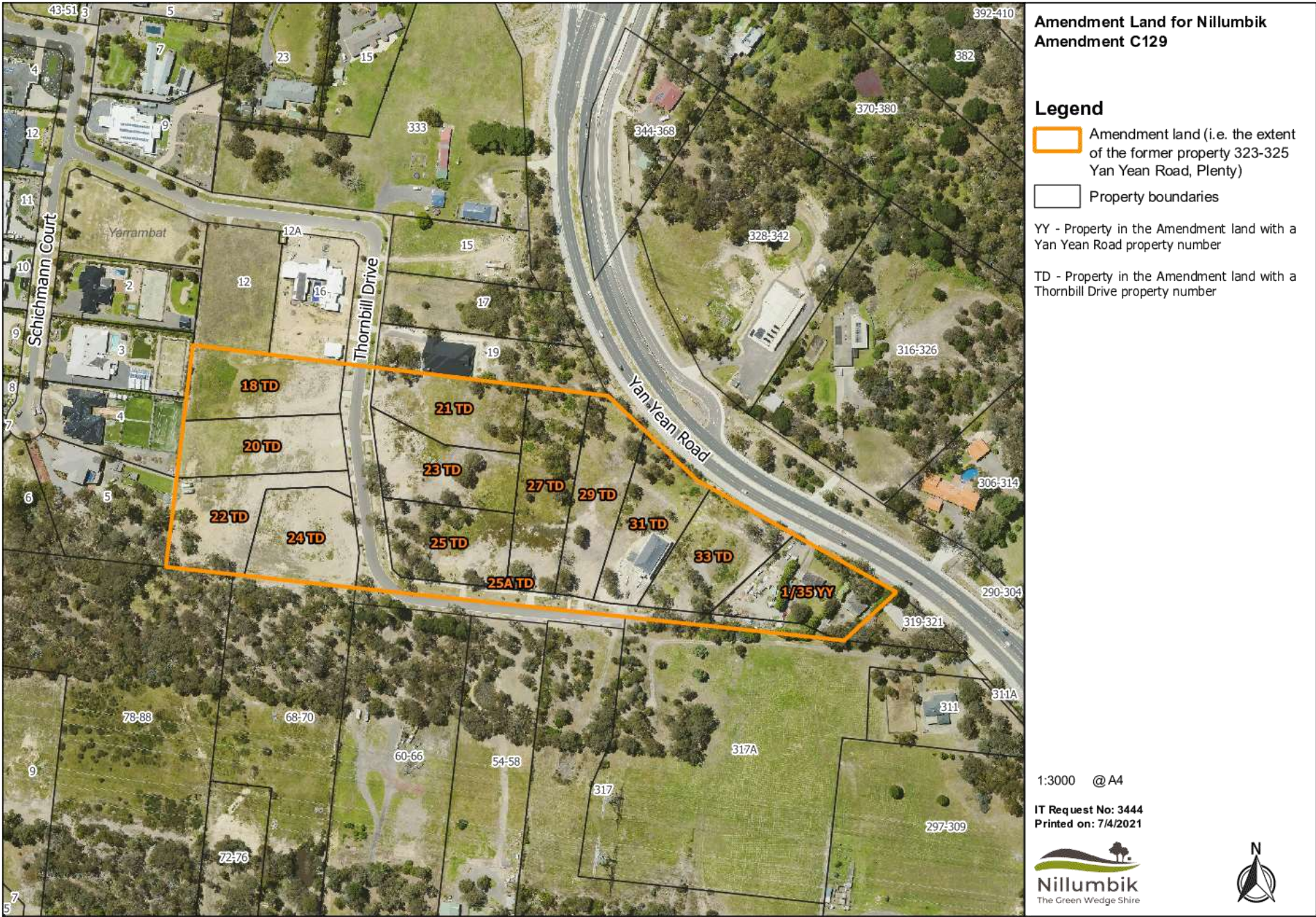
#### **Criterion G**

It is agreed that Criterion G is unlikely to be satisfied at the State level. Locally however, the place has played an ongoing role in the life of the local Nillumbik, specifically Eltham, community, since the early 1950s, when the Infant Welfare Centre and Pre-School were established on the site. Further, the Pre-School continues to be used for its original purpose today. Therefore it is considered to be of social significance to the Shire of Nillumbik, and particularly to the Eltham community.

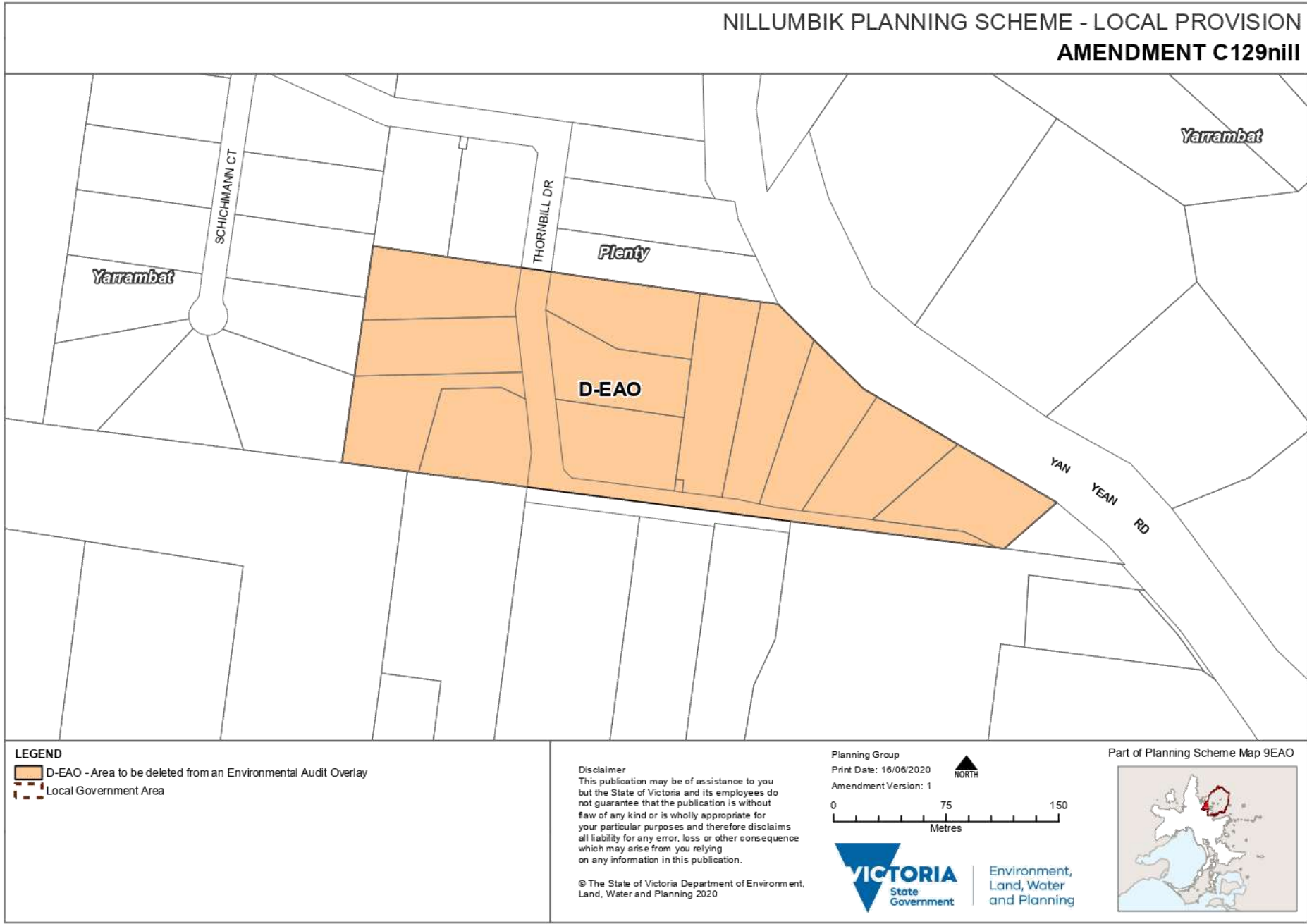
#### **Criterion H**

It is agreed that Criterion H is unlikely to be satisfied at the State level. Locally however, the place has close associations with the Eltham War Memorial Trust and the Women's Auxiliary of the Trust, as well as with the leaders of each of these groups, Louise Cairns Officer and Stanley Addison. These groups and people are considered to be influential figures in the course of Eltham's history. Therefore it is considered to be of associative significance to the Shire of Nillumbik.









Our Ref: 5011192

5 November 2020

Paul Fyffe  
Senior Strategic Planner  
Nillumbik Shire Council  
34 Civic Drive  
GREENSBOROUGH VIC 3088



Dear Paul

**RE: PROPOSED PLANNING SCHEME AMENDMENT C129 – REMOVAL OF ENVIRONMENTAL AUDIT OVERLAY**

Thank you for the opportunity to provide a response in relation to the proposed planning scheme amendment to remove the Environmental Audit Overlay (EAO) from a number of properties in Plenty, referred to the Environment Protection Authority (EPA) via email on 5 October 2020.

EPA are in receipt of the following documents:

- Referral letter to EPA dated 5 October 2020;
- The draft Explanatory Report for Nillumbik C129; and
- The notice of amendment for Nillumbik C129.

**Ministerial Direction 19**

Ministerial Direction 19 requires planning authorities to seek early advice from EPA when undertaking strategic planning processes and preparing planning scheme amendments that may significantly impact Victoria's environment, amenity and/or human health due to pollution and waste.

EPA's consideration and advice on relevant planning matters is intended to support decisions made by planning authorities in the early stages of the planning process.

It is in this context that EPA provides the comments below.

**Our Understanding of the Proposal**

EPA understands the proposed amendment seeks to remove the EAO from a number of properties in Plenty, and comprises nos. 18, 20, 21, 22, 23, 24, 25, 25A, 27, 29, 31, 33 and 1/35 Thornbill Drive, Plenty (the affected land). The land was formerly known as 323-325 Yan Yean Road, Plenty.



Figure 1 - Nillumbik C129nill 001d-eaoMap09 Exhibition  
Source - Draft Explanatory Report

Environment Protection Authority Victoria  
181 William St, Melbourne VIC 3000 DX210492  
1300 372 842 (1300 EPA VIC) [www.epa.vic.gov.au](http://www.epa.vic.gov.au)



EPA understands that Council is seeking the removal of the EAO from the above-mentioned properties along Thornbill Drive, as it considers that the affected land satisfies the circumstances where it is appropriate to remove the EAO, given:

- *"The location and extent of existing contamination is known, as identified by the 2000 environmental assessment report and subsequent reports.*
- *A Statement of Environmental Audit has been issued which concludes that the affected land is suitable for low-density residential and agricultural use subject to conditions.*
- *Remedial works have been conducted which implement the conditions of the Statement of Environmental Audit to allow low-density residential living.*
- *Council considers the remaining restrictions and conditions of the Statement of Environmental Audit are suitably minor in terms of the effort required for compliance.*
- *A Section 173 Agreement was applied in 2019 to all land formerly known as 323-325 Yan Yean Road. The agreement requires compliance with the conditions of the Statement of Environmental Audit by current and future owners. (This Section 173 Agreement was finalised and was registered on title by Land Use Victoria on 20th September 2019 in dealing number AS541744C)".*



Figure 2 – The properties along Thornbill Drive proposed to have the EAO removed  
Source - VicPlan.

#### **Site History – 323-325 Yan Yean Road, Plenty (formerly Yarrambat)**

Council's website indicates that the EAO was applied to the subject land by the new format planning scheme in response to potential contamination from historical gold mining activity. The extent of contamination on the affected land was established by an environmental audit (EPA REF CARMS no: 36194-2) undertaken for 323-325 Yan Yean Road, Plenty in 2000. It is unclear what the trigger for the audit was – it may have been carried out on a voluntary basis. That said, a Statement of Environmental Audit was issued for the land, which concluded that the affected land is 'suitable for low density residential use and for agricultural use subject to four (4) conditions.'

The four conditions are:

1. *Residential use and any use for growing of food for human consumption must be confined to areas outside the area impacted by mullock heaps and/or contaminated fill as defined in the Statement;*



2. *If any earthworks take place within the area impacted by mullock heaps or contaminated fill as defined in the Statement, any soil moved from the area be tested and disposed of in accordance with EPA guidelines;*
3. *No sensitive use take place (residential, child care or growing of crops for human consumption) in the area impacted by the mullock heaps or contaminated fill as defined in the Statement unless the whole of the impacted area is graded and covered with at least 500mm of clean fill; and*
4. *The area impacted by mullock heaps or contaminated fill as defined in the Statement be maintained such that vegetative cover is sufficient to prevent erosion in the soil so that contaminated soil is not moved off the site.*

Since the completion of the audit in 2000, Council has advised that a planning permit was issued in 2016 for:

*Subdivision of the land into 12 lots, removal of vegetation for road construction and rehabilitation of contaminated soil, in accordance with the endorsed plans.*

Council have provided the following summary in the explanatory report:

- Connolly Environmental was engaged to conduct soil assessment and remediation prior to subdivision and redevelopment of the affected land for low density residential land use, in accordance with Condition 6 of the planning permit. The following works were carried out:
  - Mullock heaps were removed from the proposed residential lots;
  - Excavation and validation of chemically impacted soil, above the adopted low density residential criteria in the mullock heap area; and
  - Soil deemed to be 'chemically and aesthetically impacted' was retained beneath the proposed roadway.
- In 2018, Connolly Environmental prepared the *Final Environmental Site Assessment Report* to document the outcomes of the assessment and remediation work and advised that:
  - Soil in the proposed residential allotments was considered to be chemically and aesthetically suitable for low density use, consistent with the existing Statement of Environmental Audit, where:
    - The whole of the impacted area was graded and covered with at least 500 mm of clean fill, in accordance with condition 3 of the Statement of Environmental Audit.
    - The impacted soil had been appropriately retained (beneath the proposed roadway) to prevent erosion of the soil so that contaminated soil is not moved off the site, in accordance with condition 4 of the Statement of Environmental Audit.
  - Chemically and aesthetically impacted soil removed from the mullock heap area, was considered to have been suitably retained beneath the proposed roadway. Soil retained beneath the proposed roadway was below the adopted commercial/industrial criteria, where no direct exposure to residential receptors was reasonably expected.

#### **EPA Assessment and Advice**

In assessing the environmental condition of the affected land in 2000, the auditor has concluded the condition of the land is detrimental or potentially detrimental to one or more beneficial uses of the site. Accordingly, a Statement of Environmental Audit was issued. This differs from a Certificate of Environmental Audit, which has no limitation on a site's use. A Statement will typically identify uses which are not suitable and will include conditions to be met, sometimes requiring ongoing obligations on the landowner.

The Department of Sustainability and Environment (DSE), General Practice Note: Potentially Contaminated Land, June 2005 (PPN30) states that: *In some circumstances where a Statement of Environmental Audit is issued, it may also be possible to remove the EAO (for example, where there*



*are minimum restrictions or conditions on the use of the site, or the conditions have been complied with).*

With regards to the proposed planning scheme amendment, the nature of EPA's advice is intended to inform Council, not endorse a particular outcome or 'support' the proposal to remove the EAO. On this basis, EPA wishes to draw Council's attention to the following observations:

- The subsequent remediation and validation of the land as documented by Conolly Environmental does not form part of the statutory environmental audit.
- The subsequent remediation and validation were not carried out with the oversight of an environmental auditor, and consequently does not have the same level of accountability as the assessments undertaken as part of the statutory audit process.
- While the response to remediation on site appears to be consistent with the intent of the Audit recommendations/conditions, Council may wish to undertake its own review of the report to satisfy itself that remediation and validation has been done to an acceptable standard. This assessment should be in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999.
- Whilst the Statement of Environment Audit lists conditions for the remediation of the land, it is noted that some of the remediation measures undertaken deviate from the condition wording, e.g. removal of mullock heaps. Council should be confident that these variations, as outlined in the Section 173 agreement, follow the intended outcome(s) of the Audit recommendations.
- EPA is not able to confirm whether the requirements of the Statement, and the actions undertaken and referred to in the Section 173 agreement would satisfy the environmental auditor.

#### **Summary and recommendations**

In forming an opinion of the suitability of removing the EAO, Council should:

- Satisfy themselves that the environmental condition of the land is suitable for a sensitive use, given that the remediation and validation is a largely unregulated form of assessment and does not involve the oversight of an environmental auditor.

Ensure that all conditions listed in the Statement of Environmental Audit have been complied with, or confirm the actions undertaken and referred to in the Section 173 agreement have been carried out in a way that would satisfy the environmental auditor. On the basis that Council are satisfied that these considerations have been addressed, then its decision to proceed with the EAO removal appears consistent with the guidance given in PPN30.

If our assessment is not aligned with your view of the environmental risk, or if the proposal is subsequently amended, please contact Kristen Argus, Senior Planning Officer on 1300 EPA VIC (1300 372 842).

Yours sincerely,



**Elita Briggs**  
Team Leader – Landuse Planning Delivery  
Major Projects & Planning  
EPA Victoria

**Planning  
Panels  
Victoria**

**Nillumbik Planning Scheme Amendment C129nill  
Removal of Environmental Audit Overlay from  
323-325 Yan Yean Road, Plenty**

**Panel Report**

*Planning and Environment Act 1987*

**5 May 2021**

**How will this report be used?**

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31(1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the PE Act

Nillumbik Planning Scheme Amendment C129nillnill

**5 May 2021**



Sarah Carlisle

Chair

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## Glossary and abbreviations

Amendment Land	323-325 Yan Yean Road, Plenty
Connolly report	<i>Report to Starlinda Pty Ltd, Soil Assessment and Remediation, 323-325 Yan Yean Road, Plenty, Vic, January 2018</i>
Council	Nillumbik Shire Council
DPO4	Development Plan Overlay Schedule 4
EAO	Environmental Audit Overlay
EPA	Environment Protection Authority
EP Act	<i>Environment Protection Act 1970</i>
LDRZ	Low Density Residential Zone
Ministerial Direction No. 1	Ministerial Direction No. 1 – Potentially Contaminated Land
PE Act	<i>Planning and Environment Act 1987</i>
PPN30	<i>Planning Practice Note 30 - Potentially Contaminated Land (June 2005)</i>
SKM report	<i>Site History and Contamination Assessment from Goldmining and Other Land Uses in the Plenty River Corridor, Sinclair Knight Merz and HTM Services, February 1998</i>
Statement	Statement of Environmental Audit



## Overview

Amendment summary	
The Amendment	Nillumbik Planning Scheme Amendment C129nillnill
Brief description	Removal of Environmental Audit Overlay (EAO) from land in Plenty
Amendment land	323-325 Yan Yean Road, Plenty (refer to Figure 1)
Planning Authority	Nillumbik Shire Council
Authorisation	17 August 2020, subject to conditions: <ul style="list-style-type: none"> <li>- notice of the Amendment must be given to the Environment Protection Authority (EPA) and landowners of affected and adjacent properties</li> <li>- amend the explanatory report to provide appropriate strategic justification for the removal of the EAO from the subject land: the effect on property values is not adequate justification.</li> </ul>
Exhibition	5 October to 16 November 2020
Submissions	Number of submissions: 1 (from the EPA)

Panel process	
The Panel	Sarah Carlisle
Directions Hearing and Panel Hearing	Process undertaken on the papers with the consent of Council and the EPA
Site inspections	Given the nature of the Amendment and the materials provided by Council, a site inspection was not considered necessary
Parties	Council and the EPA
Citation	Nillumbik PSA C129nill [2021] PPV
Date of this report	5 May 2021

## **Executive summary**

Nillumbik Planning Scheme Amendment C129nill (the Amendment) seeks to remove the Environmental Audit Overlay (EAO) from land at 323-325 Yan Yean Road, Plenty. Part of the land (the 'impacted area') had previously been assessed as being contaminated as a result of historical mining activities.

In 2000 a Statement of Environmental Audit (Statement) was issued indicating that the site is suitable for low density residential use and agricultural use, subject to conditions which required:

- residential use and growing of food to be confined to areas outside the impacted area
- if any earthworks take place within the impacted area, any soil moved from the area be tested and disposed of in accordance with EPA guidelines
- no sensitive use take place in the impacted area unless the whole of the impacted area is graded and covered with at least 500 mm of clean fill
- vegetative cover be maintained over the impacted area sufficient to prevent contaminated soil moving off the site.

In 2016, Nillumbik Shire Council (Council) issued a permit for low density residential subdivision of the land subject to conditions. Condition 5 required remedial works to be undertaken. Connolly Environmental was engaged to undertake remedial works, which consisted of:

- relocating contaminated soil from the impacted area to the area on which the proposed roadway will be constructed
- backfilling and grading the remaining parts of the impacted area using clean soil removed from the proposed roadway, to a depth of at least 500 mm.

After completing the works, Connolly Environmental undertook soil testing which confirmed that the soil was within the low density residential criteria (on the residential lots), and within the industrial/commercial criteria (under the proposed roadway).

Council and the then owner entered into a section 173 agreement that, among other things, required ongoing compliance with the conditions in the Statement of Environmental Audit. The agreement remains on the titles to the residential lots.

The Amendment was advertised, and one submission was received, from the EPA. The EPA submitted that Council should satisfy itself that:

- the environmental condition of the land is suitable for a sensitive use, given the remediation works have not been reviewed by an environmental auditor
- all conditions of the Statement of Environmental Audit have been complied with, or confirm the actions outlined in the section 173 agreement have been carried out in a way that would satisfy an environmental auditor.

## **Conclusion and recommendation**

The Statement of Environmental Audit found that the land (including the impacted area) is suitable for residential use, provided that the conditions outlined in the Statement are met. The land has since been remediated and assessed as being within the relevant criteria. The section 173 agreement ensures that the conditions outlined in the Statement, including the maintenance of 500 mm of clean fill over the impacted area, will be maintained. The Panel therefore considers that the EAO is redundant and can be removed.

Based on the reasons set out in this Report, the Panel recommends that Council:

- 1. Adopt Amendment C129nill to the Nillumbik Planning Scheme as exhibited.**

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

The purpose of the Amendment is to remove the Environmental Audit Overlay (EAO) from the land at 323-325 Yan Yean Road, Plenty (the Amendment Land).

### (ii) The Amendment Land

The Amendment Land is located at the northern edge of Plenty, roughly 22 kilometres north-east of the Melbourne Central Business District. The Amendment Land is now subdivided into 12 low density residential lots, as shown in Figure 1. Two of the lots contain a dwelling.



**Figure 1**      Location of the Amendment Land

Source: Council submission Attachment 2

The Amendment Land is bordered to the east by Yan Yean Road. A Council open space reserve at 78-88 Browns Lane abuts the south-west corner of the Amendment Land. The Amendment Land is otherwise surrounded by low density residential land.

A review of VicPlan and Google Maps indicates Thornbill Drive has been constructed to the northern boundary of the Amendment Land. The portion of Thornbill Drive that traverses the Amendment Land from north to south and then turns east along the southern boundary of the Amendment Land has not yet been constructed.

The Amendment Land is outside the Urban Growth Boundary, in the Nillumbik Green Wedge.

## 1.2 Background

There is a history of gold mining activity in the Plenty Corridor, which is a potential source of contamination. This is the reason the EAO – and its predecessor, the Potentially Contaminated Land Overlay – was applied to the Amendment Land.

### (i) The SKM report

In the late 1990s, Council commissioned a study to further investigate the extent of contamination within the Plenty and Yarrambat areas. The study is titled *Site History and Contamination Assessment from Goldmining and Other Land Uses in the Plenty River Corridor*, prepared by Sinclair Knight Merz and HTM services in February 1998 (SKM report). The SKM report found:

- gold mining occurred in, or adjacent to, the study area
- gold mining and processing has resulted in potentially contaminated residues affecting large areas in the Shire, particularly in the Yarrambat and Plenty areas
- land on the west side of Yan Yean Road, including the Amendment Land, was found to be potentially contaminated
- the EAO should be applied to these areas.

### (ii) The GeoPollution report

In 1999 the then owner of the Amendment Land engaged GeoPollution Management to conduct an environmental site assessment of the land.<sup>1</sup> GeoPollution found that one section of the Amendment Land is contaminated due to historical gold mining activities. The report defined this area as the 'impacted area', which is shown in Figure 2 below. The impacted area contained mullock heaps, which have concentrations of contaminants such as arsenic, zinc and lead. The GeoPollution report recommended the removal of contaminated soil, including the mullock heaps.<sup>2</sup>

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<sup>1</sup> Attachment 17 to Council's submission

<sup>2</sup> at page 67



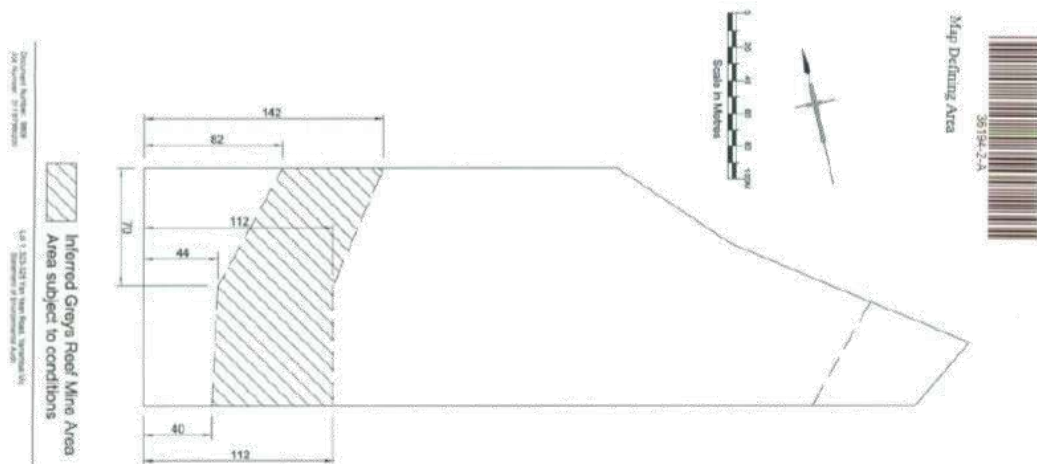


Figure 2 Impacted area

Source: The GeoPollution report

### (iii) The Statement of Environmental Audit

Following the GeoPollution assessment, the then owner engaged an accredited auditor from GHD under section 57AA of the *Environment Protection Act 1970* (EP Act) to issue a Certificate of Environmental Audit for the Amendment Land. The GHD auditor found that, on the basis of the GeoPollution sampling and testing, nothing would prevent the issue of a Certificate of Environmental Audit for the majority of the land (outside the impacted area). However contamination was present in the impacted area that required management.

The auditor therefore issued a Statement of Environmental Audit<sup>3</sup> indicating that the site is suitable for low density residential use and agricultural use subject to four conditions:

- i. Residential use and any use for growing of food for human consumption must be confined to areas outside the area impacted by mullock heaps and/or contaminated fill as defined in the Statement;
- ii. If any earthworks take place within the area impacted by mullock heaps or contaminated fill as defined in the Statement, any soil moved from the area be tested and disposed of in accordance with EPA guidelines;
- iii. No sensitive use take place (residential, child care or growing of crops for human consumption) in the area impacted by the mullock heaps or contaminated fill as defined in the Statement unless the whole of the impacted area is graded and covered with at least 500mm of clean fill; and
- iv. The area impacted by mullock heaps or contaminated fill as defined in the Statement be maintained such that vegetative cover is sufficient to prevent erosion in the soil so that contaminated soil is not moved off the site.

### (iv) The subdivision permit

On 20 December 2016 Council issued a planning permit (80/2016/14P)<sup>4</sup> for the Amendment Land which allowed:

<sup>3</sup> Attachment 16 to Council's submission

<sup>4</sup> Attachment 18 to Council's submission is the permit, and Attachment 19 is the endorsed plans under the permit

Subdivision of the land into 11 lots, removal of vegetation for road construction and rehabilitation of contaminated soil, in accordance with the endorsed plans.

The permit was amended on 9 March 2018 to allow for the creation of 12, rather than 11, lots.

Five lots are partially within the impacted area, as is the northern section of Thornbill Drive.

Condition 5 of the permit required:

Any clean up works required by the environmental site assessment report [ie the GeoPollution report] must be carried out prior to the subdivisional works commencing.

If clean up works are required on the site, a report prepared by an appropriately qualified and experienced person detailing the satisfactory completion of the works must be submitted to the Responsible Authority prior to the Statement of Compliance being issued.

Condition 10 required the owner to enter into an agreement with the Responsible Authority (ie Council) under section 173 of the *Planning and Environment Act 1987* to require development to be contained within building envelopes (among other things). This agreement has been entered into and registered on title.<sup>5</sup>

Conditions 5 and 10 have been satisfied (see below), and the subdivision was registered in October 2019. Individual titles have issued for the residential lots, and the Panel understands that the section 173 agreement is registered on the titles to the lots.

#### **(v)      The remediation work**

The applicant for the subdivision permit engaged Connolly Environmental Pty Ltd to conduct soil assessment and remediation prior to subdivision and redevelopment of the Amendment Land, pursuant to condition 5 of the subdivision permit. Connolly Environmental produced a report titled *Report to Starlinda Pty Ltd, Soil Assessment and Remediation, 323-325 Yan Yean Road, Plenty, Vic*, January 2018 (the Connolly report).<sup>6</sup>

The Connolly report summarised the remedial works conducted, which included:

- removal of the mullock heaps from the impacted area
- excavation and validation of contaminated soil
- collection of surface samples and validation samples from the walls and floors of the remediation excavations to confirm remaining soil met the adopted human health criteria for low density residential use
- retention of the contaminated soil beneath the proposed roadway (Thornbill Drive)
- backfilling and grading/levelling in the impacted area using clean soil removed from the proposed roadway.

The Connolly report states that on completion of remediation work, soil in the proposed residential lots was considered to be chemically and aesthetically suitable for low density use, consistent with the Statement of Environmental Audit. Specifically:

- the whole of the impacted area was graded and covered with at least 500 mm of clean fill, in accordance with condition (iii) of the Statement
- the contaminated soil had been appropriately retained (beneath the proposed roadway) to prevent erosion of the soil so that contaminated soil is not moved off the site, in accordance with condition (iv) of the Statement.

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<sup>5</sup> Attachment 23 to Council's submission

<sup>6</sup> Attachment 21 to Council's submission

The Connolly report states that the contaminated soil retained beneath the proposed roadway was below the adopted commercial/industrial criteria. No direct exposure to residential receptors was reasonably expected.

Council assessed the Connolly report and formed the view that condition 5 of the subdivision permit had been satisfied.<sup>7</sup>

**(vi) The section 173 agreement**

After the remedial works were completed, the owner of the Amendment Land requested Council to remove the EAO. Given that the remedial works had not been checked by an auditor, Council advised it would only consider removing the EAO if a legal restriction (namely a section 173 agreement) was applied to the Amendment Land which reproduces the conditions of the Statement of Environmental Audit.

The owner agreed, and the section 173 agreement (then in draft) that was prepared to satisfy condition 10 of the subdivision permit was modified to ensure the conditions of the Statement of Environmental Audit remain complied with. The agreement:

- details the key content of the Statement (in Recital F)
- explains the remedial works conducted by Connolly Environmental
- details the explanation in the Connolly report of how conditions (iii) and (iv) of the Statement have been complied with (Recitals G to I)
- states that one of the purposes of the agreement is to support the removal of the EAO from the Amendment Land (clause 3.2)
- requires the conditions of the Statement to be complied with (clause 6.11).

Clause 6.11 of the agreement states (Panel's emphasis):

**6.11 Statement of Environmental Audit**

The Owner covenants and agrees that:

6.11.1 the Subject Land is subject to the Statement of Environmental Audit, and the Owner must comply with and give effect to the requirements of the Statement of Environmental Audit in relation to the use and development of the Subject Land to the satisfaction of Council;

6.11.2 the Owner must maintain:

- (a) the grading of the Impacted Area as defined in the Statement of Environmental Audit;
- (b) the covering of the abovementioned Impacted Area with at least 500 mm of clean fill;
- (c) the area that was impacted by mullock heaps or contaminated fill as defined in the Statement of Environmental Audit, such that vegetative cover is sufficient to prevent erosion of the soil so that contaminated soil is not moved off the Subject Land (refer to Background Item I.4 in this Agreement regarding remediation undertaken by Connolly);

6.11.3 any activity or Works undertaken by the Owner on any land within the Contaminated Land Boundary must comply with conditions 2, 3 and 4 of the Statement of Environmental Audit and any use on the land for growing of food for human consumption must be confined to areas outside the Impacted Area.

<sup>7</sup> Attachment 22 to Council's submission

Council submitted:

Council considers, then and now, that application of such an agreement ensures current and future owners are aware of and bound by the conditions of the current 2000 Statement of Environmental Audit, but as a secondary mechanism through an encumbrance on title.

### 1.3 Procedural issues

In its letter to Planning Panels Victoria dated 25 February 2021, Council requested that a Panel be appointed and that the matter be considered 'on the papers', without a Public Hearing. Council provided the following reasons in support of the request:

- There is only one submission, which is from a Government Authority, the EPA which should easily be able to accommodate a request to proceed 'on the papers'.
- The issues raised in the submission are narrow in scope and technical in nature which are likely suited to the 'on the papers' format.
- An 'on the papers' process is suitable if COVID-19 restrictions still apply.
- It is unlikely that expert evidence will be presented.
- The parties (Council and the EPA) will still receive a copy of any circulated materials including submissions from both parties.
- The 'on the papers' format will significantly reduce the burden of work and public cost associated with conducting the Panel.

On 1 March 2021, the Panel circulated proposed Directions that would facilitate an 'on the papers' process, advising that if the parties agree with the proposed Directions, the Panel did not propose to conduct a Directions Hearing or a Public Hearing.

On 15 March 2021 the EPA wrote to Planning Panels Victoria confirming:

We confirm that we are agreeable to proceeding on the basis of an 'on the papers' process and advise of the following:

- We have no issues of contention or outstanding matters to resolve with Nillumbik Shire Council; and
- That our advice as provided already to Council remains unchanged.

Therefore, we do not intend to make a formal submission to the Panel.

Attached is a copy of our submission to the Future Nillumbik Committee meeting and should be read in conjunction with EPA's initial letter of advice, which we understand you are in receipt of.

The Panel wrote to the parties on 23 March 2021 confirming that the process would be conducted 'on the papers' with the parties' consent.

## 2 Strategic justification

### 2.1 Planning context

#### (i) Planning policy framework

Clause 13.04 -15 (Contaminated and Potentially Contaminated Land) has the following objective and strategies:

To ensure that potentially contaminated land is suitable for its intended future use and development and the contaminated land is used safely.

- Require applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.
- Facilitate the remediation of contaminated land, particularly on sites in developed areas with potential for residential development.

#### (ii) The Environmental Audit Overlay

The EAO is the planning mechanism used to identify and respond to potential contamination. The purpose of the EAO is:

- To ensure that potentially contaminated land is suitable for a use which could be significantly affected by any contamination.

The EAO sets the following requirement:

Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A Certificate of Environmental Audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
- An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

#### (iii) Ministerial Direction No. 1

*Ministerial Direction No. 1 – Potentially Contaminated Land* applies to planning scheme amendments that would allow potentially contaminated land to be used for a sensitive use, agriculture or public open space. It requires a planning authority to satisfy itself that the environmental conditions of the land are, or will be, suitable for that use.

#### (iv) Planning Practice Note 30

*Planning Practice Note 30 - Potentially Contaminated Land* (June 2005) (PPN30) states that by applying the EAO, the planning authority has made an assessment that the land is potentially contaminated, and is unlikely to be suitable for a sensitive use without more detailed assessment and remediation works or management.

PPN30 states that the EAO is not simply a means of identifying land that is or might be contaminated and should not be used for that purpose. It notes:



- planning authorities should be careful in applying the EAO, noting all buildings and works associated with a sensitive use (irrespective of how minor) will trigger the need to undertake an environmental audit
- the timely removal of an EAO will avoid costly and time-consuming requirements for all parties
- the planning authority should remove the EAO if:
  - it determines the land is not potentially contaminated, or
  - the site is given a Certificate of Environmental Audit
- it may also be possible to remove the EAO where a Statement of Environmental Audit is issued (for example, where there are minimum restrictions or conditions on the use of the site, or the conditions have been complied with).

In July 2020, the State Government released a draft new PPN30 to bring land use planning in line with the planned commencement of the *Environment Protection Amendment Act 2018*.<sup>8</sup> The new draft PPN30 is broadly consistent with the features of the current Practice Note outlined above.

## 2.2 Zones and overlays

The Amendment Land is zoned Low Density Residential Zone (LDRZ) and is relevantly subject to the Development Plan Overlay Schedule 4 (DPO4).

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

The purpose of the LDRZ is:

- To provide for low density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The purposes of the DPO are:

- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Schedule 4 of the DPO applies to the Plenty Low Density Residential area. It requires a development plan to be approved before development takes place. Council adopted the 'Plenty Low Density Area Development Plan' in December 2001 pursuant to the DPO4.<sup>9</sup> One of the objectives of the development plan is:

- To encourage residential use as a preferred use in the Plenty Low Density Area.

## 2.3 Submissions

Council submitted that the EAO is redundant, and its continued application is an unfair imposition on the owners of the Amendment Land. It submitted that the section 173 agreement (which is not proposed to be removed from the titles to the lots) is a far better mechanism to apply the conditions of the Statement of Environmental Audit.

<sup>8</sup> Attachment 37 to Council's submission

<sup>9</sup> Attachment 9 to Council's submission

Council submitted that, based on PPN30, the EAO should not be seen as intended to apply in perpetuity. The EAO is only there to:

- clearly highlight land that is potentially contaminated
- require the extent of contamination, and the suitability of the land for sensitive uses and development, to first be established by an environmental audit when determining whether to permit such use and development.

Council submitted that the EAO should be applied cautiously given its adverse impacts for the owners of the land. It submitted:

In Council's view, it would be an unfair imposition on owners to retain application of the EAO to residential land if an audit has clarified these matters and allows residential use, including if the residential use is subject to conditions that are appropriately applied through other means.

By way of explanation, such a situation would not only have an unnecessary financial impact, but would likely create an unnecessary level of administrative and planning burden. To explain this last point, given the highly generic nature and content of the EAO, continued application of the overlay in such a situation would likely trigger a continual need for owners (existing, prospective and future) to verify with Council the state and consequences of the EAO in relation to their land, to question why it is still applied and to require a response as to whether the overlay requires planning approval for certain residential development.

## **2.4 Discussion and conclusion**

The Panel has assessed the Amendment against the relevant policy framework, applicable planning practice notes and Ministerial Directions, and the principles of net community benefit and sustainable development as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme. All materials listed in Appendix A have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

The Panel considers that – provided there is adequate basis for Council to satisfy itself that the EAO is no longer required – the Amendment is supported by the policy framework, and is consistent with the relevant Ministerial Directions and Practice Notes. Subject to that proviso (which is explored in the following chapter), the Amendment is well founded and strategically justified, and should proceed.

## 3 Is the Overlay required?

### 3.1 Submissions

#### (i) The EPA's concern

The key issue for the EPA was that Council should satisfy itself that removal of the EAO is appropriate. It noted in its submission to the Amendment<sup>10</sup> (in summary):

- the remediation works and validation at the site were not carried out with the oversight of an environmental auditor and consequently, do not have the same level of accountability as the assessments undertaken as part of the statutory audit process
- Council may wish to undertake its own review of the report to satisfy itself that remediation and validation has been done to an acceptable standard
- some of the remediation works undertaken deviate from the wording of the conditions in the Statement of Environmental Audit (for example the contaminated soil was retained on site in the area where the proposed roadway will be constructed)
- Council should be confident that these variations follow the intended outcome(s) of the audit recommendations.

The EPA's submission to the Future Nillumbik Committee<sup>11</sup> reiterated that Council should satisfy itself that:

- the environmental condition of the land is suitable for a sensitive use, given the remediation works have not been reviewed by an environmental auditor
- all conditions of the Statement of Environmental Audit have been complied with, or confirm the actions undertaken or referred to in the section 173 agreement have been carried out in a way that would satisfy the environmental auditor.

The submission sets out possible further steps that could be undertaken to ensure the land is suitable for the intended use, including independent verification that the land has been remediated to a satisfactory level by a suitably qualified independent environmental professional.

Council clarified that the EPA's view (confirmed in discussions with Council officers) is that Council cannot be satisfied that the removal of the EAO is appropriate until an auditor (presumably one who is accredited under the EP Act) has reviewed the remediation works undertaken by Connolly Environmental and confirmed that the land is suitable for residential use.

Council submitted that the EAO does not provide Council with the authority to require an environmental auditor to review the remediation works, or to issue a new Statement of Environmental Audit, when assessing a residential subdivision permit. Council contended that rather, the requirements in the EAO only apply before residential use and development can occur (ie before construction and use of a dwelling).

Council submitted:

As a result of the limitations of the EAO, the clean-up works by Connolly Environmental were not conducted under the supervision of, or reviewed by, an Environmental Auditor, and as such, no revised Statement of Environmental Audit was ever prepared for the Amendment Land in response to the clean-up works. Therefore

<sup>10</sup> Document 5

<sup>11</sup> Document 6

the current 2000 Statement of Environmental Audit is what Council must rely on for its information about the status of the land, and which the owners must continue to comply with.

**(ii)      The section 173 agreement**

Council explained that the section 173 agreement will remain registered on title, and submitted that the agreement *“comprehensively applies the requirements of the 2000 Statement of Environmental Audit and translates them into obligations on the current owners of the land”*. It argued that section 173 agreement is a far more effective approach than using the EAO to impose the conditions of the Statement, because it is registered on the title to the residential lots and directly binds current and future owners to ensure the conditions of the Statement are met.

Council acknowledged that the Connolly Environmental remedial works did not precisely match the conditions of the Statement, in that the contaminated soil has not been removed from the site, but instead relocated to the area under Thornbill Drive where it will remain stored. Nor have the works been assessed and approved by an environmental auditor.

Council submitted that neither of these circumstances alter the fact that the EAO is now redundant and the section 173 agreement is the only mechanism required to implement the conditions of the Statement:

The suitability of the land for sensitive use has been assessed and determined by the environmental audit produced in June 2000 and more particularly, the Statement of Environmental Audit produced by that audit. In accordance with relevant legislation, the finding of the Environmental Audit that the land is suitable for low density residential use (subject to conditions) is all that Council requires from a statutory perspective to assure itself regarding this matter.

**(iii)      Permit for residential development at 24 Thornbill Drive**

To explain how Council ensures compliance with the conditions of the Statement through the section 173 agreement, Council explained how it assessed an application to construct a dwelling and shed at 24 Thornbill Drive (Lot 1 in the subdivision of the Amendment Land). Lot 1 is largely located within the impacted area. The proposed building envelope is totally within that area. Refer to Figure 3 below, which shows the impacted area in yellow.

Council asked for a statement from a suitably qualified land contamination consultant which:

- identifies that the property and proposal remains in compliance with the requirements set out in the Statement and the section 173 agreement
- confirms that the proposed development will not undermine or contravene the conditions and requirements in the Statement and the agreement.

The applicant provided such a statement from Australian Environmental Auditors, a copy of which was attached to Council’s submission.<sup>12</sup> Council also included a condition on the permit requiring a 500 mm cap of clean fill be maintained as required under clause 6.11.2 of the agreement.<sup>13</sup>

<sup>12</sup> Attachment 38 to Council’s submission

<sup>13</sup> Attachment 39 to Council’s submission





**Figure 3**      Plan showing location and building envelope of 24 Thornbill Drive

Source:      Council's submission

Council submitted:

Council contends that its approach to assessing the planning permit application for 24 Thornbill Drive has appropriately applied the relevant obligations set by the Statement of Environmental Audit and the Section 173 Agreement and has done this in a manner that has satisfied an environmental auditor.

### 3.2 Discussion

The EPA submitted that Council cannot be satisfied that the remedial works are satisfactory and sufficient to justify the removal of the EAO unless the works are reviewed by an accredited auditor and the land is found to be suitable for residential use. Council, on the other hand, submitted that the EAO is now redundant, having been effectively replaced by the section 173 agreement which will ensure ongoing compliance with the conditions of the Statement of Environmental Audit.

The EAO requires either a Certificate or a Statement of Environmental Audit before potentially contaminated land can be used for a sensitive use. Similarly, PPN30 makes it clear that either a Certificate or a Statement is required before the EAO can be removed.

The Panel considers that the EPA's position could be interpreted as effectively stating that only a Certificate will suffice. However the statutory framework and the associated guidance (principally the EAO and PPN30) recognises another pathway (the Statement pathway), where the land might still be contaminated but is nevertheless suitable for residential use provided certain conditions are met.

The Statement of Environmental Audit found that the Amendment Land (including the impacted area) is suitable for residential use, provided that the impacted area remains graded and covered with at least 500 mm of clean fill, and/or vegetative cover is maintained over the impacted area sufficient to prevent erosion so that contaminated soil is not moved off the site.



The Connolly Environmental remediation works have, in effect, satisfied the intent of the conditions of the Statement. The contaminated soil has been removed from the residential lots, and the area has been backfilled with at least 500 mm of clean soil. The contaminated soil has been capped and will be retained under the roadway, preventing direct exposure to sensitive receptors or its migration off the site. The section 173 agreement ensures the works undertaken by Connolly Environmental will be maintained in the future.

The Connolly Report sets out a detailed description of the works. The report states that the works were conducted in accordance with the relevant Australian Standards, National Environment Protection Measures and State Environment Protection Policies. The sampling appears to have been comprehensive, and samples were collected and tested in accordance with relevant Australian Standards by a National Association of Testing Authorities (NATA) accredited laboratory. The condition of the soil sampled was assessed against the adopted appropriate criteria, and found to be within acceptable limits.

The Connolly Report is very comprehensive and detailed. The Panel considers that the report provides a sufficient basis on which Council can satisfy itself that (provided the works undertaken by Connolly Environmental are maintained as required under the section 173 agreement), the land is suitable for residential use. The Panel does not consider that any further assessment of the land or the remedial works previously undertaken by Connolly Environmental is justified or necessary.

### **3.3    Conclusions and recommendation**

The Panel concludes:

- the Connolly Report provides a comprehensive and detailed analysis of the works undertaken to render the land suitable for residential use
- comprehensive sampling was undertaken by Connolly Environmental, with samples tested by an independent NATA accredited laboratory, that has demonstrated that contamination levels within the residential lots are within acceptable levels for residential use
- the Panel does not consider that any further assessment is necessary or justified
- the EAO is no longer required, having been effectively superseded by the Statement of Environmental Audit and the section 173 agreement which will ensure that the works undertaken by Connolly Environmental will be maintained in the future.

The Panel recommends:

- 1.    Adopt Amendment C129nill to the Nillumbik Planning Scheme as exhibited.**

## 4 Does the section 173 agreement require modification?

### 4.1 Submissions

Council submitted that the assessment of the permit application for 24 Thornbill Drive was complicated by the fact that the section 173 agreement sets conditions in response to contamination which has been relocated and capped under Thornbill Drive. It submitted that the section 173 agreement may require a doubling up of contamination assessment. It suggested a possible way forward would be for the owners to engage an auditor to directly review and approve the Connolly report and remedial works and for the agreement to be modified to reflect the findings of the auditor:

... if the review by an environmental auditor is conducted and provides the necessary approval of Connolly Environmental's remedial works, then Council perceives there would be a case or imperative to modify the Statement of Environmental Audit conditions, including through the S173 Agreement, so that they correlate with and reflect the remedial works. This would provide a much more satisfactory set of conditions for owners of the land within the impacted area.

Council submitted that the cost of engaging the auditor should be borne by the owners because:

- this would be consistent with the general requirement that the owners of land are responsible for responding to planning requirements relevant to their land
- it is consistent with the strategy at Clause 13.04-15 of the Planning Policy Framework which is (Council's emphasis) to:

Require applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel;

- PPN30 generally implies that the cost of satisfying the requirements of the EAO should be borne by landowners or applicants
- the EAO and section 173 agreement have been applied to the site in an appropriately transparent manner for potential buyers
- it would set an unreasonable and unacceptable precedent for Council's use of public funds if Council were to accept the cost, as owners of other properties within an EAO would likely expect the same response
- if Council were to engage the auditor rather than the owners, it creates a potential future liability for Council if the auditor makes an error
- there may be significant additional costs to Council if the auditor finds the remedial works, which were undertaken by the then owner prior to the subdivision of the Amendment Land, are not sufficient and that more works are required.

### 4.2 Discussion

Possible future amendments to the section 173 agreement are beyond the scope of the Amendment. Nevertheless, the Panel provides some commentary on Council's suggestions which it hopes will assist.

It is not clear whether the section 173 agreement applies to all lots within the subdivision, or only those 5 lots that are within the impacted area. On the basis of the GeoPollution Report, the Statement of Environmental Audit and the subsequent testing undertaken by Connolly Environmental, the Panel sees no need for the agreement to continue to apply to lots outside the impacted area. In the Panel's view, if the agreement does apply to those lots, it can be removed without the need for any further assessment.

The Panel supports a precautionary approach to the modification or removal of the agreement from lots within the impacted area. While the Panel is satisfied on the basis of the Connolly Report that the impacted area is suitable for residential use, it is important to ensure the works undertaken by Connolly Environmental (in particular the maintenance of the 500 mm of clean fill in the residential area and the capping and retention of the contaminated soil under the roadway) are maintained. The section 173 agreement secures the maintenance of these works. The Panel agrees with Council that these restrictions should not be removed unless further assessment by a suitably qualified professional confirms that they are no longer required (or that alternative measures are appropriate).

Council's submission suggested that the ongoing application of the section 173 agreement may cause complications for future use and development of the land because the contaminated soil has been retained on the land (capped under the roadway). The Panel assumes that Council's concern arises because the contaminated soil, while capped, is not covered with clean fill to a depth of 500 mm as required under condition (iii) of the Statement (and clauses 6.11.1, 6.11.2(b) and 6.11.3 of the agreement).

In the Panel's view, as long as the contaminated soil remains capped and effectively contained under the road, the intent of the Statement and the agreement are being achieved (albeit by a slightly different method). In these circumstances, the ongoing application of the agreement should not result in complications for landowners.

Council's submission also suggested that the ongoing application of the section 173 agreement may involve some 'doubling up' of contamination assessment. The Panel does not consider that the agreement requires any further assessment of contamination except where earthworks are undertaken in the impacted area (in which case soil disturbed as a result would need to be tested and disposed of in accordance with EPA guidelines as per condition (ii) of the Statement and clause 6.11.3 of the agreement).

## Appendix A    Document list

No.	Date	Description	Provided by
1	N/A	Exhibited Amendment documents	Council
2	N/A	Nillumbik Planning Scheme	Panel sourced
3	27/9/2001	Ministerial Direction No. 1 – Potentially Contaminated Land	Panel sourced
4	June 2005	Planning Practice Note 30 – Potentially Contaminated Land	Panel sourced
5	5/11/2020	EPA submission to the exhibited Amendment	Council
6	8/2/2021	EPA submission to be read at the Future Nillumbik Delegated Committee meeting on 9 February 2021	EPA
7	19/4/21	Council submission to the Panel, including 39 attachments	Council



### Domestic Wastewater Management Plan: Action Plan 2019/20 review

No	Strategy	Actions	Responsibility	Budget	Implementation Timeframe					Status
+ Stakeholders					2019/20	2020/21	2021/22	2022/23	2023/24	
<b>Information and Data Collation</b>										
I1	Review Application to Install/Alter a WTS form to ensure it is comprehensive and relevant to current standards.	<ol style="list-style-type: none"> <li>Review Application to Install/Alter a WTS form to ensure all necessary information is captured and the form is clear and easy to complete. Application form should cater for and conform with all relevant aspects of: <ul style="list-style-type: none"> <li>EPA Publication 891.4 Code of Practice for Onsite Wastewater Management</li> <li>Australian Standard 1547:2012</li> <li>Land Capability Assessment Framework</li> <li>Certificate of Conformance</li> <li>Legislative changes and reform (as they occur)</li> </ul> </li> </ol>	Environmental Health	EH Budget	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Action 1. Ongoing
I2	All WTS information is readily accessible in a single database and enables identification of areas of critical concern.	<ol style="list-style-type: none"> <li>Identify/confirm the total number of unsewered properties within Nillumbik.</li> <li>Validate existing Council held WTS information for the unsewered properties already collated (undertaken as a specific action under the 2015-18 DWMP) to determine the total number of properties where the WTS status and location remains unclear (i.e. no WTS records were located across Pathway, Infovision, Sharepoint or the property file).</li> <li>List, risk rate and target the properties with no WTS records (identified under Action 2 above) for prioritised information gathering projects based on their assigned risk rating. Site visits &amp; assessments necessary for a significant proportion of these.</li> <li>Undertake data cleansing of information already entered into Pathway to ensure accurate information is provided on each system on an on-going and periodic basis (as required).</li> <li>Investigate GIS linkage to WTS licensing database.</li> </ol>	Environmental Health Information Technology Records Rates	EH Budget	Complete Action 1 Complete Action 2 Start Action 3 Start Action 4	Complete Action 3 Action 4 Ongoing Start Action 5	Action 4 Ongoing	Action 4 Ongoing	Action 4 Ongoing	Action 1 & 2 Completed 2020. Action 3. As part of reprioritisation program Action 4. Started – In partnership with IT Action 5. – Completed
I3	Risk Prioritisation	<ol style="list-style-type: none"> <li>Develop risk assessment criteria (utilising recognised system and land-based factors) to be applied to all existing WTS within the Shire to more easily identify areas of high environmental or health risk due to failing WTS (high/medium/low rating).</li> <li>Develop a layer on Council's GIS system that displays the (above) high/medium/low risk WTS identified through the risk rating process.</li> </ol>	Environmental Health Information Technology	EH Budget IT Assistance	Complete Action 1 Start Action 2	Action 2 Ongoing	Action 2 Ongoing	Action 2 Ongoing	Action 2 Ongoing	Action 1. Completed - Adopted Environment Protection Authority - Alluvium. July 2019. Action 2. Ongoing –in partnership with IT
I4	Options for locating and mapping existing systems are investigated	<ol style="list-style-type: none"> <li>Investigate the implementation of GPS location mapping of new and existing WTS, (GPS mapping to be applied to all WTS monitoring &amp; compliance, auditing and information gathering activities) to improve the accuracy and quality of Council's WTS information and close WTS information gaps.</li> <li>Procure hardware.</li> <li>Implement the GPS mapping process.</li> </ol>	Environmental Health Information Technology	Costs/Budget (including software and conducting mapping) to be investigated	Complete Action 1 Complete Action 2 Start Action 3	Action 3 Ongoing	Action 3 Ongoing	Action 3 Ongoing	Action 3 Ongoing	Action 1. Ongoing - In house IT partnership 2019. Action 2. Completed - As above. Action 3. Ongoing -

### Education and Awareness



E1	Develop and implement a process that will ensure that new property owners are informed about what type of WTS is on/or available to their property	<ol style="list-style-type: none"><li>Section 32 notices to include basic information on property's WTS, broken into 3 main categories:<ul style="list-style-type: none"><li>Property on WTS indefinitely</li><li>Property in CSP</li><li>Property in a declared area</li></ul></li><li>Develop a process with Rates to be able to add/remove the above details on section 32 notices.</li></ol>	Environmental Health  Rates	EH Budget	Confirm all actions complete & process embed'd	All actions Ongoing	All actions Ongoing	All actions Ongoing	All actions Ongoing	Action 1. Ongoing - Subject to ssessment 2021.  Action 2. Ongoing - As above.
E2	Disseminate information on landowner/occupier responsibilities and maintenance requirements for residents with WTS.	<ol style="list-style-type: none"><li>Review all wastewater related information sheets (including the Wastewater Fact Sheet Series) to ensure they are:<ul style="list-style-type: none"><li>Relevant, current and accurate;</li><li>Designed/written for their intended audience;</li><li>Instructive in educating wastewater system owners how to meet their compliance requirements; and</li><li>Persuasive in encouraging wastewater system owners to adopt best practice maintenance and management procedures</li></ul></li><li>Develop a process with Rates to identify transfer of property ownership and send relevant information related to the property's WTS.</li><li>Distribute pdf copies of the Wastewater Fact Sheet Series and <i>Domestic Wastewater Treatment Guide</i> (already developed) to all local real estate agents for them to provide to new property owners purchasing properties with septic systems (once settlement is complete).</li><li>Provide relevant Wastewater Fact Sheets to property owners when issuing a Certificate to Use a WTS.</li></ol>	Environmental Health  Rates	EH Budget CS Publication Budget	Confirm Action 1 complete  Start Actions 2 & 4  Complete Action 3	Actions 2 & 4 ongoing	Conduct Action 1  Actions 2 & 4 ongoing	Actions 2 & 4 ongoing	Conduct Action 1  Actions 2 & 4 ongoing	Action 1. Completed Reviewed hard copy draft documents July 2019.  Action 2. Ongoing - Covid 19 interrupted.  Action 3. Completed  Action 4. Completed and ongoing
E3	Consistent provision of clear and current WTS guidance material for Planning and WTS applications at customers first point of contact with Council	<ol style="list-style-type: none"><li>Provide Council's <i>Domestic Wastewater Treatment Guide</i> to property owners when applying for a planning permit.</li><li>Provide Council's <i>Domestic Wastewater Treatment Guide</i> to property owners when applying for a WTS permit.</li><li>Develop and embed the process required for the above provisions to occur.</li></ol>	Environmental Health  Planning	EH Budget	Confirm all actions complete & process embed'd	All actions ongoing	All actions ongoing	All actions ongoing	All actions ongoing	Action 1. Completed - 2019.  Action 2. Completed & ongoing -Reviewed and improved 'Buddy System' with Planning Department 2020.  Action 3. Completed
E4	Water quality in high risk areas of the Shire is monitored and reported	<ol style="list-style-type: none"><li>Investigate potential to partner with Melbourne Water in waterway/catchment monitoring and possible funding provisions</li><li>Develop sampling parameters that will identify the presence and level of septic pollutants in waterways.</li><li>Undertake 'snap shot' samples for <i>E.coli</i> in high risk areas. <i>Initial priority will be given to the <b>Priority 1</b> Diamond Creek catchment and Yarra River (North Warrandyte) sub catchment, based on the risk assessment conclusions explained in Section 3.4.</i></li><li>Investigate options to link in with the Melbourne Waterwatch community monitoring program and effectively use results</li><li>Liaise with other relevant stakeholders (including government departments, catchment management authorities, Melbourne Water, YVW) on any existing water sampling undertaken by them within the Shire and utilise this data to inform pollution mitigation actions of the Plan.</li></ol>	Environmental Health  Environment YVW  Melbourne Water  Melbourne Waterwatch  Water EcoScience	Increase to water sampling budget of \$2000 per annum  Potential grant funding from Melbourne Water  WW Officer	Start Actions 1, 4 & 5  Complete Actions 2 & 3	Actions 1, 4 & 5 ongoing (to extent possible)  Actions 2 & 3 ongoing	Actions 1, 4 & 5 ongoing (to extent possible)  Actions 2 & 3 ongoing	Actions 1, 4 & 5 ongoing (to extent possible)  Actions 2 & 3 ongoing	Action 1. Completed - \$10k grant from Melbourne Water (MV) for water sampling project 2020.  Action 2. Completed in conjunction with RMIT 2020.  Action 3. Ongoing - Diamond Creek and Yarramabt Lake water test results due 2021.  Action 4. Ongoing  Action 5. Completed - Liaising with YVW, MV and RMIT 2021.	



Sewer connection and Community Sewerage Program prioritisation										
<b>S1</b>	Advocacy into YVW's Community Sewerage Plan prioritisation process (2021)	<ol style="list-style-type: none"> <li>1. Conduct investigation and research activities into pollution levels in the high risk areas of the individual townships identified as needing inclusion into the CSP (to support submissions to YVW). <i>Initial priority will be given to the <b>Priority 1 Diamond Creek catchment and Yarra River (North Warrandyte) sub catchment, based on the risk assessment conclusions explained in Section 3.4.</b></i></li> <li>2. Develop targeted and robust submissions requesting additional inclusion by YVW of Council identified high risk properties and areas (and collateral properties) into the CSP as early in the YVW prioritization process as possible (well prior to the YVW planning and design phase).</li> <li>3. Seek partnerships with other Councils and peak associations to advocate to the State Government to increase funding to accelerate the CSP.</li> </ol>	<b>Environmental Health</b> Infrastructure Environment Planning YVW MAV EHPA EPA	EH Budget	Start Actions 1, 2 & 3	All actions ongoing	All actions ongoing	All actions ongoing	All actions ongoing	Action 1. Ongoing - Networking with YVW, MW and RMIT project 2020/21. Action 2. Ongoing - CSP submission to YVW due mid 2021 Action 3. Ongoing - Covid 19 interrupted.
<b>S2</b>	Maintain a database of properties sewered by Yarra Valley Water	<ol style="list-style-type: none"> <li>1. Obtain property connection data from YVW quarterly and upload connection data onto Council's GIS system.</li> <li>2. Develop a process to update Council's GIS system annually with CSP included properties yet to receive their connections (to clearly show which properties are included in the CSP).</li> <li>3. Develop a process to remove WTS information (from section 32 notices) from property database when connection to sewer occurs.</li> </ol>	<b>Environmental Health</b> Information Technology Rates YVW	EH Budget	Confirm Action 1 complete & process embed'd Complete Actions 2 & 3	All actions ongoing	All actions ongoing	All actions ongoing	All actions ongoing	Actions 1. Completed & Ongoing - YVW providing quarterly data 2021. Action 2. Ongoing - 2021. Action 3. Ongoing - 2021.
<b>S3</b>	Encourage property owners to connect to the sewer (in declared areas)	<ol style="list-style-type: none"> <li>1. Follow up all properties that have sewer available but YVW has no record of connection, particularly in declared CSP areas. <i>Initial priority will be given to the <b>Priority 1 Diamond Creek catchment and Yarra River (North Warrandyte) sub catchment, based on the risk assessment conclusions explained in Section 3.4.</b></i></li> <li>2. Ensure retention of any secondary WTS at a 'declared' property is based on evidence of compliance with EPA requirements (via Council's "Application to Retain" process).</li> <li>3. Ensure 'declared' properties that cannot show evidence of compliance are made to connect to the sewer.</li> </ol>	<b>Environmental Health</b> YVW	EH Budget	Start Action 1  Actions 2 & 3 Ongoing	All actions ongoing	All actions ongoing	All actions ongoing	All actions ongoing	Action 1. Ongoing - Scheduled reporting received from YVW 2020/21 Action 2. Ongoing - As above. Action 3 Ongoing - Working in collaboration with YVW 2020/21.

Regulation & Enforcement										
<b>R1</b>	Comprehensive review of all wastewater policy and procedures	<ol style="list-style-type: none"> <li>1. Review all wastewater policies and procedures to identify gaps and/or inconsistencies.</li> <li>2. Collate a list of the above requiring development</li> <li>3. Develop new and amended policies/procedures</li> <li>4. Document, adopt, disseminate and implement</li> </ol>	<b>Environmental Health</b>	EH Budget	Conduct Actions 1, 2, 3 & 4				Conduct Actions 1, 2, 3 & 4	Actions 1. Ongoing - Council Promapp project, due for completion 2021. Action 2. Ongoing - As above. Action 3. Ongoing - As above. Action 4. Ongoing - As above.

R2	All unsewered site developments are capable of adequately treating and containing all effluent on site prior to Planning approval	<ol style="list-style-type: none"> <li>1. Maintain up to date and relevant wastewater specifications and standard conditions for planning permits.</li> <li>2. EHOs to undertake specialist training in wastewater management</li> <li>3. Develop and implement policy and procedures for assessment of planning applications to ensure new unsewered developments retain all wastewater onsite.</li> <li>4. Formalise LCA trigger criteria for planning applications (document and disseminate).</li> <li>5. Formalise LCA minimum document standard for planning applications (document and disseminate).</li> </ol>	Environmental Health Planning MAV EPA	EH Budget Planning Budget	Confirm Actions 1 & 2 are current  Complete Actions 3, 4 & 5	Actions 1 & 2 ongoing  EH Annual Review of actions 3, 4 & 5	Actions 1 & 2 ongoing  EH Annual Review of actions 3, 4 & 5	Actions 1 & 2 ongoing  EH Annual Review of actions 3, 4 & 5	Actions 1 & 2 ongoing  EH Annual Review of actions 3, 4 & 5	<p>Actions 1. Completed &amp; Ongoing</p> <p>Actions 2. Completed</p> <p>Action 3. Ongoing - Promapp Project 2021.</p> <p>Action 4. Completed (as stated in Council's Domestic Wastewater Treatment Guide)</p> <p>Action 5. Not Started</p>
R3	Consistent application of Council's statutory duty in approving permit applications to install/alter WTS	<ol style="list-style-type: none"> <li>1. Review processes for assessing and approving WTS permit applications (including installation inspections) to ensure systems being installed meet EPA standards and Council's WTS permit conditions.</li> <li>2. Review WTS permits (conditions) to ensure all the necessary and correct conditions are being added to new permits.</li> </ol>	Environmental Health	EH Budget	Complete Actions 1 & 2	EH Annual Review (all actions)	EH Annual Review (all actions)	EH Annual Review (all actions)	EH Annual Review (all actions)	<p>Action 1. Completed</p> <p>Action 2. Completed</p>
R4	Investigate options for utilising an automated maintenance application to assist in monitoring the maintenance compliance of WTS	<ol style="list-style-type: none"> <li>1. Investigation into the provision of an automated maintenance reporting application to effectively manage Council's statutory duty to monitor and regulate compliance with the maintenance requirements of WTS within the Shire (that would centralise and process the high volume of maintenance reports Council receives annually).</li> <li>2. Develop a Business Case to procure and utilise the automated application.</li> <li>3. Investigate compliance programs relating to WTS and review implementation across other municipalities (including the use of automated maintenance reporting applications).</li> </ol>	Environmental Health Information Technology	Additional funding required	Start Actions 1, 2 & 3	Complete actions 1, 2 & 3				<p>Action 1, 2 &amp; 3. Not started – Strategy suspended. Subject to change in accordance with Environment Protection Act 2017, and Regulations due July 2021.</p>
R5	Development of Monitoring and Compliance Program	<ol style="list-style-type: none"> <li>1. Develop an on-going monitoring and compliance program that addresses the following issues: <ul style="list-style-type: none"> <li>• requiring septic owners to ensure that their septic is desludged every 3-8 years (as per permit conditions) and provide a copy of the report to Council.</li> <li>• requiring secondary treatment system owners to ensure that their system receives quarterly maintenance by an accredited service agent and a copy of the report is submitted to Council (as per permit conditions).</li> <li>• requiring maintenance of existing WTS in accordance with permit conditions.</li> <li>• methods of following up on outstanding reports</li> <li>• enforcement options for WTS that are not compliant with EPA standards/Council permit conditions.</li> </ul> </li> <li>2. Develop a targeted audit program that assesses identified high risk WTS cohorts within the Shire against their permit conditions and current EPA standards.</li> </ol>	Environmental Health EPA M&K Lawyers	EH Budget WW Officer	Start Actions 1 & 2	All actions ongoing	All actions ongoing	All actions ongoing	All actions ongoing	<p>Action 1. Not Started - Strategy suspended. Subject to change in accordance with Environment Protection Act 2017, and Regulations due July 2021.</p> <p>Action 2. Not Started - As above.</p>
R6	Complaint investigation	<ol style="list-style-type: none"> <li>1. Investigate all reported incidents of failing WTS and complaints.</li> <li>2. Pursue legal advice to clarify Council's legislative duty for complex wastewater related issues.</li> </ol>	Environmental Health	EH Budget	All actions ongoing	All actions ongoing	All actions ongoing	All actions ongoing	All actions ongoing	<p>Action 1. Ongoing - Managed through normal Council procedures.</p> <p>Action 2. Ongoing – Subject to changes in</p>

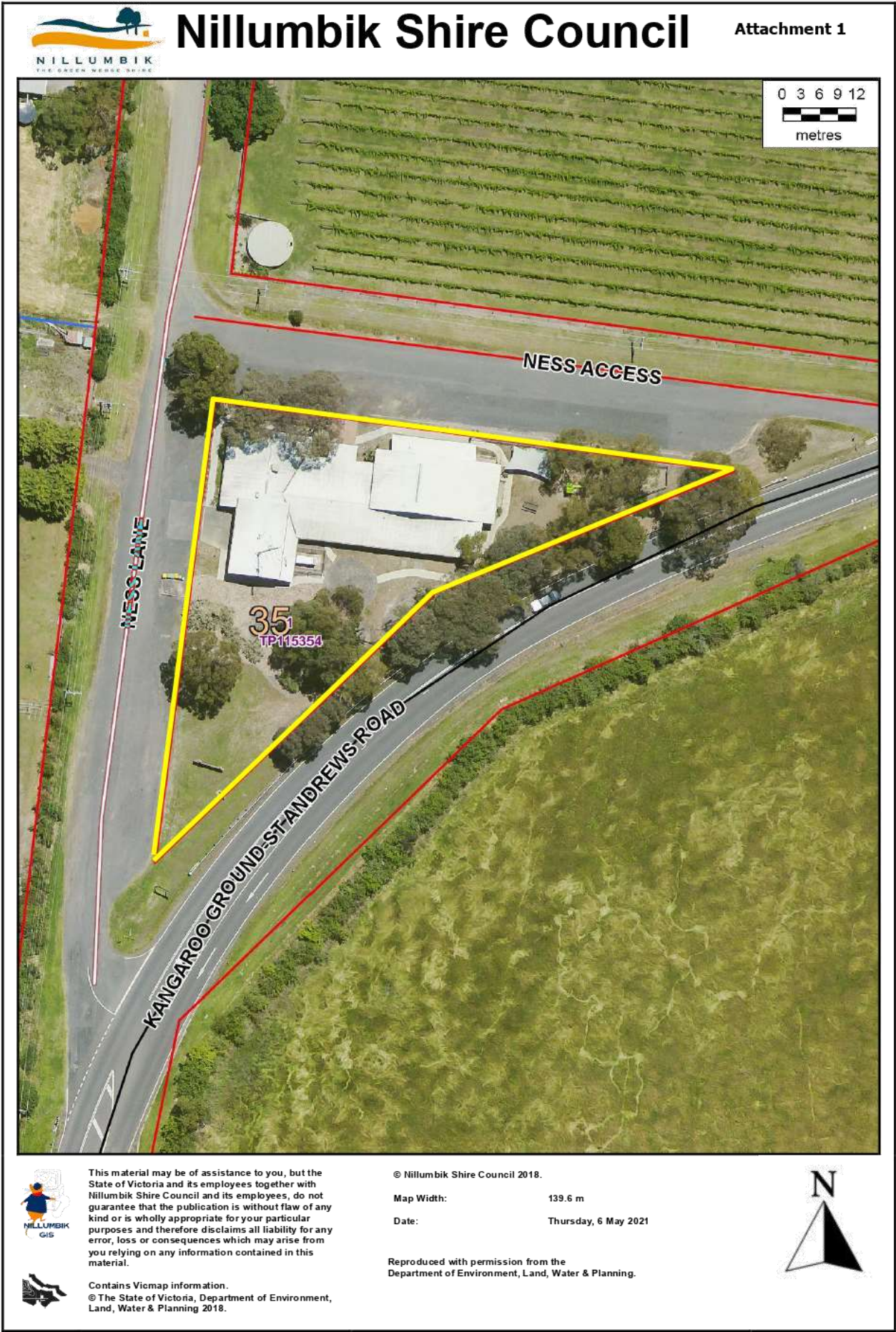


										Environment Protection Regulations awaiting adoption in July 2021
<b>R7</b>	Investigate the potential for the introduction of additional local laws to assist in WTS compliance	<ol style="list-style-type: none"> <li>Obtain legal advice regarding the introduction of local laws to assist with the regulation of WTS management and ensure such a local law is within Council's power to make and is not inconsistent with any Act.</li> <li>Review local laws developed by other Councils and examine associated implementation and compliance issues.</li> <li>Investigate the options for creating a local law that specifies the criteria for which properties would be required to upgrade their WTS (eg. failing 'Split' systems).</li> <li>Investigate the options for creating a local law to require owners to connect to sewer when it is available.</li> <li>Investigate the options for creating a local law to require owners to maintain their WTS as required.</li> </ol>	<b>Environmental Health</b> <b>Community Safety</b> EPA YVW M&K Lawyers MAV	Community Safety Budget (\$15,000 additional to engage lawyers)	Start Actions 1, 2, 3 & 4	Complete actions 1, 2, 3, & 4				Action 1,2,3,4 & 5. Ongoing – Local Law review currently underway, also subject to changes in Environment Protection Act 2017 and Regulations awaiting adoption in July 2021
<b>R8</b>	Emergency Management provisions (relating to wastewater)	<ol style="list-style-type: none"> <li>Develop policy and process on assessment and management of WTS in emergency response situations, relating to EMV requirements/criteria and EPA guidelines.</li> </ol>	<b>Environmental Health</b> <b>Emergency Management</b> Consultation with EMV, EPA&MAV	EH Budget	Complete Action 1		EH/EM Review		EH/EM Review	Action 1. Ongoing - Consulting with stakeholders and like organisations.

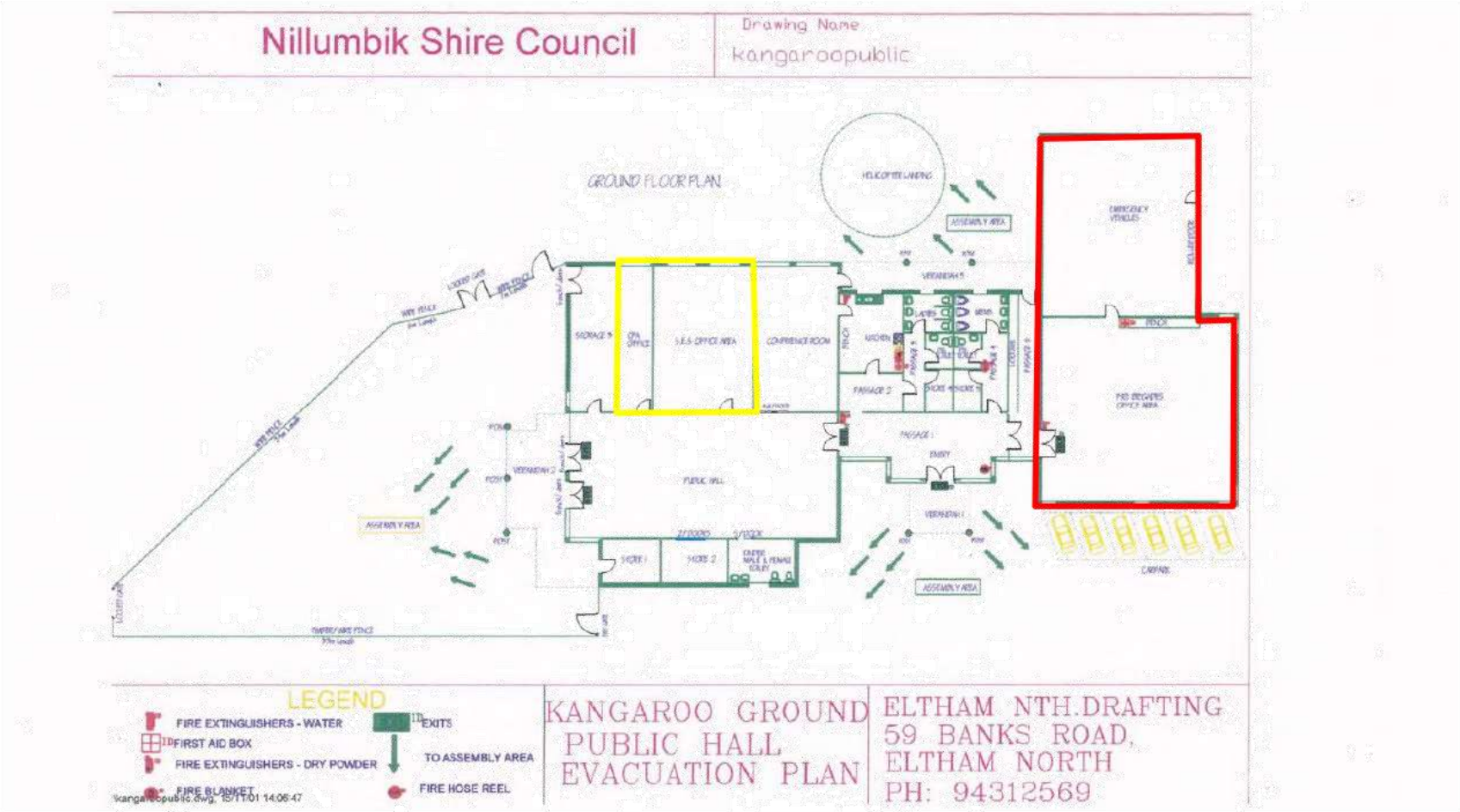
Collaboration and Review										
<b>C1</b>	Annual Internal Review	<ol style="list-style-type: none"> <li>Annual internal review and assessment of the progress achieved with the DWMP Action Plan.</li> <li>Annual internal review and assessment to identify and allow for major changes in the wastewater industry and regulatory environment that may affect Council's wastewater policies.</li> </ol>	<b>Environmental Health</b>	N/A	Conduct all actions	Conduct all actions	Conduct all actions	Conduct all actions	Conduct all actions	Action 1. Completed - Council Annual report. 2020/21.  Action 2. Ongoing - Pending Environment Protection Amendment Act 2017 and Regulations due for adoption in July 2021.
<b>C2</b>	3-Yearly Audit & Report on DWMP Action Plan progress	<ol style="list-style-type: none"> <li>Conduct an audit to assess and report on the progress of the DWMP Action Plan implementation every three years and publish the report on Council's website (IRG involvement).</li> </ol>	<b>Environmental Health</b> IRG	Budget allocation in 2021			Conduct			Action 1 To be completed in next 12 months
<b>C3</b>	5-Yearly Review of the DWMP	<ol style="list-style-type: none"> <li>Review and update the DWMP every five years (IRG involvement).</li> </ol>	<b>Environmental Health</b> IRG	Budget allocation in 2023					Conduct	Action 1. Subject to EP Act and SEPP Waters changes

<b>C4</b>	Develop and strengthen <i>internal</i> stakeholder relationships and collaboration	<ol style="list-style-type: none"> <li>1. Initiate and establish an Internal Reference Group (IRG) comprised of the relevant stakeholder units across Council.</li> <li>2. Identify shared water/wastewater objectives and strategies.</li> <li>3. Define and establish necessary/agreed on-going information and resource sharing arrangements.</li> <li>4. Promote and facilitate on-going co-ordination of internal resources into wastewater management strategies and projects.</li> <li>5. IRG to be involved in 3-yearly DWMP Action Plan Progress Audit process.</li> <li>6. IRG to be involved in 5-yearly DWMP Review process</li> </ol>	<b>Environmental Health</b> Planning Infrastructure Environment Community Safety	EH Budget	Start Actions 1, 2, 3, 4, 5 & 6	Actions 1, 2, 3 & 4 ongoing	Actions 1, 2, 3 & 4 ongoing	Actions 1, 2, 3 & 4 ongoing	Actions 1, 2, 3 & 4 ongoing	Action 1. Ongoing - Covid 19 interrupted. Action 2. Ongoing - As above. Action 3. Ongoing - As above. Action 4. Ongoing - As above. Action 5. Ongoing - As above. Action 6. Ongoing - As above.
<b>C5</b>	Develop and strengthen <i>external</i> stakeholder relationships and collaboration	<ol style="list-style-type: none"> <li>1. Develop and strengthen professional networks with other Councils managing WTS.</li> <li>2. Develop and strengthen consultation and collaboration with WTS installers and maintenance providers.</li> </ol>	<b>Environmental Health</b>	EH Budget	All Actions ongoing	All Actions ongoing	All Actions ongoing	All Actions ongoing	All Actions ongoing	Action 1. Ongoing - EHPA Environment SIG membership Action 2. Ongoing
<b>C6</b>	Community Engagement	<ol style="list-style-type: none"> <li>1. Conduct Community Engagement process every 5 years in sync with the DWMP 5-yearly review process.</li> </ol>	<b>Environmental Health</b> IRG	Budget allocation in 2023					<b>Conduct</b>	Action 1. Subject to EP Act and SEPP Water changes
<b>C7</b>	Advocate for and contribute to reform of the wastewater legislative framework	<ol style="list-style-type: none"> <li>1. Advocate for improvements to legislative framework</li> <li>2. Provide input into proposed legislation and standards pertaining to domestic waste water or reticulated sewerage.</li> </ol>	<b>Environmental Health</b> MAV EHPA EPA DELWP	EH Budget	Continue Actions 1 & 2	All Actions ongoing	All Actions ongoing	All Actions ongoing	All Actions ongoing	Action 1. Ongoing - Active participation in EPA regulation update Action 2. Ongoing - Active participation in EPA regulation update









Yellow area – no longer required by the CFA for exclusive use under the lease agreement. Shared use of the adjoining public hall also no longer required.

Red area - The CFA will continue to exclusively occupy the two motor bays/garage and front conference room (office area).

Patron: The Honourable Linda Dessau AC, Governor of Victoria

**Nillumbik Fire Brigades Group**  
Ness Lane  
Kangaroo Ground VIC 3097  
T: 03 97120309 F: 03 97120204



## **Nillumbik Group of Fire Brigades – Emergency Operations Centre**

Nillumbik Group of Fire Brigades and Nillumbik Shire have a long history of co-operation and support when dealing with community safety issues. The construction, evolution and use of the Emergency Operations Centre in Ness Lane, Kangaroo Ground is a fine example of this unified approach.

The Nillumbik Group of Fire Brigades is currently composed of Brigades from nine communities in the Shire; Christmas Hills, Eltham, Hurstbridge, Kangaroo Ground, North Warrandyte, Panton Hill, Research, St Andrews and Wattle Glen. Prior to boundary adjustments for both the Shire (Eltham Shire) and CFA, the Group was called Lower Yarra Group and had four additional Brigades from Kinglake and Kinglake West, South Warrandyte and Warrandyte.

**1969:**            The Lower Yarra Group of Fire Brigades was formed

**1971:**            A parcel of land bordering Ness Lane was loaned to the Group by the Shire of Eltham and a pre-fabricated building relocated onto it by the Group. An extension was later added when the Shire made another prefabricated building available.

**1983:**            The 1983 Ash Wednesday fires prompted a review of the emergency operational procedures and organization within the Group area and the Shire of Eltham Municipal Disaster Planning Committee was formed in November 1984. This committee brought together all the combating and support services within the Shire. The Group Officer and a Deputy Group Officer were the CFA members of this committee.

**1985:**            The Wyuna Rd fire in North Warrandyte highlighted the need for CFA, Police and Shire (SES) coordination at one central location, and the Group HQ was modified to accommodate the three agencies into one small room.

**1985:**            In June 1985, the first of 4 Lower Yarra vans (another one was purchase in 1987 and another in 1990) and then a Mazda Mobile Communications Van in 1995 was purchased with the financial assistance of the volunteers, Brigades and Shire of Eltham.

March 2021

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**Protecting lives and property**

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**1985:**        After a Shire wide emergency services review, it was agreed that the Emergency Operations Centre was too small and in November 1985 the Lower Yarra Group, with Shire and Commonwealth Government funding, sponsored the design and construction of a purpose-built Eltham Emergency Operations Centre

**1986:**        The EOC building commenced in November 1986. Site preparation was carried out with machinery donated by a later Group Officer, and the building was constructed by 23 long term unemployed workers (CEP Commonwealth Employment Project) and two trade supervisors Dean Putting, later Captain of Panton Hill Brigade and Mark Denton Lieutenant at Christmas Hills. Ross Henry of the Christmas Hills Brigade was the architect. Bill Oakley from the Shire of Eltham was Project Manager. The Group provided a volunteer Project Manager (John Cowan), and arranged more than 30 volunteer work bees with members from all Lower Yarra Group Brigades to provide specialist trade skills as well as assisting in the construction of the mud brick walls.

**1987:**        The EOC building was completed in October 1987 and the Lower Yarra Group of Fire Brigades handed the building over to the Shire of Eltham. The Group established its HQ in one of the large areas at the western end of the building and housed the mobile communications van in the attached garage.

**1988:**        The EOC was opened on 13<sup>th</sup> February 1988. Group leased the HQ garage and rooms for a notional fee (peppercorn lease).

**1990's:**        The Emergency Operations Centre has undergone many changes, from four separate operations rooms to semi-open rooms, to fully open plan operations. In the 1990's, CFA implemented pre-planned Incident Control Centres throughout the State and due to the unique risks associated with the "Green Wedge" area of Melbourne (including Eltham/Nillumbik Shire) the Operations area was converted into one of the first Level 3 Incident Control Centres in the State.

**2009+:**        After the 2009 Black Saturday fires, CFA up-graded the facility and revised the leasing arrangements with the Shire. This included changes to the leasing arrangement Nillumbik Group had with the Shire.

**2020:**        CFA no longer leases the EOC. The Nillumbik Group of Fire Brigades is seeking to re-establish its lease of the garage and HQ space for a notional "peppercorn" fee

# Recreation Trails Advisory Committee

## Terms of Reference



**File no:** 70/20/004

### **Classification**

Advisory Committee of Council

### **Purpose**

To provide a formal mechanism for Council to consult with key stakeholders, seek specialist advice and enable community participation in the development and review of new and existing recreation trails within the Shire of Nillumbik.

### **Objectives**

- To assist and advise Council regarding key issues.
- Provide a forum for dissemination and consideration of information to the local community.
- To assist and support Council prepare recreation trail development proposals and funding applications.
- Provide advice on the design of proposed trails.
- Assist Council with the development of recreation trail promotional material and events.
- Assist Council monitor recreation trail use and condition.
- Respond to and provide advice on any proposed strategy, policy or action plan relating to recreation trails developed by Council.
- Undertake other recreation trail initiatives as necessary.

### **Membership and chairperson**

- One or more councillors appointed by Council.
- Twelve community representatives who live within the Shire, selected to reflect a range of interests, expertise and experience:
  - Two Friends of or Landcare representatives
  - Two community horse riding representatives
  - Two cycling representatives
  - Two walking group representatives
  - Two general community representatives, one urban and one rural
  - One tourism representative
  - One person with a disability or advocate on behalf of people with a disability
- Chairperson (Councillor Karen Egan) as determined by Council



### **Term of appointment**

Community representatives will be appointment for a twenty four month term or until otherwise resolved by Council.

### **Co-opted members**

The Advisory Group may invite suitably skilled persons to join the Group in an advisory capacity, for a specified purpose and for a specified period of time. Co-opted members are not entitled to vote.

### **Quorum**

A meeting can only take place with a minimum quorum of

- Seven voting members

At least one Council staff member must be present for administrative purposes.

### **Member responsibilities**

In order to fulfil the Committee's objectives, members are expected to:

- Demonstrate an understanding of issues, developments and concerns relevant to the recreation sector.
- Be aware of the activities, interests and concerns of relevant stakeholder organisations and groups in the Shire of Nillumbik.
- Be conversant with relevant Council plans and policies, particularly those related to recreation.
- Prepare for and actively participate in regular committee meetings.
- Have an understanding and experience in the leisure and/or recreation sector.
- Nillumbik Shire Council is committed to providing a safe workplace for employees, councillors and volunteers. Members of Council Advisory Committees must:
  1. Adhere to the Equal Opportunity Act 1995, and refrain from discriminating, harassing or bullying other people and using offensive language in their capacity as a member of the Committee.
  2. Adhere to the requirements of the Occupational Health and Safety Act 2004 and have regard to the principles of health and safety. Committee members must ensure that they contribute to the notion of a healthy and safe workplace.

### **Meeting frequency**

Meetings are held quarterly at the Civic Centre (or other location).

### **Management of the group**

- The Recreational and Leisure team, or other member of Council's
- The Recreational and Leisure team, will manage the committee and attend all meetings.
- The Recreation and Leisure team, will be responsible for preparation of meeting agendas, minutes, reports and other administrative functions.
- Council officers provide support only and do not have voting rights.

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### **Reporting procedure**

- The Recreation Trails Advisory Committee is not a decision-making body and does not require voting protocols or other decision making mechanisms.
- Any advice provided by the Group will be reached by consensus. Where differing views may be expressed by the Group, these views will be reflected in any reports and statements issued.
- Minutes of the meetings are presented to Council for information at the next scheduled Council Meeting.
- Recommendations made by the Advisory Committee require consideration and approval by Council (or the relevant delegated Council officer) before being fully endorsed and acted upon.

### **Public Statements**

Members of the Committee cannot make public statements on behalf of Council without prior approval of the Coordinator Community Leisure Services and the Manager Governance and Communications.

### **References**

- Council Plan 2013-2017
- Recreation Strategy 2011
- Nillumbik Trails Strategy 2011
- Health and Wellbeing Plan 2013-2017
- Destination Management Plan 2015
- Northern Regional Trails Strategy

### **Contact details of group**

Councillor Chair: Cr Karen Egan

Councillor: Cr Richard Stokman

Manager of Recreation and Leisure: Heath Gillet

Acting Coordinator of Recreation and Leisure: Nathan Roberts

Recreation and Open Space Planner: Tara Jolfaei

Friends of/Landcare: Rex Niven

Friends of/Landcare: Andrew Bakos

Community horse riding: Cathy Giles

Community horse riding: Kay Cruse

Cycling: Jamie Sharp

Cycling: Stephen Hadley

Walking group: Finn Westerman

Walking group: Janice Davies

General community – urban: Vince Bagusauskas

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General community – rural: Bob Muxlow

Person with a disability or advocate: Louise Barry

**Approval date**

June 2021

**Next review date**

July 2023

**CM.095/21 Tender Report - Contract 2021-057 Sportsground Maintenance Services**  
**Attachment 2. List of Sportsgrounds**

Asset ID	Reserve Name	Address	Suburb	Oval Size (ha)	Size m2	Sports Played - Current	
						Summer	Winter
88508	A E Cracknell Reserve	576 Kangaroo Ground-ST. Andrews Road, PANTON HILL, VIC 3759	Panton Hill	1.1	11,000	Cricket	Football
88510	Ben Frilay Reserve	36 Graysharps Road, HURSTBRIDGE, VIC 3099	Hurstbridge	1.1	11,000	Cricket	Football
88511	Campbell Street Reserve	28 Campbell Street, DIAMOND CREEK, VIC 3089	Diamond Creek	0.9	9,000	Cricket	Baseball
88512	Coventry Reserve	1 Elizabeth Street, DIAMOND CREEK, VIC 3089	Diamond Creek	1.9	19,000	Cricket	Football
88513	Diamond Hills Reserve	9-11 Diamond Hills Drive, GREENSBOROUGH, VIC 3088	Greensborough	1.5	15,000	Cricket	Football
88515	Eltham Central Park	18 Panther Place, ELTHAM, VIC 3095	Eltham	1.7	17,000	Cricket	Football
88519	Bridge Street Reserve	58 Bridge Street, ELTHAM, VIC 3095	Eltham	1	10,000	Rugby Union Football	Rugby Union Football
88521	Marngrook Reserve	28 Main Hurstbridge Road, DIAMOND CREEK, VIC 3089	Diamond Creek	1.2	12,000	Cricket	Football
88522	Graysharps Road Reserve/ Hurstbridge East Oval 1	50 Graysharps Road, HURSTBRIDGE, VIC 3099	Hurstbridge	1.2	12,000	Cricket	Football
88523	Plenty War Memorial Park	109-115A Yan Yean Road, PLENTY, VIC 3090	Plenty	1.2	12,000	Cricket	Football
88524	Research Park	1459 Main Road, RESEARCH, VIC 3095	Research	0.9	9,000	Cricket	Football
88528	Town Park West	20-50 Susan Street, ELTHAM, VIC 3095	Eltham	1.1	11,000	Cricket	Football
88529	Wattle Glen War Memorial Reserve	137 Wilson Road, WATTLE GLEN, VIC 3096	Wattle Glen	1	10,000	Cricket	Baseball
88531	Yarrambat War Memorial Park	450 Ironbark Road, YARRAMBAT, VIC 3091	Yarrambat	1.3	13,000	Cricket	Football
88532	Eltham Lower Park/ Front Oval	570 Main Road, ELTHAM, VIC 3095	Eltham	1.6	16,000	Cricket	Lacrosse
88533	Eltham Lower Park/Rear Oval	570 Main Road, ELTHAM, VIC 3095	Eltham	1.3	13,000	Cricket	Lacrosse
88534	Eltham North Reserve/Top Oval	8-32 Cedar Avenue, 24-28 Laurel Hill Drive, ELTHAM NORTH, VIC 3095	Eltham North	1.1	11,000	Cricket	Soccer
88535	Eltham North Reserve/Adventure Playground	44-52 Wattletree Road, ELTHAM NORTH, VIC 3095	Eltham North	0.9	9,000	Cricket	Soccer
88518	Eltham High School	30-60 Withers Way, ELTHAM, VIC 3095	Eltham	1.2	12,000	Cricket	Baseball/ Football

**ADDITIONAL SPORTS GROUNDS (FUTURE UPGRADES)**

Asset ID	Reserve Name	Address	Suburb	Oval Size (ha)	Size m2	Sports Played - Current	
						Summer	Winter
88527	St Andrews Oval	1675 Heidelberg-Kinglake Rd, St Andrews	St Andrews	0.9	9,000	Cricket	
114332	Strathewen Oval	160 Chadds Creek Rd, Strathewen	Strathewen	1.1	11,000	Cricket	
88525	Ryders Flat	825 Hurstbridge-Arthurs Creek Rd, Arthurs Creek	Arthurs Creek	1.5	15,000	Cricket	





Road Name	Suburb	Length (km)	Melway Ref	Zone
Seymour drive	Plenty	1	11 E2	Urban
Cullen Crescent	Plenty	0.9	11 F1	Urban
Mackelroy road	Plenty	1.6	11 D6	Urban
McLennans Road	Plenty	1.3	11 B3	Urban
River Avenue	Plenty	2.7	11 D4	Urban
Butler Road	Plenty	0.5	11 C6	Urban
Gelibrand Place	Plenty	0.2	11 K7	Urban
Worns Lane	Plenty	1.4	184 E11	Urban
McLaughlans Lane	Plenty	1.3	11 D7	Urban
Heard Avenue	Plenty	2.9	184 F10	Urban
Memorial Drive	Plenty	1.8	11 D5	Urban
Happy Hollow Drive	Plenty	0.6	11 A7	Urban
Goldsworthy Lane	Plenty	1.5	10 J5	Urban
Bishop Avenue	Diamond Creek	1.5	12 D6	Urban
Black Gully Road	Diamond Creek	2.1	12 B1	Urban
Sutherland Road	Diamond Creek	1.3	11 H6	Urban
Hillmartin Lane	Diamond Creek	1.8	11 G6	Urban
Starling Road	Diamond Creek	0.8	11 G4	Urban
Perversi Avenue	Diamond Creek	1.2	12 D6	Urban
Phipps Crescent	Diamond Creek	2	12 C7	Urban
Orme Road	Diamond Creek	1.8	12 F10	Urban
Orme Street	Diamond Creek	0.4	12 F9	Urban
Godber Road	Diamond Creek	0.5	12 B10	Urban
Scenic Crescent	Eltham North	1.7	21 J2	Urban
Allendale Road	Eltham North	3.8	11 H9	Urban
Allendale Fire track	Eltham	1.6	12 G11	Urban
Rugby Oval	Eltham	0.5	21 H6	Urban
Mt Pleasant Road	Eltham	6.8	21 J8	Urban
Railway Parade	Eltham	0.7	21 K2	Urban
Sweeneys Lane	Eltham	1.3	22 B8	Urban
Fitzsimons Lane	Eltham	0.6	21 F11	Urban
Reynolds Road	Research	3.4	22 F2	Urban
Bells Hill Road	Research	1	22 K3	Urban
Research Oval	Research	0.7	22 F1	Urban
Ingrams Road	Research	1.5	22 G2	Urban
Reynolds Road	Wattle Glen	2	12 G9	Urban
Clarke Avenue	Wattle Glen	0.6	12 G4	Urban
Park Avenue	Wattle Glen	0.2	12 H4	Urban
Lorimer Road	Wattle Glen	3.2	12 G9	Urban
Valley Road	Wattle Glen	1.9	12 H4	Urban
Silvan Road	Wattle Glen	2.8	12 J1	Urban
Wilson Road	Wattle Glen	1.9	12 G3	Urban
Acacia Road	Hurstbridge	0.1	185 J6	Urban
Gosfield Road	Hurstbridge	2.2	263 C6	Urban
Christian Road	Hurstbridge	3	263 E4	Urban
Haleys Gully Road	Hurstbridge	2.4	185 D5	Urban
Bannons Lane North	Hurstbridge	3.3	185 D5	Urban
Flatrock Road	Hurstbridge	4.3	263 B8	Urban
Wattletree Road	Hurstbridge	2	185 J6	Urban
Bannons Lane	Yarrambat	3	185 A5	Urban
Youngs Road	Yarrambat	0.9	184 F7	Urban
Ironbark Road	Yarrambat	0.9	184 F8	Urban
Broadgully Road	Yarrambat	6.5	185 D10	Urban
De Fredericks Lane	Yarrambat	0.9	184 K7	Urban
De Fredericks Road	Yarrambat	1.6	184 G8	Urban
Astons Road	Yarrambat	1.7	185 B9	Urban
Charles Sturt Drive	Yarrambat	2.1	185 A5	Urban

Road Name	Suburb	Length (km)	Melway Ref	Zone
Gills Road	Watsons Creek	2	272 F3	Rural
Osborne Road	Christmas Hills	2.4	266 A11	Rural
Church Road	Panton Hill	3.1	263 F4	Rural
Cracknells Road	Panton Hill	0.7	272 A2	Rural
Alma Road	Panton Hill	3.4	263 J12	Rural
Turnung Road	Panton Hill	2	264 G9	Rural
Motschalls Road	Panton Hill	2.8	264 E9	Rural
Clintons Road	Smiths Gully	5.1	264 F3	Rural
Smiths Gully Road	Smiths Gully	4.5	264 F3	Rural
Dawsons Road	Kangaroo Ground	2.3	271 F5	Rural
Donaldson Road	Kangaroo Ground	3.6	271 D12	Rural
Watery Gully Road	Kangaroo Ground	2.9	271 E5	Rural
Nicholas Lane	Kangaroo Ground	2.4	272 B6	Rural
Carters Lane	Kangaroo Ground	0.8	271 J10	Rural
Heckers Hill	Kangaroo Ground	0.7	272 A10	Rural
Nillumbik Farm Drive	Kangaroo Ground	1.3	272 B8	Rural
Wedgetail Court	Kangaroo Ground	0.3	272 E8	Rural
Alfred Court	Kangaroo Ground	0.5	272 B7	Rural
Blooms Road	North Warrandyte	1.2	23 F9	Rural
The Boulevard	North Warrandyte	0.5	23 D8	Rural
Bradleys Lane	North Warrandyte	1.5	23 C12	Rural
Boyd's Road	North Warrandyte	0.8	23 F6	Rural
Floods Road	North Warrandyte	0.7	23 G6	Rural
Stony Creek Road	North Warrandyte	0.9	23 D8	Rural
Kruses Road	North Warrandyte	0.8	23 F7	Rural
Ninks Road	St Andrews	4	395 F1	Rural
Black Calf Creek Road	St Andrews	1.7	395 D3	Rural
Mullers Road	St Andrews	0.8	395 A4	Rural
Wild Dog Creek Road	St Andrews	0.9	395 A5	Rural
Mittons Bridge Road	St Andrews	2.1	394 K6	Rural
Jacksons Road	St Andrews	3	394 G3	Rural
Rankines Road	St Andrews	4.6	Page 9 N2	Rural
Hewitts Road	St Andrews	2	394 F3	Rural
Buttermans Track	St Andrews	9.9	395 A9	Rural
Hildebrand Road	Cottlesbridge	4	393 E10	Rural
Mine Road	Cottlesbridge	3.8	392 G12	Rural
Cottlesbridge - Strathewen Road	Strathewen	12.3	263 E4	Rural
O'Deas Road	Strathewen	2	Page 9 M2	Rural
Chadds Creek Road	Strathewen	3.7	Page 9 M2	Rural
Beale Avenue	Strathewen	2	396 B1	Rural
Eagles Nest Road	Strathewen	7.9	393 E3	Rural
Harrys Road	Arthurs Creek	2	Page 9 M2	Rural
Mathies Road	Arthurs Creek	0.7	Page 9 M2	Rural
Minchins Road	Arthurs Creek	3.7	393 F1	Rural
Brennans Road East	Arthurs Creek	2.4	392 K2	Rural
Brennans Road West	Arthurs Creek	0.6	392 K2	Rural
Deep Creek Road	Arthurs Creek	4.8	392 K3	Rural
Running Creek Road	Arthurs Creek	8.2	392 D1	Rural
Shaws Road	Arthurs Creek	3.2	393 F6	Rural
Greens Road	Arthurs Creek	1.1	393 C6	Rural
Nankervis Road	Arthurs Creek	1.1	393 C5	Rural
Ridge Road	Arthurs Creek	5.1	391 J2	Rural
Arthurs Creek Road	Arthurs Creek	14.5	391 J2	Rural
Middle Hut Road	Arthurs Creek	4.1	392 D2	Rural
Chapel Lane	Doreen	4.1	391 H7	Rural
Brocks Road	Doreen	1.9	392 A12	Rural
Doctors Gully Road	Doreen	4.4	391 G11	Rural

## Informal Meeting of Councillors Record

The Meeting commenced at 5:04 pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Planning and Consultation Committee Meeting Pre-Meet
	<b>Date:</b>	Tuesday 11 May 2021
	<b>Location:</b>	Council Chamber
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Peter Perkins, Cr Frances Eyre, Cr Geoff Paine, Cr Ben Ramcharan and Cr Richard Stockman
	<b>Council Staff:</b>	Carl Cowie, Vince Lombardi, Hjalmar Philipp, Jeremy Livingston, Rosa Zouzoulas, Katia Croce, Emma Christensen, Melika Sukunda, Simon Doyle, Nichole Johnson, Renae Ahern
	<b>Other:</b>	Sean McArdle, Barrister
<b>APOLOGIES:</b>		Cr Natalie Duffy, Cr Karen Egan

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Planning legal advice	No disclosures were made
2.	Planning and Consultation Committee Meeting Pre-meet	Cr Ben Ramcharan indicated that he has a conflict of interest with Agenda item PCC.006/21

The Meeting concluded at 5:54 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b> <b>Officer Title:</b>	Katia Croce Acting Executive Manager Governance, Communications and Engagement
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## Informal Meeting of Councillors Record

The Meeting commenced at 7:05pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Arts and Cultural Advisory Committee
	<b>Date:</b>	Monday 17 May 2021
	<b>Location:</b>	Zoom
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Paine, Cr. Perkins, Cr. Duffy
	<b>Council Staff:</b>	Nichole Johnson; Simon Doyle; Richard Holt; Melissa Ensink; Ange Stock
	<b>Other:</b>	Brian Gilkes, Pat Reynolds, Emma Roussel, Thomas McEvoy, Ona Henderson, Syd Tunn, Alli Spoor, Hannah Zreikat, Jonathan Crowther, Liezl Shnookal, Cassie May, Sandra Miller
<b>APOLOGIES:</b>		Corrienne Nichols, Leanne Ipsen, Dennis Coard, Tessa Christie, Rebecca Davies,

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	<b>5. Matters Arising</b> 5.1 Eltham Library Community Gallery Program Update 5.2 Nillumbik Prize for Contemporary Art 2021 5.3 Nominations for Arts & Cultural Advisory Committee 2021-23 5.3.1 Introduction of new Committee Members 5.4 Arts & Culture Strategy 2022-26	No disclosures were made
2	6. Lloyd Godman – resignation from Committee	No disclosures were made
3	7. Municipal Public Health and Wellbeing Plan (MPHWP)	No disclosures were made
4	<b>8. Art Collection</b> 8.1 Acquisitions 8.1.1 The Camelia Economy by James Nguyen – Winner of the Open Nillumbik Prize for Contemporary Art 2021 8.1.2 REMNANT BLESSINGS-I by Nusra Latif Qureshi – Winner of the Local Nillumbik Prize for Contemporary Art 2021	No disclosures were made
5	9. St Andrews Wayfinding Project	No disclosures were made
6	10. Diamond Valley Sports and Fitness Centre Public Art Project	No disclosures were made
7	11. Arts Recovery	No disclosures were made
8	12. Other Business	No disclosures were made

The Meeting concluded at 9:02pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name/Title:</b>	Simon Doyle, Coordinator Arts and Cultural Development
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## Informal Meeting of Councillors Record

The Meeting commenced at 3:15pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Climate Action Plan development
	<b>Date:</b>	Tuesday 18 May 2021
	<b>Location:</b>	Council Chamber, Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Karen Egan, Cr Frances Eyre, Cr Geoff Paine, Cr Peter Perkins, Cr Ben Ramcharan
	<b>Council Staff:</b>	Hjalmar Philipp, Lisa Pittle, Jonathan Miller, Kirsten Reedy, Seamus Balking, Laura Nix
	<b>Other:</b>	Not applicable
<b>APOLOGIES:</b>		Cr Natalie Duffy

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Discussion on targets and measures for the Climate Action Plan	No disclosures were made.
2	Discussion on Environmental Upgrade Finance	No disclosures were made.

The Meeting concluded at 4:30pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Lisa Pittle
	<b>Officer Title:</b>	Manager Environment

## Informal Meeting of Councillors Record

The Meeting commenced at 5:07pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Councillor Briefing
	<b>Date:</b>	Tuesday 18 May 2021
	<b>Location:</b>	Council Chamber
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Peter Perkins, Cr Frances Eyre, Cr Karen Egan, Cr Geoff Paine, Cr Ben Ramcharan, Cr Richard Stockman and Cr Natalie Duffy (virtually),
	<b>Council Staff:</b>	Carl Cowie, Vince Lombardi, Hjalmar Philipp, Blaga Naumoski, Jeremy Livingston, Rosa Zouzoulas, Heath Gillett, Leigh Northwood, Bea Guevara, Lisa Pittle, Lawrence Seyers, Ayman Williams, Yasmin Green, Mehran Khademollah, Andrea Jackson, Natalie Campion, Natalie Town, Joseph Emmanuel
	<b>Other:</b>	External Context Heritage Consultant – Kim Roberts and Chairim Byun MRPV: Frank De Santis, Paige Krygger, Rhys Owen-Roberts, Alec Say, Dipal Sorathia and Carlos Ibarra
<b>APOLOGIES:</b>		

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Nillumbik Shire Heritage Review Update	No disclosures were made
2	Yan Yean Road Stage 2 – Major Road Projects Victoria Presentation	No disclosures were made
3	Update from Major Roads Projects Victoria on Fitzsimons Lane Upgrade, including Urban Design Statement	No disclosures were made
4	Community Vision – Nillumbik 2040	No disclosures were made
5	Expert Panel's Comprehensive Review of Victoria's Building System – Framework for Reform	No disclosures were made
6	Eltham Community Hospital	No disclosures were made

The Meeting concluded at 10:05pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b> <b>Officer Title:</b>	Blaga Naumoski Executive Manager, Governance, Communications and Engagement
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## Informal Meeting of Councillors Record

The Meeting commenced at 5.00pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Meeting with Nillumbik Climate Emergency Action Team (NCEAT)
	<b>Date:</b>	Monday 24 May 2021
	<b>Location:</b>	Manna Gum Rooms, Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Frances Eyre; Cr Geoff Paine; Cr Ben Ramcharan and Cr Richard Stockman
	<b>Council Staff:</b>	Lisa Pittle, Ian Culbard
	<b>NCEAT Members:</b>	Angela Davies, Elizabeth Doig, Jill Kellow, Marguerite Marshall, Mitzi Tuke
<b>APOLOGIES:</b>		Cr Natalie Duffy, Cr Karen Egan

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	NCEAT presented on the importance of Nillumbik Council declaring a climate emergency	No disclosures were made

The Meeting concluded at 6:30pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Lisa Pittle
	<b>Officer Title:</b>	Manager Environment

## Informal Meeting of Councillors Record

The Meeting commenced at 5.02 pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Council Meeting Pre-Meet
	<b>Date:</b>	Tuesday 25 May 2021
	<b>Location:</b>	Council Chamber
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Peter Perkins, Cr Frances Eyre, Cr Geoff Paine, Cr Ben Ramcharan and Cr Richard Stockman, Cr Karen Egan
	<b>Council Staff:</b>	Carl Cowie, Vince Lombardi, Hjalmar Philipp, Jeremy Livingston, Rosa Zouzoulas, Corrienne Nichols, Katia Croce, Lauren Treby, Melika Sukunda, Colin Wood, Narelle Hart, Sonia Evans, Lance Clark, Nichole Johnson, Jonathon Miller
	<b>Other:</b>	
<b>APOLOGIES:</b>		Cr Natalie Duffy

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Council Meeting Pre-Meet	The Mayor, Cr Peter Perkins indicated that he has a conflict of interest with Agenda item CM 078/21 Essential Safety Measures & Auditing – Council Facilities Tender

The Meeting concluded at 6.30 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b> <b>Officer Title:</b>	Katia Croce Governance Lead
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## Informal Meeting of Councillors Record

The Meeting commenced at 7pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Living & Learning Nillumbik Advisory Committee
	<b>Date:</b>	Wednesday 26 May 2021
	<b>Location:</b>	Remote via MSTeams
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Geoff Paine
	<b>Council Staff:</b>	Cobie Vermeulen, Corrienne Nicholls, Melissa Ensink
	<b>Committee Members:</b>	Robyn Meikle, Pam Miranda, Jacqui Ward and Deanna Finn
<b>APOLOGIES:</b>		Anthony Herrett

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	L&LN Update: General	No disclosures were made
2	Neighbourhood House Update: Eltham	No disclosures were made
3	Neighbourhood House Update: Diamond Creek	No disclosures were made
4	Neighbourhood House Update: Panton Hill	No disclosures were made
5	Municipal Health and Wellbeing plan	No disclosures were made
6	Committee discussions: <ul style="list-style-type: none"> <li>- Terms of Reference</li> <li>- Recruitment of Committee members</li> <li>- Community consultations</li> </ul>	No disclosures were made
7	New items <ul style="list-style-type: none"> <li>- P Miranda: PhD</li> </ul>	No disclosures were made

The Meeting concluded at 8:55pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Cobie Vermeulen
	<b>Officer Title:</b>	Coordinator Living & Learning Nillumbik

## Informal Meeting of Councillors Record

The Meeting commenced at 5.03pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Councillor Briefing
	<b>Date:</b>	Tuesday 1 June 2021
	<b>Location:</b>	Held virtually
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Peter Perkins, Cr Frances Eyre, Cr Karen Egan, Cr Geoff Paine, Cr Ben Ramcharan, Cr Richard Stockman and Cr Natalie Duffy
	<b>Council Staff:</b>	Carl Cowie, Vince Lombardi, Hjalmar Philipp, Blaga Naumoski, Jeremy Livingston, Corrienne Nichols, Rosa Zouzoulas, Enrique Gutierrez, Lisa Pittle, Nichole Johnson, Heath Gillett, Heather Holt, Yasmin Green, Licardo Prince, Lauren Treby, Lance Clark
	<b>Other:</b>	
<b>APOLOGIES:</b>		

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Community Hospital update	No disclosures were made
1	Capital Works Forum	No disclosures were made
2	Development of the Council Plan 2021-2025	No disclosures were made
3	Councillor Requests and Interaction Policy	No disclosures were made
4	New Procurement Policy	No disclosures were made
5	Financial Hardship Policy	No disclosures were made
6	Phasing Out Single-Use Plastics	No disclosures were made
7.	Flagpole Proposal at Civic Centre	No disclosures were made
9.	Council Plan pre-work discussion	No disclosures were made
10.	John St Road Discontinuance update	No disclosures were made

The Meeting concluded at 10.48pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b> <b>Officer Title:</b>	Blaga Naumoski Executive Manager, Governance, Communications and Engagement
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## Informal Meeting of Councillors Record

The Meeting commenced at 12:00 pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Positive Ageing Advisory Committee
	<b>Date:</b>	4 June 2021
	<b>Location:</b>	Zoom
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Eyre, Cr Stockman, Cr Egan, Cr Duffy
	<b>Council Staff:</b>	Rebecca Burton, Fiona Vuong, Julie Alexander, Kirsten Reedy
	<b>Committee members:</b>	Tianjian Shen, Philip Green, Ray Carroll, Anne Fitzpatrick, Gertraud McDonald, Sabi Buehler, Sandra Verdam, Janice Crosswhite, Jan Taylor, Richard Kottek, Joy Ferguson, Deanna Finn, Pamela Johnson; David Nicholls
<b>APOLOGIES:</b>		Nil

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Council updates	No disclosures made
2	Dementia subcommittee report back	No disclosures made
3	Communications subcommittee report back	No disclosures made
4	World Elder Abuse Awareness Day	No disclosures made
5	Climate change action plan	No disclosures made

The Meeting concluded at 2:05pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b> Fiona Vuong <b>Officer Title:</b> Positive Ageing Officer
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## Informal Meeting of Councillors Record

The Meeting commenced at 4:00.pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Youth Council Advisory Committee Meeting
	<b>Date:</b>	Monday 7 June 2021
	<b>Location:</b>	Online, Zoom
<b>PRESENT:</b>	<b>Councillors:</b>	Advisory Representative: Cr Ben Ramcharan, Mayor Cr Peter Perkins, Deputy Mayor Cr Frances Eyre, Cr Richard Stockman, Cr Geoff Paine, Cr Natalie Duffy
	<b>Council Staff:</b>	Carl Cowie, Vince Lombardi, Blaga Naumoski, Corrienne Nichols, Hjalmar Phillip, Rosa Zouzoulas, Jeremy Livingston, Nichole Johnson, Katie Camilleri, Nicola Clutton, David Crowe, Molly Jessop
	<b>Youth Council Members:</b>	Bailey Cumming, Brianne Keogh, Cavan Cartwright, Youth Mayor Fieke van der Kamp, Imogen Jaques, Indiana Sandwell, Youth Deputy Mayor Jack Linehan, Katie O'Brien, Kirra Imbriano, Lachlan Wadsworth, Maali Kerta-Rice, Maverick Knight, Orianna Edmonds, Taj Andreetta
<b>APOLOGIES:</b>		Cr Karen Egan

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Meet and Greet between Councillors, EMT and Youth Council	No disclosures were made
2.	Youth Council presented proposed Youth Engagement Plan	No disclosures were made
3.	Feedback provided by Councillors and EMT on proposed Youth Engagement Plan	No disclosures were made Councillors were extremely support of the plan, comments were made by Councillors to help boost promotion of survey.
4.	Youth Engagement Plan was endorsed by Youth Council	No disclosures were made Engagement plan was endorsed by Youth Council and Cr Ben Ramcharan

The Meeting concluded at 6:00pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Nicola Clutton
	<b>Officer Title:</b>	Acting Team Leader Youth Development

## Informal Meeting of Councillors Record

The Meeting commenced at 5.06pm

<b>MEETING DETAILS:</b>	<b>Title:</b>	Planning and Consultation Committee Meeting Pre-Meet
	<b>Date:</b>	Tuesday 8 June 2021
	<b>Location:</b>	Meeting held virtually
<b>PRESENT:</b>	<b>Councillors:</b>	Cr Peter Perkins, Cr Frances Eyre, Cr Geoff Paine, Cr Ben Ramcharan and Cr Richard Stockman, Cr Natalie Duffy, Cr Karen Egan
	<b>Council Staff:</b>	Carl Cowie, Vince Lombardi, Hjalmar Philipp, Jeremy Livingston, Rosa Zouzoulas, Corrienne Nichols, Blaga Naumoski, Melika Sukunda, Lawrence Seyers, Joseph Emmanuel, Ayman William, Katia Croce
	<b>Other:</b>	
<b>APOLOGIES:</b>		

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Planning and Consultation Committee Meeting Pre-meet	No disclosures were made

The Meeting concluded at 6.09pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b> <b>Officer Title:</b>	Katia Croce Governance Lead
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