MORNINGTON PENINSULA Shire

ATTACHMENTS

COUNCIL MEETING

TUESDAY, 30 MAY 2023

MUNICIPAL OFFICES
BESGROVE STREET, ROSEBUD

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Councillor Briefing Sessions

MORNINGTON PENINSULA Shire

Briefing Date: 02/05/2023 **Time:** 10.00am **Location:** Rosebud Collaboration Space

Councillors Present (please tick)

☐ Cr Bissinger ☒ Cr Brooks ☒ Cr Celi ☒ Cr Dixon ☒ Cr Gill ☒ Cr Holland

☒ Cr Mar ☒ Cr Marsh ☒ Cr O'Connor ☒ Cr Roper ☒ Cr Race

Note: Briefing Sessions are recorded and are available for Councillors to view.

Guests Present:

Matters Discussed:

1. Budget Briefing 3 – Draft Budget
2.
3.
4.
5.

Conflict of Interest Disclosures (refer overleaf):

Matter No.	Name of Councillor/s who declared a Conflict of Interest (**Conflict of Interest form to be completed)	Did they leave the Assembly?	
		YES	NO
		☐	☐
		☐	☐
		☐	☐

Responsible Officer completing this form:

Name: Lauren Tyrrell **Signature:** **Position:** Council Reports Officer

Councillor Briefing Sessions

MORNINGTON PENINSULA Shire

Briefing Date: 9 May 2023 **Time:** 10.00am **Location:** Microsoft Teams Meeting

Councillors Present (please tick)

☒ Cr Bissinger ☒ Cr Brooks ☒ Cr Celi ☒ Cr Dixon ☒ Cr Gill ☒ Cr Holland

☐ Cr Mar ☐ Cr Marsh ☒ Cr O'Connor ☒ Cr Roper ☒ Cr Race

Note: Briefing Sessions are recorded and are available for Councillors to view.

Guests Present:

Matters Discussed:

1. BN1722 - Draft Recreational Facilities for Mountain Bike and BMX Strategy
2. BN1724 - Wastewater Management Update and Policy Review
3. BN1725 - Community Investment Funding Grants, Subsidies and Sponsorship Guidelines and 2023/2024 Budget per Theme
4.
5.

Conflict of Interest Disclosures (refer overleaf):

Matter No.	**Name of Councillor/s who declared a Conflict of Interest (**Conflict of Interest form to be completed)**	**Did they leave the Assembly?**	
		YES	**NO**
		☐	☐
		☐	☐
		☐	☐

Responsible Officer completing this form:

Name: Lauren Tyrrell **Signature:** **Position:** Council Reports Officer

2019 Council Decision Register

Printed on 19-May-2023

In Progress
No Action Yet
Completed
No Further Action

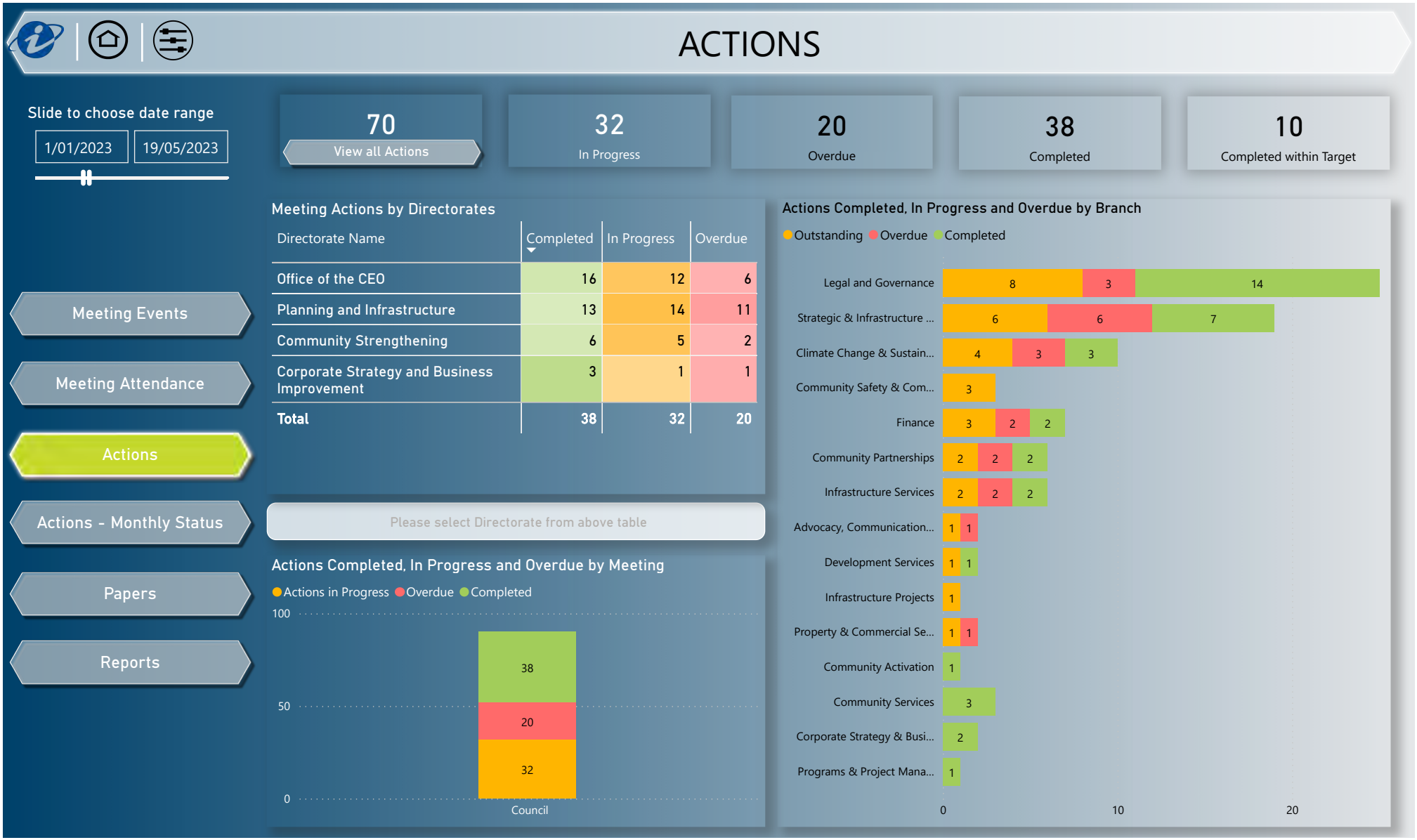
Count of Status	Column Labels							
Row Labels	**Number of Decisions COMPLETED**	**Number of Decisions IN PROGRESS**	**Number of No Further Action Required**	**Number of 2019 Council Decisions**	**Percentage of Decisions In Progress**	**Percentage of No Further Action Required**	**Percentage of Decisions No Update**	**Percentage of Decisions COMPLETED**
Chief Executive Officer	2		6	**8**	0%	75%	0%	25%
Finance	12		4	**16**	0%	25%	0%	75%
Governance	28		6	**34**	0%	18%	0%	82%
Infrastructure Project Delivery	2			**2**	0%	0%	0%	100%
Infrastructure Strategy & Climate Change	27	3	2	**32**	9%	6%	0%	84%
Environment Protection	7	1		**8**	13%	0%	0%	88%
Aged & Disability	3			**3**	0%	0%	0%	100%
Communications, Media & Events	3			**3**	0%	0%	0%	100%
Planning Services	9			**9**	0%	0%	0%	100%
Family Services & Community Planning	15		2	**17**	0%	12%	0%	88%
Project Delivery	8			**8**	0%	0%	0%	100%
Infrastructure Services	17	1	1	**19**	5%	5%	0%	89%
Property & Strategy	28	2	2	**32**	6%	6%	0%	88%
Innovation & Advocacy	9			**9**	0%	0%	0%	100%
Arts & Culture	3			**3**	0%	0%	0%	100%
Planning & Building	1			**1**	0%	0%	0%	100%
Infrastructre Strategy	1			**1**	0%	0%	0%	100%
Libraries	1			**1**	0%	0%	0%	100%
Buildings & Facilities	1			**1**	0%	0%	0%	100%
Planning	1			**1**				
Corporate Strategy & Business Improvement		1		**1**				
Number of 2019 Council Decisions	**178**	**8**	**23**	**209**				

Department	Number of 2019 Council Decisions	Number of Decisions COMPLETED	Number of Decisions IN PROGRESS	Number of Decisions NO UPDATE	Percentage of Decisions No Update		Percentage of Decisions COMPLETED
Planning Services	**60**	59	1	0	0%		98%


ACTIONS
Slide to choose date range
1/01/2020
31/12/2020
253
View all Actions
3
In Progress
2
Overdue
250
Completed
81
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name
Completed
In Progress
Overdue
Planning and Infrastructure 100 0 0
Office of the CEO 86 1 0
Community Strengthening 35 2 2
Corporate Strategy and Business Improvement 29 0 0
Total 250 3 2
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
200
150
100
50
0
189
61
Council
Planning Services Committee
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Community Safety & Com... 2 2 5
Property & Commercial Se... 20
Advocacy, Communication... 5
Climate Change & Sustain... 14
Community Activation 2
Community Partnerships 14
Community Services 13
Community Strengthening
Corporate Strategy & Busi... 6
Development Services 16
Finance 4
Financial Services 11
Future Maintenance Servic... 7
Information Technology 2
Infrastructure Projects 9
Infrastructure Services 3
Legal and Governance 62
Programs & Project Mana... 5
Strategic & Infrastructure ... 51
0
20
40
60


ACTIONS
Slide to choose date range
1/01/2021
31/12/2021
257
View all Actions
13
In Progress
12
Overdue
244
Completed
75
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name | Completed | In Progress | Overdue
Planning and Infrastructure | 102 | 7 | 6
Office of the CEO | 90 | 6 | 6
Community Strengthening | 32 | 0 | 0
Corporate Strategy and Business Improvement | 20 | 0 | 0
Total | 244 | 13 | 12
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
200
100
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198
45
Council
Planning Services Committee
Section 223 Submission Committee
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Property & Commercial Se... 5 5 11
Climate Change & Sustain... 3 3 20
Strategic & Infrastructure ... 3 2 47
Infrastructure Services 10
Legal and Governance 59
Advocacy, Communication... 4
Chief Executive Office 2
Community Activation 2
Community Partnerships 10
Community Safety & Com... 6
Community Services 13
Community Strengthening
Corporate Strategy & Busi... 4
Development Services 12
Finance 7
Financial Services 14
Future Maintenance Servic... 3
Infrastructure Projects 10
People & Culture
Programs & Project Mana... 8
0
20
40
60


ACTIONS
Slide to choose date range
1/01/2022
31/12/2022
225
View all Actions
46
In Progress
40
Overdue
179
Completed
54
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name
Completed
In Progress
Overdue
Office of the CEO 73 13 12
Planning and Infrastructure 64 26 22
Community Strengthening 25 5 4
Corporate Strategy and Business Improvement 17 2 2
Total 179 46 40
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
200
100
0
152
38
44
27
Council
Planning Services Committee
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Climate Change & Sustain... 13 13 11
Property & Commercial Se... 12 11 8
Infrastructure Services 6 5 6
Strategic & Infrastructure ... 5 3 30
Community Safety & Com... 3 3 6
Advocacy, Communication... 2 2 3
Community Partnerships 7
Community Strengthening
Development Services 9
Future Maintenance Servic...
Legal and Governance 55
Community Activation 2
Community Services 9
Corporate Strategy & Busi... 5
Finance 6
Financial Services 5
Information Technology 2
Infrastructure Projects 7
Programs & Project Mana... 6
0
20
40
60


ACTIONS
Slide to choose date range
1/01/2023
19/05/2023
70
View all Actions
32
In Progress
20
Overdue
38
Completed
10
Completed within Target
Meeting Events
Meeting Attendance
Actions
Actions - Monthly Status
Papers
Reports
Meeting Actions by Directorates
Directorate Name
Completed
In Progress
Overdue
Office of the CEO 16 12 6
Planning and Infrastructure 13 14 11
Community Strengthening 6 5 2
Corporate Strategy and Business Improvement 3 1 1
Total 38 32 20
Please select Directorate from above table
Actions Completed, In Progress and Overdue by Meeting
Actions in Progress
Overdue
Completed
100
50
0
38
20
32
Council
Actions Completed, In Progress and Overdue by Branch
Outstanding
Overdue
Completed
Legal and Governance 8 3 14
Strategic & Infrastructure ... 6 6 7
Climate Change & Sustain... 4 3 3
Community Safety & Com... 3
Finance 3 2 2
Community Partnerships 2 2 2
Infrastructure Services 2 2 2
Advocacy, Communication... 1 1
Development Services 1 1
Infrastructure Projects 1
Property & Commercial Se... 1 1
Community Activation 1
Community Services 3
Corporate Strategy & Busi... 2
Programs & Project Mana... 1
0
10
20

Community Investment Funding, Themes and streams
Grants and Subsidies Guidelines: Purpose, eligibility and priorities for assessment criteria

Key Eligibility for a Grant includes:

1. Applicants must be an organisation based in the Mornington Peninsula Shire's Local Government Area and deliver funded projects, programs and activities within the Shire.
2. Organisations making an application must be registered, solvent and have an adequate level of public liability insurance relevant to the activity. (Note: unincorporated community groups must use an auspice organisation to apply).
3. If an incorporated organisation is acting as an auspice organisation, it must only support two unincorporated organisations within a financial year.
4. The applicant or auspice organisation must not be in debt and must be compliant with and have acquitted all funding previously awarded by the Shire and/or have approval from the Program Manager for an extension.
5. Eligibility of applicants (community groups/organisations, businesses and individuals) for specific grant programs is further outlined in Table 3 of this document.
6. Successful eligible applicants may be funded for a maximum of two successful grants applications in a financial year for separate projects in any of the three Council and Wellbeing Plan themes 1, 2 and 3. In addition, eligible applicants can apply for a Flexi Grant in the instance of an unforeseen circumstance if you have had two successful grants. Exceptions to limiting application quota will be made for the purchase of publicly accessible defibrillators and AED units.
7. A school or learning institution may apply only where the project is not curriculum based, or where the activity or benefit is not confined to the learning institution but is for the primary benefit of the wider community.
8. Successful grant applicants must apply the funds for lawful use as per the Grant Funding Agreement.

Key Eligibility for a Subsidy includes:

1. Applicants must be an organisation based in the Mornington Peninsula Local Government Area and working with Council to deliver programs, projects or services within the Mornington Peninsula Shire.
2. Organisations making an application must be registered, solvent and have an adequate level of public liability and insurance relevant to the program/project.
3. Applications for a subsidy will be accepted only by invitation from the Mornington Peninsula Shire Council.
4. Successful Subsidy applicants are also able to apply for a Grant, refer to Grant Guidelines for eligibility and criteria.
5. Successful subsidy applicants must apply the funds for lawful use as per the Subsidy Funding Agreement.

Legend	
	Theme 1 - A healthy environment and well-planned townships
	Theme 2 - A robust, innovative and diverse economy
	Theme 3 - A flourishing, healthy and connected community

Sponsorships Guidelines Refer Attachment 2.

Themes	Funding Streams	Purpose	Priorities	Capped value per application
Theme 1 – Grants				
Theme 1 – **A healthy environment and well-planned townships**	**Climate Action Grants**	**Open Competitive** Deliver carbon emissions reduction partnerships to achieve the Climate Emergency Plan net zero emissions by 2040.	• Leadership • Zero carbon energy • Community adaptation & resilience • Sustainable travel and transport • Sustainable land use • Increased climate advocacy • Circular economy & zero waste	Minor: Up to $ 5,000 Major: $5,000 up to $10,000
	Biolinks Support Grants	**Open Competitive** To support the community to establish, protect, and enhance biolinks on a landscape scale by building upon and ultimately connecting vegetation to improve habitat values and provide pathways that facilitate wildlife movement.	• Engaging with the community and building stewardship • Facilitating biodiversity conservation on private land • Protecting biodiversity through planning and policy • Building a strong knowledge base • Demonstrating and leading best-practice land management • Building ecosystem resilience in a changing climate	Up to $10,000
	Heritage Grants	**Open Competitive** Preservation and restoration of places listed in the Heritage Overlay in the Mornington Peninsula Planning Scheme	• Preservation of heritage fabric to prevent deterioration. • Restoration of heritage fabric to earlier or original condition. • Best practice heritage standards. • Recognition of community benefits of heritage protection by private owners.	Up to $5,000. (Not more than 50% of the total cost of the works on the heritage elements of the building or $5,000, whichever is the lesser).

Themes	Funding Streams	Purpose	Priorities	Capped value per application
	Theme 1 – Subsidies			
	Repower Mornington Peninsula Subsidy	**Targeted** Support community uptake of renewable energy and community decarbonisation efforts led by Repower community satellite groups across the Mornington Peninsula	• Support strong climate action that will protect our environment and community from the impacts of climate change. • Building community resilience to mitigate the effects of the climate emergency. • Invest in renewable energy and energy efficiency programs. • Collaborate with our community to prepare for the climate emergency.	Up to $30,000
	Theme 1 – Sponsorship			
	Environment Sponsorship	**Targeted** Engage School Ambassadors in Educational Programs to protect our environment.	• Healthy waterways ***Note $23,805 sponsorship funding has been included in sponsorships funding pool for this annual sponsorship.*	As per Funding Agreement

Total Theme 1 Funding Pool $268,050

Themes	Funding Streams	Purpose	Priorities	Capped value per application
Theme 2 – Grants				
Theme 2 – A robust, innovative and diverse economy	**Creative Grants**	**Open Competitive** To build creativity, cultural capacity and vitality in our communities.	• Arts and culture engagement Programs • Indigenous Arts and Cultural Practices • Public Art and exhibitions • Priorities identified in the Arts and Culture Plan • Priorities identified in the Music Plan	Up to $5,000
	Destination Events Grants	**Open Competitive** To support major economic, cultural and social impact through large-scale events	• Large scale Festivals and events that attract significant off-peak visitation to the Mornington Peninsula. • Nationally recognised days/events • Priorities identified in the Arts and Culture Plan • Priorities identified in the Music Plan	Up to $25,000 awarded for a 1 or 2 year period
	Community Events Grants	**Open Competitive** To enable community participation and celebrations	• Local events and festivals that create opportunities for community participation, cultural and social wellbeing • Priorities identified in the Arts and Culture Plan Priorities identified in the Music Plan	Up to $10,000 awarded for a 1 or 2 year period open all year, closing mid-June for end of financial year
Theme 2 – A robust, innovative	**Business Development Grants**	**Open Competitive** To enable business growth and improvements.	• Detailed Business Planning • Accessible business improvements	Up to $5,000
	Performing Arts Development Grants	**Open Competitive** To build creativity, capacity and sustainability in the performing arts sector.	• Development and creation of innovative new performance-based work • Increase in Aboriginal and Torres Strait Islander representation. • Venue support for Performing Arts	Open ended amount however successful applicants who request $30,000 or more will

Themes	Funding Streams	Purpose	Priorities	Capped value per application
and diverse economy			• Delivery of tour-ready performances, engagement, and education activities • Support resilience, sustainability, and recovery of the performing arts sector • Priorities identified in the Arts and Culture Plan • Priorities identified in the Music Plan	need to present to the panel. Awarded for a one-year period with four rounds closing 4 June.
	Theme 2 – Subsidies			
	Tourism Business Subsidies	**Targeted** A vibrant tourism industry.	• Support for in-region Visitor Information Centres provide information on tourism • Increase visitor dispersal, spend and length of stay within the Mornington Peninsula • Promotion of tourism experiences and events	Amount not to be capped but rather as per agreement **funding pool $41,400
			Total Theme 2 Funding Pool $ 996,800	
Theme 3 – A flourishing, healthy and	**Theme 3 - Grants**			
	Placemaking Grants	**Open Competitive** Enhances place-based social built and natural environments; increasing social connections contributing to vibrant townships.	• Creates opportunities for community engagement and social connections contributing to vibrant townships. • Contributes to vibrant communities fostering social inclusion and connections, community cohesion and participation. • Minor community capital projects that improve amenities/facilities and/or the natural environment. • Provides opportunities for new activities and initiatives in public places.	Up to $10,000
	Community Support Grants	**Open Competitive** To support community groups and organisations to deliver key	• Lifesaving and safety equipment. • Strengthens the capacity of volunteering on the Mornington Peninsula through training and/or learning new skills.	Up to $5,000 awarded for a 1 or 2 year period

Themes	Funding Streams	Purpose	Priorities	Capped value per application
connected community		initiatives, programs and activities within the Shire. .	• Initiatives that contribute to the sustainability of community groups. • Increases social inclusion and connections as well as community cohesion. • Programs, activities and initiatives with broad community benefit • Supports environmental priorities eg Single Use Plastics Policy • Seed funding for new projects	
Theme 3 – A flourishing, healthy and connected community	**Flexi Grants**	**Open Competitive** To provide a quick response to a community need and initiatives within the Shire.	• Lifesaving, as well as health and safety equipment includes defibrillators and AED. • Supports vulnerable members of the community. • Enhances community groups to socially connect and reduce isolation. • Essential and/or unforeseen purchase of equipment to support activities • National or international representation of the Mornington Peninsula	Up to $2,000 Quick Response open all year, closing 4 June for end of financial year and/or if funds exhausted
	Local Area Community Capital Infrastructure Grants	**Open Competitive** To provide funding for projects that improve the built and natural environments within the Mornington Peninsula Shire.	• Existing funded projects that are unable to be completed due to increased building materials costs. • Upgrades to community facilities. • Projects to that improve the natural environment. • New community capital infrastructure projects.	Up to $50,000 per application open all year, closing 4- June for end of financial year and/or if funds exhausted
	Access and Inclusion Grants	**Open Competitive** To provide funding to support individuals experiencing financial hardship to participate in community life and improve	• Activities or services that o foster social inclusion and connections o improve health and wellbeing o participation in civic activities o participation in sport and recreation	Up to $500 per application open all year, closing 4 June

Themes	Funding Streams	Purpose	Priorities	Capped value per application
		personal outcomes through sustainable change.		for end of financial year and/or if funds exhausted
Theme 3 – Subsidies				
	Local essential safety services subsidies	**Targeted** To ensure accessibility of local essential safety services.	• Life Saving; rescue and recovery • Volunteer emergency services rescue and recovery • Essential legal advice, including Family Violence and Residential Tenancy Advice and representation • Soup Kitchen providing essential food to vulnerable citizens on the Southern Peninsula	As per Funding Agreement
	Community Transport and Road Safety Subsidies	**Targeted** To promote road safety and accessibility to affordable community transport.	• Community Road safety awareness programs for young people • Cost effective transport options • Transport solutions for residents to travel to desired locations including outside the Peninsula	As per funding agreement
	Community Partnerships Services and Programs Subsidies **(in Shire owned facilities)**	**Targeted** To support community Services and programs operating from Shire owned/managed facilities.	• Food relief and voucher • Rental Support • Hygiene and needle exchange • Referrals to community support • Neighbourhood House Co-ordination Programs • Toy Library Services • Aboriginal and Torres Strait Island community development support • Senior Citizen's Club Social inclusion and connections • Senior Citizen's Festival Celebrations	As per Funding Agreement $300 capped

Total Theme 3 Funding Pool $2,589,472.00

Community Investment Funding

Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

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Community Investment Funding Principles and Ethics 12
Sponsorship Program 13

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Ver 5 10 May 2023
Tricia Folvig Team Leader Community Development
1

Community Investment Funding Sponsorship Guidelines

Mornington Peninsula Shire acknowledges and pays respects to the Bunurong people, the Traditional Custodians of these lands and waters.



Mornington Peninsula Shire acknowledges the Bunurong people, who have been the custodians of this land for many thousands of years and pays respect to their elders past and present. We acknowledge that the land on which we meet is the place of age-old ceremonies, celebrations, initiation and renewal; and that the Bunurong people's living culture continues to have a unique role in the life of this region.

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Introduction

Mornington Peninsula Shire Council (the Council) has adopted a Community Investment Funding Policy 2022 (the Policy). The Policy guides Council's funding decisions of grants, subsidies, sponsorship and trusts to build on the social, health and wellbeing, cultural, environmental and economic vitality of the Shire.

The Policy's Sponsorship Guidelines govern the determination of sponsorship funding.

The Policy defines Sponsorship as: "*Sponsorship funds are aimed at public promotion of the Shire, its agencies or programs as opposed to material contribution towards the staging of an event*".

The scope of the program does not include the receiving of sponsorship requests for infrastructure or naming rights.

Mornington Peninsula Shire Council is committed to strengthening the community through its funding of a range of initiatives that foster thriving, inclusive and resilient communities.

The Community Investment Funding Policy (2022) supports the Community Strengthening Policy and Strategy and aligns and refers to

- Council and Wellbeing Plan (refer Table 1 for themes and strategic objectives); and
- Community Vision 2040

The funding program is highly competitive. Applicants must ensure the guidelines are understood before applying. Assistance can be sought, if necessary refer pages 5 and 6.

Each financial year Council publicly promotes the Sponsorship Program; seeking eligible applications aligned with the Council and Wellbeing Plan Themes and Strategic objectives and the specific priorities for Sponsorship of each of the Council and Wellbeing Plan Themes refer Table 1.

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Table 1: Council and Wellbeing Plan Themes and Strategic Objectives 2021-25.

THEME 1: **Healthy, natural environment and well-planned townships.**	Mornington Peninsula Shire Council and community are seeking vibrant and unique townships balanced with a natural environment protected now and into the future, accelerating climate action and celebrating cultural heritage, which includes: 1.1 An accessible and unique natural environment that helps our community to be healthy and well. 1.2 A healthy ecosystem, in which our coastline, bushland, wildlife and green wedge is resilient to the climate emergency and development. 1.3 A sustainable built environment that respects the natural environment and protects the community from the impacts of the climate emergency. 1.4 An accessible built environment that supports diverse, current, and future community needs.
THEME 2: **A robust, innovative and diverse economy**	Mornington Peninsula Shire Council is seeking a community with abundant and varied education and local employment opportunities. We are open to new ideas and work with our partners to grow strong, diverse and future focused economy, which includes: 2.1 A community that has access to world class local learning opportunities through all stages of life. 2.2 A strong food economy, promoting growth to enhance community access. 2.3 A thriving entrepreneurial economy, with a vibrant tourism sector, that provides accessible employment to our diverse community. 2.4 A diverse economy, with green and renewable opportunities, encouraging entrepreneurship, investment and innovation.
THEME 3: **A flourishing, healthy and connected community**	Mornington Peninsula Shire Council and community are seeking an inclusive and creative community that values safety, physical and mental health and wellbeing. A community with accessible services and transport to keep us connected. 3.1 A healthy and self-determined community where everyone feels valued, supported and safe. 3.2 A resilient and confident community where everyone connects and is supported. 3.3 A community in which people from all generations, backgrounds and abilities can access local services. 3.4 A community with vibrant arts, culture, sport and recreational opportunities that foster connections and participation across generations, backgrounds and abilities. 3.5 A community that is well connected through sustainable, accessible and integrated transport options.

Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Sponsorship Funding

The total funding pool for the Community Investment Funding -Sponsorship Program is determined as part of Council's annual budget approval process.

The Sponsorship Program will open in July of each year and close in April of the following year until funding is exhausted, whichever is the sooner.

Table 2 Sponsorship Funding

Theme	Value of Sponsorship	Open	Close
Theme 1 **A healthy, natural environment and well-planned townships**	Bronze Sponsorship up to $5,000 (option of 3 year period) Silver Sponsorship up to $20,000 (option of 3 year period) Gold Sponsorship up to $35,000 (option of 3 year period) Platinum Sponsorship up to $50,000 (option of 3 year period)	July 2023	April 2024
Theme 2 **A robust, innovative and diverse economy**			
Theme 3 **A flourishing, healthy and connected community**			

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

General Eligibility for Sponsorship

Eligibility

1. Applicants must deliver Sponsored events, programs or projects within the Mornington Peninsula Shire Local Government Area.
2. Applicants must be registered, solvent and have adequate level of public liability insurance relevant to the activity. (Note: unincorporated community groups must use an auspice organisation to apply).
3. If an incorporated organisation is acting as an auspice organisation, it must only support two unincorporated organisations within a financial year, for Sponsorships as well as Grants offered in the Community Investment Funding Program.
4. Applicants or auspice organisations must not be in debt and must be compliant with and have acquitted all funding previously awarded by the Shire and/or have approval from the Program Manager for an extension.
5. Eligibility of applicants for specific Sponsorships Programs is further outlined in Table 3 of this document.
6. One successful Sponsorship application per year will be permitted for eligible applicants.
7. Applicants are not precluded from applying for Grants as part of the Community Investment Funding Program subject to the focus of the said Grant being a separate event, program or project and meeting the eligibility criteria and priorities.
8. Successful grant applicants must apply the funds for lawful use as per the Sponsorship Funding Agreement.

Ineligibility for Sponsorship

1. Activities not delivered in and/or do not directly benefit Mornington Peninsula Shire's communities.
2. Funding for an applicant's core business, including but not limited to: administration or operational costs, staff wages, staff equipment and staff training, utilities, regular rates/rent/ room hire, insurance, personal or travel expenses, conference fees, annual and/or industry fees, alcohol, appeals and making cash donations to other organisations and agent's commission fees to agents.
3. Agents seeking information on behalf of potential applicants.
4. Applications submitted by an agent/individual on behalf of one or multiple organisations who subsequently receives a payment for services and/or benefit from a successful Sponsorship.
5. Donations to charities.
6. Activities that could be perceived as benefiting a political party or political campaign.
7. Activities that could be seen as divisive or harmful within the community.
8. Costs of fees charged by Local Government (e.g. planning/ building application fees, health inspection fees or similar charges).
9. Debt payment.
10. Damage and/or purchases covered by insurance

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

11. Retrospective funding for events, programs or projects that have already started or have been completed will not be eligible.
12. Applications for events, programs or projects similar to those already funded by Mornington Peninsula Shire.
13. Events, programs or projects that are deemed by the assessment panel to have the potential to bring Mornington Peninsula Shire's reputation into disrepute.
14. Ineligible Applicants include;
    a. Political parties registered with the Australian Electoral Commission or lobby/pressure groups
    b. Individuals or organisations associated with collection and use of funds by banned organisations as per Commonwealth Criminal Code Sect 103.1
    c. Applicants in receipt of gaming machine revenue and/or gambling
    d. Councillors and Shire staff

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Application Support

Applicants are encouraged to speak to the relevant Program Manager (refer to Table 3 below) about the eligibility and suitability of proposed sponsorship prior to submitting an application.

Table 3 Program Manager: Contact details

Council and Wellbeing Plan Theme	Program Manager & contact
Theme 1 **A Healthy natural environment and well-planned townships**	**Claire Dougall** E: Caire.Dougall@mornpen.vic.gov.au Sponsorships up to $10,000 **Melissa Burrage** E: Melissa Burrage@mornpen.vic.gov.au Sponsorships over $10,000
Theme 2 **A robust, innovative and diverse economy**	**Katherine Cooper** **E: Katherine.Cooper@mornpen.vic.gov.au** Sponsorships up to $10,000 **Rebecca Levy** E:**Rebecca.Levy@mornpen.vic.gov.au** Sponsorships over $10,000
Theme 3 **A flourishing healthy, connected community**	**Tricia Folvig** **E: Tricia.Folvig@mornpen.vic.gov.au** Sponsorships up to $10,000 **Chris Munro** E: **Chris.Munro@mornpen.vic.gov.au** Sponsorships over $10,000
Grants Administration and Smartygrants system enquiries	**Community grants** **Communitygrants@mornpen.vic.gov.au**

Information sessions will be held annually in association with the opening of the Sponsorship Program - refer the Shire's website for details.

Should assistance be needed prior to submitting an application please contact the relevant Program Manager listed in Table 3 above.

Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Should assistance be needed with submitting an application online in the SmartyGrants system please contact the SmartyGrants Administration Officers at
E: communitygrants@mornpenvic.gov.au or Ph: 5950 1425.
"Assistance is available for applicants with disabilities and culturally and linguistically diverse applicants". Please email: access@mornpen.vic.gov.au or call 5950 1978 Lauren Carlomagno.

Free interpreting services can be arranged for individuals with limited or no English language proficiency. Please contact our Inclusion Team at E: access@mornpen.vic.gov.au or Ph: 03 5950 1978.

Sponsorship Management Process

Applications

Applications for sponsorship must be completed and submitted on-line and in accordance with the eligibility, priorities, criteria and timing of the Sponsorship Program. Application forms are available through the SmartyGrants online system accessed via www.mornpen.vic.gov.au/Grants

- An application must be submitted online in SmartyGrants
- Applications must:
  - align and support the priorities of the Sponsorship Program, the Council and Wellbeing Plan and the policies and strategies of the Council;
  - be eligible; address the assessment criteria and respond to any compliance questions with attachments as required;
  - demonstrate value for money to be derived from the sponsored event/program/project and estimated value to the Mornington Peninsula Shire community;
  - include a marketing or project plan to support promotional / media exposure opportunities and value for money claims;
- Where sponsorship of an event, program or project involves working with children or young people, a copy of the organisation's child safety policy must be attached to the application. If there is no formal child safety policy there must be an outline of how it is intended to comply with the child safety and working with children legislation.
- Applications after the closing date will not be accepted and there will be no appeal process for late applications.
- An event, program or project that depends on Sponsorship must not commence until an application has been approved and a Funding Agreement signed. Sponsorship funding will not be made retrospectively.

Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Budget

- Budget income and expenditure must be GST exclusive.
- The budget must account for all income and expenses for the event, program or project. The application must also include the applicant's/organisation's total budget for the event, program or project, including any other Sponsorship and/or grant funding received from other organisations (even if not confirmed).

Assessment of Sponsorship Proposal

- Applications must align with the priorities of the Sponsorship Program guidelines, priorities and relevant assessment criteria.
- Applicants must achieve a very high score for each of the criteria (refer pages 12 & 13) with a total score, when assessed by panels not less than 75% of the total possible score.
- After the closing date of the Sponsorship Program, an eligibility check is conducted for each application and progressed to a Sponsorship Assessment Panel if deemed eligible.
- Applications may be assessed by external parties with professional expertise if deemed appropriate.
- Funding may be researched on the applicant's behalf, from other sources, if required.
- Sponsorship Assessment Panels will reflect stakeholders input across Council where required.
- An application will be assessed in consideration of permits and landowner permission if required. Refer links to below:
- Landowner permission and permits email requests to: property@mornpen.vic.gov.au
- Where additional approvals are required (by either Council or other State Government agencies) and fail to be obtained the sponsorship funding may be revoked.
- Applicants may be requested to provide additional supporting information to assist with the assessment of the application.
- Sponsorship Program Funding is subject to the adoption of Council's annual budget and therefore the level of assistance is limited by Council's budget allocation and its priorities. No applicant can be guaranteed funding, nor can any applicant be guaranteed to receive the full amount requested.

Notification process

Applicants will be notified in writing of the result of their application within 30 days after the approval.

Funding Agreements and payment

- Successfully funded events, programs or projects are subject to a Funding Agreement, signed by the parties. Major Funding Agreements must be signed by all parties within 4 weeks of the approval of an application. All events, programs or projects, unless specifically funded for multiple years, must be completed in accordance with their Funding Agreement.

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

- A Funding Agreement includes:
  - a description of the event, program or project for which the funding is being provided
  - the cash to be received, the details and a payment schedule if relevant
  - details of how the project will be promoted and how it will be promoted by Council as well as the recipient of the sponsorship funding
  - The specific environmental, social and economic benefits delivered as a result of the sponsored event, program, project and the estimated value to the Mornington Peninsula Shire community,
  - The marketing or project plan, specifically including:

    a) brand awareness: logo placement, naming rights, approved by Council's Media and Communication Unit and
    b) value and reach of media coverage of the region generated by the event: local, national, international profile raising of the Mornington Peninsula and its values (sustainable, inclusive, innovative, liveable)
  - specific agreed deliverables of the event, program or project to be achieved against which data should be collected and reported as per requirement, or as part of the Acquittal including but not limited to the estimated environmental, economic or social benefit to the Shire
  - the deadline for submission of the Acquittal, which must be completed in full by the due date
- Once the Funding Agreement has been finalised payments will be processed.
- Should the Funding Agreement fail to be completed by the applicant within 30 days Council reserves the right to withdraw the Sponsorship funding.
- Extensions for project delays must be approved by the relevant Program Manager.

Reporting and monitoring

- Funded events, programs or projects must be reported on and acquitted as detailed in a Funding Agreement. Reports provide Council and the public with feedback on agreed. outputs and desired outcomes, relevant data and lessons learned as a result of the funded event, program or project. While detailed financial reports are required, further documentation and evidence of expenses may also be sought.
- Council reserves the right to audit Sponsorship recipients.
- Council may request audited financial statements on acquitting the project where Sponsorship funding to an organisation exceeds $10,000.
- Final acquittal reports must be submitted no later than 6 weeks after agreed completion date of the funded event, program, project as stated in the Funding Agreement unless otherwise agreed.

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Community Investment Funding Principles and Ethics

Good Governance and Transparency
The Shire is committed to fair and transparent community investment funding decision making in the public interest: Applications are:

- registered in the SmartyGrants system, which is subject to audit
- reviewed for conflict of interest, which are declared by potential assessors and addressed as part of the process
- assessed objectively against eligibility and priorities criteria listed in the guidelines
- successfully funded Sponsorships are reported through publicly available reports and marketing and promotion materials required as a condition of the funding.

Achievement of the best outcomes
Priority is given to applications that will achieve the best outcomes for the municipal community including future generations. In doing so, all Sponsored events, programs, projects be able to deliver one or more of the Sponsorship Program's priorities, comply with legislation and align with the Council and Wellbeing Plan's themes and strategic objectives, policies and strategies.

Collaborative relationships
Constructive relationships with applicants and recipients are built on mutual respect and transparency of Council decisions, actions and information. Council's Sponsorship must be visible and in accordance with the specific marketing approaches in the Funding Agreement

highlighting Council's commitment to building the Shire's, environmental, economic, social and cultural capital for public benefit.

Diversity and access
The Shire's diverse community extends across 42 townships and rural areas where people form bonds around place, identity and interests. Applications are encouraged from eligible organisations, community groups or individuals from diverse backgrounds and supporting people with diverse ethnic and cultural backgrounds of all ages, gender identities and people with disability.

Safety
The safe delivery of events, programs, projects is a Council priority and as such scrutiny of safety obligations may undertaken for the protection of the environment and the public.

Value for Money
Council is committed to the economic, social and environmental sustainability of the Mornington Peninsula Shire. In meeting the eligibility and priorities of the Sponsorship Program, funding applications should represent strong financial and reputational value for Council.

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

Sponsorship Program

1. Introduction
The Sponsorship Program comprises opportunities aligned with each of the three Council and Wellbeing Plan themes.

2. Purpose of the Sponsorship Program
To promote the Mornington Peninsula Shire and attract additional investment in the environmental, economic, social, health and wellbeing and cultural vitality of the Shire.

3. Sponsorship Program Funding Eligibility
Refer to the general eligibility and ineligibility section of these guidelines pages 5 - 6 as well as the priorities and criteria below;

4. Funding
Eligible applicants may seek up to:

- Bronze sponsorship: up to $ 5,000
- Silver sponsorship: up to $20,000
- Gold sponsorship: up to $35,000
- Platinum sponsorship: up to $50,000

Funding is available for successful applications up to 3 years.

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Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

5. Assessment Criteria – Sponsorship Program

Applications must align to the Council and Wellbeing Plan Themes and achieve one or more of the priorities below. The following criteria will be assessed on a scale of 1-5 with: 5 = meeting each criterion at a high level and 1 = not meeting the criterion

Sponsorship Priorities	Criteria
Theme 1: A healthy, natural environment and well-planned townships Research including development of partnerships with schools, businesses and/or volunteers to: • accelerate the protection and resilience of Mornington Peninsula's natural environment, or • the adoption of renewable energy initiatives **Theme 2: A robust, innovative and diverse economy** • a major attraction that delivers significant visitation and distribution of trade across the Peninsula; • an exhibition of products, produce or skills to facilitate major investment in a new industry or expansion of an existing business or industry in the Mornington Peninsula Shire. **Theme 3: A flourishing, healthy and connected community** • A unique and measurable program or project approach to targeting improvement in health and wellbeing or skill development. • An exhibition or event/s to showcase the value of volunteering and increase participation.	1. The application demonstrates alignment to the Council and Wellbeing Plan Themes and strategic objectives and/or other Council strategies and plans. 2. The application demonstrates a partnership approach. *3.* The application details the environmental, economic and additional social benefits that will be delivered to the Mornington Peninsula's municipality. **Note below Council's adoption of Single Use Plastics Policy.* 4. The value of the listed benefits in the application: a. significantly boosts investment in the Mornington Peninsula's municipality and/or b. reduces the cycle of disadvantage and/or vulnerability c. increases social inclusion and volunteering d. Significant funding raising events that demonstrates the sustainability of the event/activity/project and/or contributes to the sustainability of smaller community groups/organisations. 5. Likelihood of success in delivering on priorities if Sponsorship is approved. 6. The applicant has demonstrated capacity, skills and experience to deliver the proposal. 7. The proposal is able to be delivered i.e. obtain permits, landowner permission if required. Our Project - Proposal Form (openforms.com).

Community Investment Funding Sponsorship Guidelines

MORNINGTON PENINSULA Shire

	8. The application is achievable and provides a detailed breakdown of the budget with quotes where applicable.
	9. The proposal includes a detailed marketing / project plan, including the media exposure for Council and details of the promotional opportunities at the local, state, national and international level.

*Note: Council adopted a Single Use Plastics Policy which supports Council's target of zero waste to landfill by 2030. link Phasing out single-use plastics - Mornington Peninsula Shire (mornpen.vic.gov.au)

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MORNINGTON PENINSULA
Shire

COMMUNITY AMENITY

(AMENDMENT)

LOCAL LAW OF 2023

MORNINGTON PENINSULA SHIRE COUNCIL
COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

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MORNINGTON PENINSULA SHIRE COUNCIL
COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

PART 1 – PRELIMINARY PROVISIONS

1. TITLE

This Local Law is the Community Amenity (Amendment) Local Law 2023 of the Mornington Peninsula Shire.

2. OBJECTIVES OF THIS LOCAL LAW

The objectives of this Local Law are to amend the Community Amenity Local Law 2022.

3. AUTHORISING PROVISION

This Local Law is made under Section 71 of the *Local Government Act 2020.*

4. COMMENCEMENT AND AREA OF OPERATION

This Local Law commences on <insert date> 2023 and operates throughout the whole of the Municipal District.

5. REVOCATION DATE

Unless sooner revoked, this Local Law ceases to operate on the same day on which Council's Community Amenity Local Law 2022 ceases to operate.

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PART 2 – AMENDMENTS TO COMMUNITY AMENITY LOCAL LAW 2022

6. AMENDED TABLE OF CONTENTS PART 4 – OPEN AIR BURNING, INCINERATORS AND CHIMNEYS

6.1 In the Heading named: PART 4 – OPEN AIR BURNING, INCINERATORS AND CHIMNEYS of the Principal Local Law delete the words "INCINERATORS AND CHIMNEYS".

6.2 In Clause 28 of the Principal Local Law delete the word "Below" and substitute with the word "Less".

6.3 In Clause 31 of the Principal Local Law delete the words "Removal of Restrictions on Open Air Burning" and substitute with "[Clause deleted]".

6.4 In Clause 32 of the Principal Local Law delete the words "Applying for a Permit to Burn" and substitute with "[Clause deleted]".

6.5 In Clause 33 of the Principal Local Law delete the words "Issue of Permits to Burn" and replace with "[Clause deleted]".

6.6 In Clause 35 of the Principal Local Law delete the words "Extinguishing Fires" and replace with "Direction to Extinguish Fires".

6.7 In Clause 37 of the Principal Local Law delete the word "Chimneys" and replace with "Restrictions on Burning in the Open Air in Public Places and on Council Land".

7. ADDITIONAL, AMENDED AND DELETED CLAUSES

In PART 4 of the Principal Local Law:

7.1 In the Heading named: PART 4 – OPEN AIR BURNING, INCINERATORS AND CHIMNEYS delete the words "INCINERATORS AND CHIMNEYS".

7.2 In the Introduction delete the words "In this Part "in the open air" has the same meaning as that contained in Division 3 of the Country Fire Act 1958" and substitute with the words:

"Nothing in this Part 4 permits a *person* to light a fire during a declared Fire Danger Period (including a day of Total Fire Ban) or otherwise in contravention of the Country Fire Authority Act 1958 or the Fire Rescue Victoria Act 1958."

"In this Part 4, "in the open air" has the same meaning as under Section 34A of the Country Fire Authority Act 1958."

MORNINGTON PENINSULA SHIRE COUNCIL
COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

7.3 Delete Clause 28 of the Principal Local Law and substitute with:

28. Restrictions on Burning in the Open Air – Land 1,500 Square Metres or Less

A *person* or *occupier* of *land* must not, without a *permit*, light or allow to be lit, a fire in the open air, where the *land* size is 1,500 square metres or less.

7.4 In Clause 29(1) of the Principal Local Law delete the words:

"A *person* may light a fire in the open air on *land*, including in an *incinerator*, where the *land* size exceeds 1,500 square metres but is less than 40,000 square metres, provided that:"

and substitute with the words:

"A *person* or *occupier* of *land* must not light or allow to be lit a fire in the open air, where the *land* size exceeds 1,500 square metres but is less than 40,000 square metres, unless:"

7.5 In Clause 29(1)(c) of the Principal Local Law delete the number "10" and substitute with the number "20" and insert the word "and" immediately after the semicolon.

7.6 Delete Clause 29(2) of the Principal Local Law and substitute with:

(2) Where a *person* or *occupier* of *land* wants to burn in the open air under this provision and the requirements in Clause 29(1) cannot be complied with, that *person* or *occupier* of the *land* must obtain a *permit*.

7.7 In Clause 30(1) of the Principal Local Law delete the words:

"A *person* may light a fire in the open air on *land*, including in an *incinerator*, where the *land* size is 40,000 square metres or above, provided that:"

and substitute with the words:

"A *person* or *occupier* of *land* must not light or allow to be lit a fire in the open air where the *land* size is 40,000 square metres or more, unless:"

7.8 Delete Clause 30(2) of the Principal Local Law and substitute with:

(2) Where a *person* or *occupier* of *land* wants to burn in the open air under this provision and the requirements in Clause 30(1) cannot be complied with, that *person* or *occupier* of the *land* must obtain a *permit*.

7.9 Delete Clause 31 of the Principal Local Law and substitute with "[Clause deleted]".

7.10 Delete Clause 32 of the Principal Local Law and substitute with "[Clause deleted]".

7.11 Delete Clause 33 of the Principal Local Law and substitute with "[Clause deleted]".

7.12 In Clause 34(1) of the Principal Local Law delete the words:

"A *person* must not light or allow to be lit a fire on any *land* in the open air, including in an *incinerator* that:"

and substitute with the words:

"A *person* or *occupier* of *land* must not light or allow to be lit on any *land* in the open air a fire that:"

7.13 In Clause 34(2) of the Principal Local Law delete the words:

"A *person* must not light a fire in the open air, including in an *incinerator* on *land* to burn, cause or allow to be burnt any:"

and substitute with the words:

"A *person* or *occupier* of *land* must not light or allow to be lit on any *land* in the open air a fire to burn:"

7.14 In Clause 34(2)(a) of the Principal Local Law delete the word "material" and substitute with the word "vegetation".

7.15 In Clause 34(2)(d) of the Principal Local Law delete the word "and" after the word "furnishings" and substitute with the word "or".

7.16 In Clause 34(2)(e) of the Principal Local Law insert the words "or pressurised cans;" after the word "chemicals".

7.17 In Clause 34(2)(g) of the Principal Local Law delete the words:

"paint, including any container in which paint is kept; "

and substitute with the words:

"paint or any container in which paint is or was kept;"

7.18 In Clause 34(2)(i) of the Principal Local Law delete the word "and" after the word "manure" and substitute with the word "or".

7.19 In Clause 34(2)(j) of the Principal Local Law delete the words "Department of Primary Industries" and substitute with the words "Department of Energy, Environment and Climate Action".

7.20 Immediately after Clause 34(2) of the Principal Local Law insert:

(3) A *person* or *occupier* of *land* must not light or allow to be lit a fire in an *incinerator*.

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7.21 In Clause 35 of the Principal Local Law in the heading delete the words "Extinguishing Fires" and substitute with the words "Direction to Extinguish Fires".

7.22 In Clause 35 of the Principal Local Law insert the words "or *occupier* of *land*" immediately after the words "A *person*" and delete the words: "remain alight" and substitute with the words: "be lit".

7.23 In Clause 35(b) of the Principal Local Law immediately after the word "Authority" insert the words "or Fire Rescue Victoria".

7.24 Delete Clause 36(1) of the Principal Local Law and substitute with:

(1) A *person* or *occupier* of *land* who has lit or allowed a fire to be lit in the open air must ensure that:

(a) the fire is supervised at all times by an adult who has the capacity and means to extinguish the fire;

(b) the person in charge of the fire is not:

(i) outside the line of sight of the fire; or
(ii) more than 50 metres from the perimeter of the fire;

(c) sufficient fire protection equipment is available to extinguish the fire if required;

(d) the vegetation to be burnt is dead and dry prior to lighting it;

(e) at the site of the fire, the wind speed does not exceed 20 kilometres per hour (11 knots); and

(f) a notification of the burn is registered with the Emergency Services Telecommunications Authority.

7.25 Delete Clause 36(2) of the Principal Local Law and substitute with:

(2) A *person* or *occupier* of *land* who has lit or allowed a fire to be lit, or is in charge of a fire in the open air must, before leaving the place of the fire:

(a) completely extinguish the fire; or

(b) ensure that an adult person who has the capacity and means to extinguish the fire remains in charge of the fire at all times.

7.26 Immediately after Clause 36(2) of the Principal Local Law insert:

(3) The restrictions in Clauses 28, 29 and 30 do not apply to:

(a) a barbecue, pizza oven or other properly constructed appliance while it is being used for cooking food;

(b) a fire in a brazier, fire pit or chimenea while it is being used for heating;

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(c) a tool of trade while being used for the purpose for which it was designed;

(d) a fire lit during the course of duty by a member of a fire and emergency services agency; or

(e) a fire lit for the purposes of enjoying culture or practising religion.

7.27 Delete Clause 37 of the Principal Local Law and substitute with:

37. Restrictions on Burning in the Open Air in Public Places and on Council Land

A *person* must not, without a *permit* or the relevant land manager's written consent, light or allow to be lit, a fire in the open air on:

(a) a *road*;
(b) *Council land* or *reserve*;
(c) Crown land; or
(d) any *public place*

unless the fire is authorised by signs placed on the land by *Council*.

8. AMENDMENT TO SCHEDULE 1

8.1 In SCHEDULE 1 PENALTIES FOR INFRINGEMENT NOTICES of the Principal Local Law delete Part 4 – Open Air Burning, Incinerators & Chimneys and substitute with:

	Part 4 **Open Air Burning**	
28	Restriction on Burning in the Open Air – land 1,500 sq metres or less	2
29	Restriction on Burning in the Open Air – land above 1,500 sq metres	2
30	Restriction on Burning in the Open Air – land 40,000 sq metres or above	5
34	Nuisance Burning and Incinerators	2
35	Direction to Extinguish Fires	3
36	General Provisions	2
37	Restrictions on Burning in the Open Air in Public Places and on Council Land	2

Mornington Peninsula Shire

Open Air Burning – Review of Local Laws

Discussion Paper

December 2022

Introduction

Background

Community Amenity Local Law 2022
On Tuesday 23 August 2022, Council adopted the Community Amenity Local Law 2022. The local law was developed in consultation with Councillors, internal Council staff, key external stakeholders, and informed by community consultation outcomes and research activities.

We have a legislative obligation to review and prepare a new local law every ten years. From building sites, to rubbish, to pets – the Community Amenity Local Law (previously called the General Purposes Local Law) covers a wide range of topics. It empowers us to respond to local issues and protect public and private space as well as our community's health and safety.

We committed to reviewing Part 4 of the Community Amenity Local Law, that deals with open air burning, incinerators and chimneys, separately in 2022/23 to ensure we are able to provide adequate focus and address community feedback.

Requirements for developing local laws
The *Local Government Act 2020* sets out the procedures for Council to follow, with the Development Guidelines for Local Laws Manual providing further detail.

Local Laws must not overlap, duplicate, conflict or be inconsistent with existing legislation, including the Planning Scheme.

External lawyers must be engaged to ensure the proposed local law is compliant.

Process and Timeline

Key Activities	Dates
Internal stakeholder assessment / consultation	Sep – Nov 2022
Key external stakeholder consultation (eg. CFA, FFM Vic, FRV, DELWP)	Sep – Nov 2022
Councillor engagement (initial) - workshop o Outcomes sought with new open air burning provisions	Oct 2022
Community consultation – phase 1 (prior to revision) o Outline current state o Present options for consideration	Jan – Feb 2023
Draft open air burning provisions prepared	March 2023
Council meeting on draft open air burning provisions	Apr 2023
Draft open air burning provisions released for public submissions	May 2023
Consideration of submissions / amendments to and final legal review of proposed Local Law	Jun 2023
Council meeting to adopt open air burning provisions	Jul 2023

Strategic Council Context

Municipal Fire Management Plan 2018

The Municipal Fire Management Plan is a sub-plan of the Mornington Peninsula Shire Municipal Emergency Management Plan and is overseen and developed by the Mornington Peninsula Municipal Fire Management Planning Committee. This Committee brings together all agencies with legislative responsibility for fire management.

The aim of the Municipal Fire Management Plan is for all agencies and the community to work together across all land tenures to prevent, prepare for, respond to and recover from fire.

The objectives of the Municipal Fire Management Plan are to:

- Identify, prioritise and co-ordinate treatment of fire risks.
- Engage the community to participate actively in fire management planning.
- Increase the capacity of communities within the Mornington Peninsula Shire to prepare themselves and their assets in the event of fire.
- Monitor, review and evaluate all activities across the plan.
- Reflect the regional strategic direction.

"The underlying principle which drives fire management at all levels is protection and preservation of life, property and the environment".
(State Fire Management Strategy, 2010).

Climate Emergency Plan 2020-2030

Council declared a climate emergency in 2019 and further responded by developing a Climate Emergency Plan. The Plan communicates messages of hope for our future and provides clear priorities for how we will support and work with our community. It guides the Peninsula towards zero carbon emissions by 2040. The Plan provides a 10-year map including targets around:

- Leadership and governance
- Climate advocacy
- Zero carbon energy
- A resilient and adaptive community
- Sustainable transport and travel
- Sustainable land use and environmental restoration
- Circular economy and zero waste

Beyond Zero Waste Strategy 2030

Council's Beyond Zero Waste Strategy sets an ambitious target to send zero waste directly to landfill by 2030. The Strategy contains actions across ten years to support a circular economy and meet the Shire's annual greenhouse gas emission reductions target, including initiatives to:

- Support education and behaviour change programs
- Promote booked hard/green waste collection services to improve accessibility to bulk waste service for residents without access to a trailer
- Address illegal waste dumping (including green waste).
- Facilitate the establishment or expansion of local waste solutions and providers

Current State

Current Controls – Part 4 Community Amenity Local Law

Part 4 of the Community Amenity Local Law 2022 (retained from the General Purposes Local Law 2012) restricts open air burning by land size, to mitigate community health, safety and amenity concerns.

Land less than 1,500 square metres
A permit is required for open air burning (including in an incinerator) where the land is 1,500 square metres or below, and will only be issued in very specific circumstances:

- The land is in a designated bushfire risk area.
- The fire is for genuine fuel reduction purposes.
- There is no suitable alternative means of disposal (eg. mulching or green waste).
- Materials must be dead and dry and must not be brought from offsite.
- No more than 10 cubic metres of vegetation is burnt at one time.
- A fire is not allowed within 10 metres of any neighbouring dwelling.

Land between 1,500 and 40,000 square metres
A permit is not required for open air burning (including in an incinerator) where land exceeds 1,500 square metres but is less than 40,000 square metres, with the following conditions:

- Burning is only allowed Friday or Saturday between 9am and 4pm.
- No more than 10 cubic metres of vegetation is burnt at one time.
- A fire is not allowed within 10 metres of any neighbouring dwelling.

Land greater than 40,000 square metres
A permit is not required for open air burning (including in an incinerator) where land is greater than 40,000 square metres, with the following conditions:

- No more than 100 cubic metres of vegetation is burnt at any one time.
- A fire is not allowed within 100 metres of any neighbouring dwelling.



Safety
Fires must:

- Be supervised by adults.
- Have sufficient fire suppression equipment on hand.
- Not be lit when wind speed exceeds 20 kilometres per hour.

Minimising nuisance
Open air burning must not:

- Be offensive, a nuisance or have the potential to cause a hazard to a person's health in the vicinity, or beyond the property boundary.
- Adversely impact on visibility beyond the property boundary, including creating a hazard on, or near, a public road.

Materials that cannot be burned
The following cannot be burned:

- Green or wet material.
- Non timber based building materials.
- Rubber or plastic, including plastic mulch, plant pots and packaging materials.
- Furnishings and carpet.
- Manufactured chemicals.
- Petroleum or oil products.
- Paint, including any container in which paint is kept.
- Food waste.
- Manure and straw.
- Carcasses or dead animals. or
- Other offensive, noxious or toxic matter.

Fires for cooking and heating
Fires in properly constructed barbeques, pizza ovens, chimeneas or other appliances that used for cooking or heating are allowed.

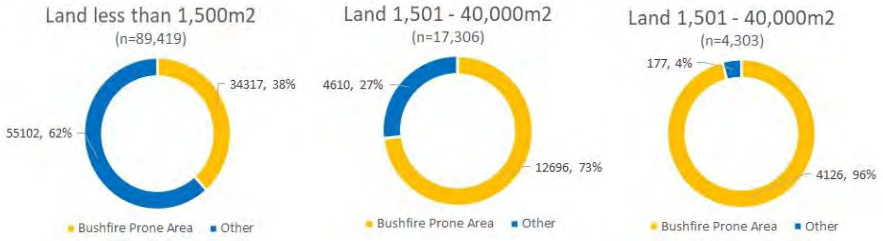
Chimneys
Chimneys must not discharge ash, smoke or dust so that it becomes a nuisance, is dangerous, affects health and safety of people or animals, or is harmful to the environment.

Land Size Overview

Bushfire Prone Areas and Bushfire Management Overlays explained
Bushfire Prone Areas are areas where the bushfire hazard has been identified and mapped under the *Building Act 1993*. These areas are subject to or likely to be subject to bushfires. This triggers building permit requirements where new buildings are required to build to a national bushfire construction standard. This is known as a Bushfire Attack Level (BAL).

The Bushfire Management Overlay (BMO) is a planning control that applies to bushfire prone areas with very high and extreme bushfire hazards. This triggers planning permit requirements including mandatory bushfire protection measures such as defendable space, water supply, access and ongoing vegetation management requirements. Areas where a BMO applies are also by default Bushfire Prone Areas. Designated Bushfire Prone Areas and Bushfire Management Overlays can be viewed using the VicPlan online maps. These were introduced in response to the recommendations made by the 2009 Victorian Bushfires Royal Commission.

Land size and Bushfire Prone Area/Bushfire Management Overlays
46% of private properties on the Mornington Peninsula are in a designated Bushfire Prone Area. 22% are subject to a Bushfire Management Overlay.



The table below provides a breakdown of properties by land size, and bushfire-related provisions and overlays applicable.

	Land less than 1,500m2	Land between 1,501-40,000m2	Land greater than 40,000m2
Total	**89419**	**17306**	**4303**
Bushfire Prone Area	34317	12696	4126
Bushfire Management Overlay	9174	4526	1968
Green Wedge Zone	365	1809	2801
General Residential Zone	80458	10308	465
**note: multiple overlays may apply to a property*			

Open Air Burning Permits Issued and Complaints

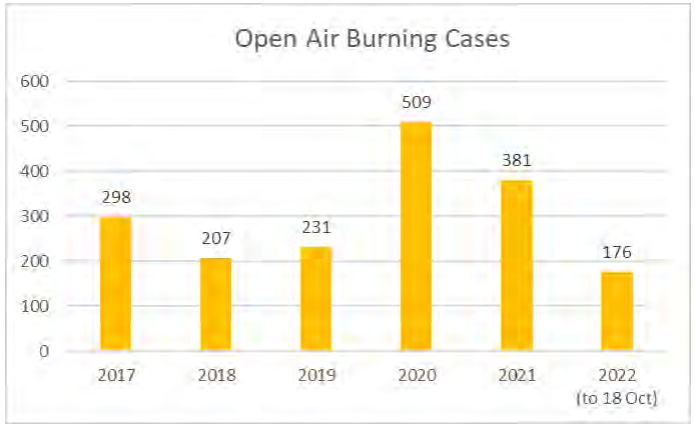
Open Air Burning Permits Issued
Council receives and approves only a small number of open-air burning permit applications per year.



Please see below for a breakdown of historic permits issued by township.

Historic Permits to burn issued - by township										
2017		**2018**		**2019**		**2020**		**2021**	
Bittern	1	Bittern	1	Baxter	1	Blairgowrie	1	Cape Schanck	1
Blairgowrie	1	Boneo	1	Crib Point	1	Crib Point	1	Flinders	1
Crib Point	3	Cape Schanck	1	Fingal	1	McCrae	1	Mornington	2
Dromana	2	Crib Point	4	Pearcedale	1	Moorooduc	1	Mt Eliza	2
Mornington	1	Dromana	3	Portsea	1	Mornington	1	Somers	1
Mt Martha	1	Merricks	1	Tuerong	1	Mt Eliza	1		
Pearcedale	1	Moorooduc	1						
Safety Beach	1	Mornington	1						
Somerville	1	Mt Eliza	2						
		Portsea	1						
	12		16		6		6		7

Open Air Burning Cases
Open air burning complaints (or cases) are received directly from the community or referred to Council by other agencies.

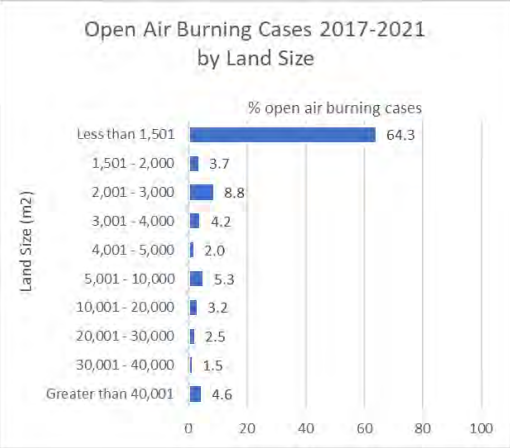


2020 and 2021 shows a notable increase in cases when compared with other years, potentially partly due to the anxieties of 2019/20 Black Summer bushfires and the impacts of the extended COVID-19 lockdowns in Victoria, increasing the number of people at home and in the community during this time.

Further analysis of this data by township (over the page) demonstrates that over the past five years, most open-air burning cases (73%) were received from the more heavily populated townships bordering Port Phillip Bay, including but not limited to Mt Eliza, Mornington, Mt Martha, Rosebud, Rye and Portsea.

Open Air Burning Cases 2017-2021 – by Land Size

64.3% of open-air burning cases received were for properties less than 1,501m2. A further 18.7% were for properties between 1,501-5,000m2. The remaining 17.0% were for properties greater than 5,001m2.

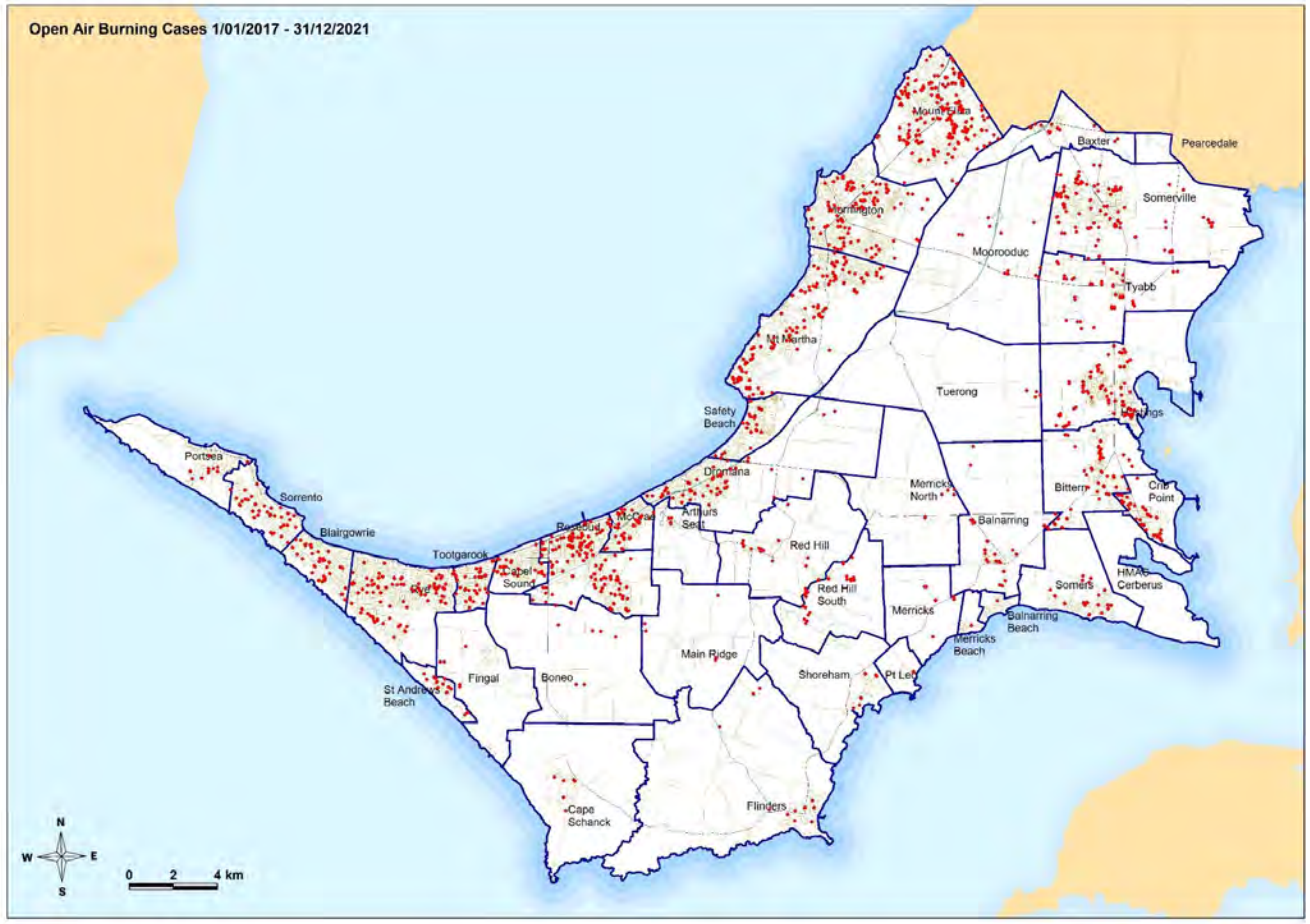


Open Air Burning Cases 2017-2021 - by Township

Open-air burning cases 2017-2021 by township		
Township	Cases	%
Mt Eliza	221	13.6
Rosebud	187	11.5
Mt Martha	147	9.0
Mornington	122	7.5
Rye	110	6.8
Portsea	93	5.7
Hastings	87	5.4

Open-air burning cases 2017-2021 by township		
Township	Cases	%
Bittern	65	4.0
McCrae	62	3.8
Dromana	56	3.4
Tootgarook	48	3.0
Crib Point	43	2.6
Blairgowrie	41	2.5
Red Hill	41	2.5
Safety Beach	38	2.3
Sorrento	36	2.2
Tyabb	33	2.0
Balnarring	27	1.7
Capel Sound	27	1.7
Somers	20	1.2
St Andrews Beach	19	1.2
Baxter	17	1.0
Flinders	17	1.0
Moorooduc	14	0.9
Merricks	10	0.6
Shoreham	10	0.6
Cape Schanck	9	0.6
Fingal	8	0.5
Boneo	6	0.4
Tuerong	5	0.3
Arthurs Seat	4	0.2
Main Ridge	2	0.1
Point Leo	1	0.1
Total	1626	100

Open Air Burning Cases 2017-2021 - Mapped



Wood Heater/Chimney Cases by Township

Council's Environmental Health Team enforce against wood heater/chimney complaints through the *Environment Protection Act 2017* and not through the Local Law.

Between May 2021 and 2022, 40 wood heater/chimney cases were received. 12 complaints were received for Mornington.

Wood heater / chimney cases by township May 2021-May 2022	
Township	Cases
Baxter	1
Bittern	1
Blairgowrie	2
Capel Sound	3
Crib Point	2
Hastings	3
Merricks	1
Mornington	12
Mt Eliza	1
Mt Martha	2
Portsea	1
Red Hill South	1
Rosebud	5
Rye	4
Sorrento	1
Total	40

Current Green Waste Disposal Options Available

We encourage the community to utilise alternative means for disposal of green waste. There are several options currently available.

Green bins	Fortnightly pick up. Opt-in service (not available in the 'green wedge', only available within urban growth boundary – *see map – Appendix 3*.
Hard/green waste collection	Book for a fee or use waste vouchers provided with rates notice.
Green waste drop off days at recycling/transfer centres	2 x no charge green waste weekends per year. Residents drop off.
Recycling/transfer centres - fee to drop off green waste	Residents drop off. Fees apply.
Vouchers and rebates	3 waste vouchers provided per year (1 voucher = 0.5m3 waste) Up to $50 rebate on purchase of compost bin/mulcher (once).
Private providers	The community may engage (at their cost) private providers for services to remove and dispose of green waste.

Benchmarking Summary

The following is a summary of key findings. Please see *Appendix 1 Benchmarking Data* for further information.

Benchmarking of open air burning local law provisions and alternative green waste disposal options was conducted across neighbouring Councils as well as selected 'like' Councils (ie. those with a mix of residential, rural and bushland areas).

Bass Coast Shire	Baw Baw Shire
Cardinia Shire	City of Casey
Frankston City	Mornington Peninsula Shire
Surf Coast Shire	Yarra Ranges Shire

The way in which areas are defined or determined as suitable for open air burning (or not) is inconsistent. Where land size is used as a determinant, these differ significantly between each Council. Cardinia, Surf Coast and Yarra Ranges have developed specific Shire maps which identify areas as residential/township or urban/rural. These maps are used to guide whether open air burning is allowed and under what conditions. Casey and Baw Baw do not allow open air burning anywhere without a permit.

Incinerators are not allowed in most cases, with the exception of Mornington and Surf Coast.

Chimney smoke nuisance provisions are included in Mornington, Casey and Frankston local laws. The remaining Councils defer instead to state legislation for wood heaters and smoke pollution (eg. EPA / PHWA).

Provisions for burning safely and reducing nuisance are evident across the benchmarked Councils, including supervision of fires, managing smoke hazards, and identification of types of materials that cannot be burned. Local laws generally articulate what people can do in terms of fires for cooking or heating such as properly constructed barbeques, pizza ovens, chimeneas, etc.

Mornington Peninsula Shire compares favourably to benchmarked Councils in terms of current alternative green waste disposal options provided. Yarra Ranges does however provide a free bundled branch collection from nature strips twice a year (3mx3m), in addition to the annual hard waste collection.

Smaller blocks and residential/township areas

- Bass Coast, Casey, Frankston and Yarra Ranges will generally not allow open air burning on smaller blocks.
- Where open air burning is allowed, a permit is required by all other benchmarked Councils. The burn needs to be for genuine fuel reduction purposes and is governed by permit conditions around days, times, pile size and buffer zones.

Larger blocks and peri-urban areas

- Baw Baw, Casey and Frankston require a permit for open air burning on larger blocks. The burn needs to be for genuine fuel reduction purposes and in a bushfire prone area.
- The remaining Councils do not require a permit to burn on larger blocks, however at Bass Coast, Cardinia and Yarra Ranges the burn needs to be for genuine fuel reduction purposes.
- Where open air burning is allowed, there are conditions around days, times, pile size and buffer zones.

Very large blocks and areas

- Baw Baw and Casey require a permit for open air burning on very large blocks. The burn needs to be for genuine fuel reduction purposes and in a bushfire prone area.
- The remaining Councils do not require a permit to burn on very large blocks, however at Bass Coast and Yarra Ranges the burn needs to be for genuine fuel reduction purposes.
- Where open air burning is allowed, there are conditions around days, times, pile size and buffer zones.

Fire Management

Municipal Fire Management Planning Committee

Officers sought feedback from the Mornington Peninsula Municipal Fire Management Planning Committee, the peak body for the municipality with regard to fire management whose membership consists of representatives of all applicable fire agencies.

The committee was asked 'what would be the impacts of reducing private landowners' ability to use open air burning as a fuel reduction method or potentially banning open air burning all together'. The same questions was disseminated to all CFA Brigades that service the Mornington Peninsula footprint.

Overwhelmingly, the response was that any further restriction of open air burning without significant consultation and consideration of alternative measures, would be potentially catastrophic. The main theme coming from CFA brigades was that there needs to be better enforcement of the current provisions, rather than further restrictions.

Fire Rescue Victoria (FRV)

Supportive of small, controlled fires which can reduce the chance of uncontrolled fires that result in:

- Injury and loss of life
- Property damage
- Illegal dumping
- Negative net impact on the environment
- Increased costs to Council and the community

Properties with a Bushfire Management Overlay are required to undertake prescribed vegetation management under the Planning Scheme. It is estimated that a one-hectare property generates 10-15 cubic metres of green waste yearly.

Forest Fire Management Victoria (FFMV)

FFMV have some concerns with fires on private land where that land adjoins Parks Victoria land, including:

- Issues with people not registering their burns via ESTA or notifying Parks Victoria (as a neighbour).
- This results in multiple callouts associated with fires that are on private land (but near or adjoining Parks Victoria land).
- Issues with fires that start on private land but then impact or spread to Parks Victoria land.

There is some concern about Council's capacity and resourcing to enforce and follow up breaches.

Traditional Owner Burns

Traditional Owners undertake cultural burning for a range of reasons associated with caring for Country – including promoting revegetation, producing food and game, and maintaining spiritual connection with Country.

Supporting Traditional Owners to practice cultural fire and other land management activities plays a key role in supporting self-determination while also helping to keep our state safe – with 169 cultural burns planned across public land for the next three years.

Existing two-way learning and partnerships between Traditional Owners and the state's emergency services agencies are supported through the Victorian Traditional Owner Cultural Fire Strategy.

A key principle of cultural burning is 'right fire, right time, right way and for the right reasons'.

Health and Community Impacts of Fires

Bushfire Impacts and Climate Change

During the 2019-2020 summer (known as the 'Black Summer'), Australia experienced bushfires that were unprecedented in both their intensity and the devastation caused. Victoria was hard hit by these fires, particularly in areas to the state's east though impacts extended across the state including metropolitan Melbourne. 2019 was both Australia's driest year on record and Australia's warmest year with the mean temperature for 2019 1.52 degrees Celsius above average, highlighting the role of climate change in contributing to these fires.

In Victoria, the Black Summer bushfires caused the loss of 5 lives and destroyed over 300 homes. Around 1.5 million hectares of land was burned including 1.39 million hectares of forests and parks, plantations and timber assets, critical animal habitats and water catchments.

The health burden of the 2019-2020 fire season is estimated to include 120 excess deaths, 330 hospitalisations for cardiovascular problems, 585 hospitalisations for respiratory problems and 401 emergency department presentations for asthma.

Bushfires can cause deaths through suffocation, injuries and burns. Air pollution can cause health issues including respiratory and cardiovascular problems. Bushfires can also have significant impacts on mental health which can be longer term.

It is predicted that Victoria will experience an overall drying trend of reduced rainfall and drought. Fire prevention measures are required to manage the increased bushfire risk.[1]

Wood Smoke and Health

Smoke from wood fires contains particles and gases that can reduce indoor and outdoor air quality, and potentially affect your health. Wood smoke is generated from wood heaters, incinerators, planned burns and bushfires.

Wood smoke is a complex mixture of particles and gases. These particles and gases are air pollutants. The main air pollutants in wood smoke include fine particles and carbon monoxide. Other pollutants include nitrogen oxides, benzene, butadiene, formaldehyde and polyaromatic hydrocarbons (PAHs). Exposure to wood smoke can occur either:

- Inside the home – from your own wood heater or outdoor smoke penetrating indoors
- Outside the home – where smoke from a wood heater or other source is released outside the home, affecting the outdoor air in general.

Improperly installed heaters or clogged chimneys can increase the amount of air pollutants produced (inside the home) and increase the likelihood of health effects. .[2]

Studies show bushfire smoke is toxic, and it's this toxicity which is likely to cause long-term effects. One review found lifelong exposure to wood smoke, for example from indoor heaters, is associated with a 20% increased risk of developing lung cancer.[3]

[1] Climate Change Impacts on Health and Wellbeing on the Mornington Peninsula. 2020.
[2] betterhealth.vic.gov.au
[3] Heart Research Institute Australia. Professor Brian Oliver – Faculty of Science University of Technology Sydney

Climate Change Emissions and Green Waste Disposal

The considerations from the Climate Change Team regarding carbon emissions are captured below.

The climate change emissions have been considered using a lifecycle approach for context rather than isolating it to the burning stage only. The Climate Change Team has then considered the carbon emissions effects of alternate treatments of the waste.

Summary

Green waste disposal	Carbon emissions
Open air burning of woody waste	The carbon accounting methodology for open fire burning is very low in that the growth phase acts as a carbon sink to counter burning off emissions.
Anaerobic decomposition of woody waste (ie. without oxygen)	Methane is produced which has high emissions (28x greater than carbon dioxide). If all the methane is captured and utilised this may result in lower emissions than burning off (transport and other emissions must also be considered).
Aerobic decomposition of woody waste (ie. with oxygen)	Little data is available on this, but there will be some emissions associated. There is also a potential soil-renewal benefit if used as mulch.

Note: transport and other co-elements must also be considered in the above.

Details

Open air burning of woody waste
In terms of carbon accounting, the combustion of 1 tonne of green and air-dried wood results in 0.012 tonnes CO2-e. This calculation accounts for the net emissions of the wood, (ie. total greenhouse gas emission minus the carbon dioxide absorbed during growth). Net emissions are therefore minimal, however emissions at the time of burning are much higher. The amount of carbon stored in wood varies depending on the species but can be assumed for every tonne of wood burned, 1.65 – 1.8 tonnes of CO2-e is emitted.

It must be recognised that all vegetation absorbs carbon dioxide from the atmosphere as it grows however there are different emission scenarios depending on how it is treated once it becomes woody waste. Alternative treatments of the woody waste burnt off needs to be taken into consideration.

Anaerobic decomposition of woody waste (ie. without oxygen)
The decomposition of wood without oxygen results in methane which has a Global Warming Potential of 28 (28x higher than carbon dioxide). This means if one tonne of wood decomposes in these conditions, it can result in up to 46.2 – 50.4 tonnes of CO2-e being emitted.

This usually occurs in a landfill setting but we would assume a high portion of the methane produced will be captured and combusted, converting it back into carbon dioxide. The greenhouse gas emissions here will be higher than the combustion scenario unless all methane is captured. Of course, some of these emissions can be offset with a reduction in grid electricity emissions if the generated power displaces coal generated power.

Aerobic decomposition of woody waste (ie. with oxygen)
The decomposition of wood with oxygen results in carbon dioxide emissions. If the decomposition is purely aerobic (which is unlikely – some decomposition will be anaerobic) it will release the same amount of carbon dioxide as combustion but potentially has other co-benefits such as providing essential nutrients to soil if used as mulch.

We have not been able to identify any research relating to emissions in mulching or other aerobic treatment scenarios. Soil regeneration is a benefit to using mulch and it can be used to manage soil temperatures.

Other emissions associated with treatments of woody waste

Other emissions associated with alternate treatments of the woody waste such as transportation and plant fuel, stationery energy at processing facilities, etc. More details of what these scenarios are will need to be provided to allow calculation of emissions.

The ideal scenario is to permanently store the carbon in the woody waste (eg. in soil or engineered timber used for construction). If this is not possible, you would want to get as much benefit out of the waste treatment process as possible through biproducts, like organic fertiliser or generated heat and power (heat could be pumped into greenhouses as an example to increase productivity).

This will still result in emissions, which then need to be offset elsewhere if we are to achieve net zero (this may be done through existing sequestration but there will be other unavoidable emissions that will need to be offset as well).

Green Waste Disposal Capacity and Options

Capacity of Current Processing Network

One of the issues Council has is the capacity within the current processing network that is used to receive and process material. This was pushed to the limit with the most recent storm event where we were having to monitor and change disposal locations weekly, and on some occasions daily, just to manage the volumes being received across the processing sites.

The Circular Economy and Waste Team are working with Recycling Victoria (Previously the Metro Waste and Resource Recovery Group) for some advice on how that available capacity is looking moving forward. Noting, that there have also been some concerns with being able to treat additional food and garden organics volumes as more Councils come on board with this service.

The difficulty that we have in considering any amendments to open air burning local laws, is primarily understanding the likely volume of green waste that would need to be managed.

Transfer station green waste volumes and processing costs

95,000 cubic metres per annum	Average over last four years
14,531 tonnes per annum	Average over last four years
$1,817,544	Processing cost 2022/2023
$118	Processing cost per tonne (likely to increase to >$120 in 2023)

Note:

- The above figures comprise mostly clean residential green waste and does not include kerbside collections (ie. green waste bin opt-in service). It is estimated that the kerbside collections contribute an additional 22,000 cubic metres of green waste per annum.
- Council contractors do not dispose of green waste at our transfer stations.

Future Green Waste Disposal Options

Additional no-charge green waste events at transfer stations

The current contract requires the contractor to provide resources for two events (three days each) each financial year.

Any additional events or additional days to an existing event will have increased costs associated, in the vicinity of $160,000 per event. This includes processing costs, site management, transport costs and traffic management.

Onsite residential chipping/mulching service

To help manage the challenge of green waste disposal where a person does not have a trailer, or for larger items.

Limitations:

- Size of materials that can be chipped, an alternative for large trees and branches would be needed.
- Ability of residents to utilise the mulch, and subsequent disposal costs.
- Cost to Council for one crew of three would be approximately $2,000 per day.

Assisting residents after severe storm events

Council has financial assistance for clean-up operations on Council owned essential infrastructure (roads) through the Emergency Management Victoria Disaster Recovery Funding Arrangements (DRFA).

Financial assistance for local councils is provided to assist in the recovery process and to alleviate some of the financial burden that may be experienced following a natural disaster. The Emergency Management Team are currently exploring what options are available to assist with private property clean up.

Partnerships with water recycling plants (South East Water)
Explore partnerships with South East Water to utilise their infrastructure to potentially process Council green waste.

The Boneo Water Recycling plant recently underwent a major upgrade including installation of a biogas treatment and co-generation facility, a dewatering building, several anaerobic digesters, and settling and mixing tanks.

Mt Martha Water Recycling plant is flagged to undergo upgrades over the next 10 years, with a view to installing an anaerobic digestor in 2027.

Biogas at Rye landfill and resource recovery centre
In co-operation with the Mornington Peninsula Shire Council, LMS' Mornington Renewable Energy Facility converts landfill methane gas to energy to power over 2,800 individual electricity users in the local community per annum. Since commissioning in September 2011, the facility has generated approximately 44,000MWh of base-load renewable electricity, and abated approximately 300,000 tonnes (CO_2e) of carbon (as of Nov 19).

There is potential for scalable infrastructure by LMS using existing gas recovery network of pipes.

Considerations for New Open Air Burning Local Laws

Sustainability

Without proper investigation of alternative measures for disposal of green waste, illegal dumping is likely to occur, as well as fuels being left to accumulate, posing a fire risk.

An uncontrolled fire will have a greater negative impact on the environment (air, water, flora and fauna) than many small, controlled fires. One of the main factors is that with a small, controlled burn-off, the vegetation is generally dead with low fuel moisture content that will burn hotter and produce less smoke than a fire in the landscape that is burning through and destroying living green fuels with higher fuel moisture content which increases the amount of smoke due to a lower level of complete combustion.

Finance and Resourcing

It is likely that significant financial and resourcing impact will be incurred on either Council or the community if open air burning is further restricted.

General Provisions

Strengthen general provisions to mitigate issues with health, safety and amenity	Duration of burns Buffer zones Size of fires Weather conditions Supervision of fires and safety
Incinerators	Ban the use of incinerators
Chimneys	Remove chimney provisions, potentially better handled under other legislation
MFPO discretion to remove or alter restrictions	Remove this clause

Assessment Criteria for Open Air Burning

Increase minimum land size where open air burning requires a permit	Increase the minimum land size where open air burning is allowed with a permit (for genuine fuel reduction purposes only). Is currently 1,500m2. Increasing minimum land size to 2,000m2 would result in an additional 3,751 properties (2,463 are in a Bushfire Prone Area or Bushfire Management Zone). Increasing minimum land size to 2,500m2 would result in an additional 6,111 properties (3,965 are in a Bushfire Prone Area or Bushfire Management Zone).
Land size versus Planning Zones and land use	Consider changing the way in which we categorise land for open air burning to align with Planning Zones and land use. Currently we use land size as a determinant.
Health impacts	Build in provisions and permit conditions that consider health impacts of fires on neighbouring properties – particularly in cases where a large property abuts smaller residential properties.
Cultural burns	Consider including provisions for cultural burns.

Appendices

- Appendix 1: Benchmarking Data
- Appendix 2: Community Feedback on Open Air Burning – from 2021 Local Law Review Consultation (Excerpt)
- Appendix 3: Map – Urban Growth Boundary (represents current availability of fortnightly kerbside green waste bin collection)

Appendix 1: Benchmarking Data

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
Deference to legislation	**Declared fire danger period**	CFA 1958	CFA 1958	CFA 1958	CFA 1958	CFA 1958 (permit conditions)	CFA 1958	CFA 1958	CFA 1958
	Total fire ban day	CFA 1958	CFA 1958	CFA 1958	CFA 1958	CFA 1958 (permit conditions)	CFA 1958	CFA 1958	CFA 1958
	Declared smog alert day	Yes - EPA declared	Not specified	Not specified	Yes - EPA declared	Yes - EPA declared (permit conditions)	Yes - EPA declared	Not specified	Not specified
	Severe weather warning	Not specified	Not specified	Not specified	Yes - BOM declared	Not specified	Not specified	Not specified	Not specified
Burning on smaller blocks	**Land size**	Burning not allowed on land less than 1,500m2 without a permit	Burning not allowed on land less than 5,000m2 in a built up area.	Burning not allowed on land less than 4,000m2 without a permit	Urban and Township Zone - identified in schedule 1 maps - burning not allowed without a permit	Burning not allowed on any land in municipality, without a permit. Properties in built up areas / urban residential areas generally NOT granted permit to burn.	Burning not allowed on land less than 1,600m2 without a permit	Residential area - identified in township maps - burning not allowed without a permit	Urban Category - identified in maps - burning not allowed at any time
	Incinerator	Yes - with permit	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Yes - allowed Wednesday to Saturday 10am to 3pm	Not allowed

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Duration of burn	Permit conditions - dates and times are specified	Not allowed	Permit conditions - dates and times are specified	Permit conditions - dates and times are specified. Fires not allowed during July.	Permit conditions - dates and times are specified	Permit conditions - dates and times are specified	Allowed with a permit Wednesday and Saturday 10am to 3pm.	Not allowed
	Permitted reasons to burn	Permit conditions - o Land is in a designated bushfire risk area o For fire prevention purposes only o There is no suitable alternative means of disposal (eg. mulching / green waste bin) o Material to be burnt not to be brought from offsite to the property	Not allowed	Land is in a BPA - bushfire prone area	bushfire fuel reduction only	Permit conditions - o fire prevention purposes (such as removing trees and bushes that could be dangerous in the event of an oncoming fire) o agricultural purposes for properties in a bushfire prone area or subject to bushfire management overlay	Properties less than 1,600m3 are generally not eligible. Permits only granted where a compelling reason exists (no other means of undertaking necessary fire reduction)	Dry vegetation	Not allowed

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Pile fires - size	Permit conditions - No more than 10 cubic metres of vegetation burnt at one time	Not allowed	No more than 4 cubic metres of vegetation burnt at one time	Permit conditions	Permit conditions	Permit conditions	1m3	Not allowed
	Buffer zones	Permit conditions - fire not allowed within 10 metres of neighbouring dwelling	Not allowed	Not specified	Permit conditions	Permit conditions	Permit conditions	Permit conditions	Not allowed
	Number of fires permitted	Permit conditions	Not allowed	Permit conditions	Permit conditions	Permit conditions	Permit conditions	One	Not allowed
Burning on larger blocks	**Land size**	1,500m2 to 40,000m2	5,000m2 to 10,000m2	4,000m2 to 20,000m2 - burning not allowed without a permit	Bushland and Peri-Urban Zone - identified in schedule 1 maps - allowed	Burning not allowed on any land in municipality, without a permit.	1,600-20,000m2 - burning not allowed without a permit.	Not specified	Bushland Category - identified in maps
	Incinerator	Yes	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Yes	Yes
	Duration of burn	Burning allowed only on a Friday or Saturday between 9:00am and 4:00pm	Any fire is extinguished before sunrise on the day following the day on which the fire was lit	Permit conditions - dates and times are specified	Allowed Sunday, Tuesday, Thursday and Friday; between 7am and 7pm.	Permit conditions - dates and times are specified	Burning allowed only on a Friday or Saturday between 9:00am and 4:00pm	Fire must be extinguished by 6pm on day of the burn	Allowed Monday, Thursday, Friday, Saturday. Fires not

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
					Fires not allowed during July.				allowed during June/July.
	Permitted reasons to burn	Not specified	Genuine fuel reduction purposes.	o Genuine fuel reduction purposes	bushfire reduction only	Permit conditions - o fire prevention purposes (such as removing trees and bushes that could be dangerous in the event of an oncoming fire) o agricultural purposes for properties in a bushfire prone area or subject to bushfire management overlay	Land is subject to a bushfire management overlay or in a bushfire prone area	Not specified	Fuel reduction and biosecurity purposes only Notify neighbours if property less than 2 hectares.
	Pile fires - size	No more than 10 cubic metres of vegetation burnt at one time	3mx3mx3m (27m3) vegetation	No more than 10 cubic metres of vegetation burnt at one time	3mx3mx3m (27m3)	Permit conditions	No more than 3m3 vegetation	Not specified	Not specified

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Buffer zones	Fire not allowed within 10 metres of any neighbouring dwelling.	Not specified	Fire not allowed within 20 metres of any neighbouring dwelling / 10 metres of any other structure	12 metres (structures) 5 metres (fences)	Permit conditions	Fire not allowed within 20 metres of any neighbouring dwelling	3m break around the burn	3m break around the burn
	Number of fires permitted	Permit conditions	More than one fire is permitted to be alight at any one time as long as there are enough people to monitor, contain and extinguish the fires safely and effectively if required	Permit conditions	2 piles	Permit conditions		One	One
Burning on very large / rural properties	**Land size**	Land greater than 40,000m2	Land greater than 10,000m2	Land greater than 20,000m2 - burning not allowed without a permit	Rural Zone - identified in schedule 1 maps - allowed	Burning not allowed on any land in municipality, without a permit.	Land greater than 20,000m2	Not specified	Rural Category - identified in maps - burning allowed without a permit
	Incinerator	Yes	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Yes	No

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Duration of burn	Burning allowed only on a Friday or Saturday between 9:00am and 4:00pm	Any fire is extinguished before sunrise on the day following the day on which the fire was lit	Permit conditions	Allowed Sunday, Monday, Tuesday, Thursday and Friday; between 7am and 7pm. Fires not allowed during July.	Permit conditions - dates and times are specified	Burning allowed only on a Friday or Saturday between 9:00am and 4:00pm	Fire must be extinguished by 6pm on day of the burn	Allowed any day of the week. Fires not allowed June / July.
	Permitted reasons to burn	Not specified	Genuine fuel reduction purposes.	Genuine fuel reduction purposes.	bushfire fuel reduction only	Permit conditions - o fire prevention purposes (such as removing trees and bushes that could be dangerous in the event of an oncoming fire) o agricultural purposes for properties in a bushfire prone area or subject to bushfire management overlay		Not specified	Fuel reduction and biosecurity purposes only

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Pile fires	No more than 100 cubic metres of vegetation burnt at any one time (5mx5mx4m)	6mx6mx3m (108m3) vegetation	No more than 50 cubic metres of vegetation burnt at any one time	3mx3mx3m (27m3)	Permit conditions	5m3 vegetation	Not specified	Not specified
	Linear burns	Not specified	A rural farming property manager, as part of their farm management practices, may undertake a linear fire burn, being for the creation of a fire break along their property boundaries or for the removal of crops, grass or stubble with a slow burn type of operation	Not specified	Not specified	Not specified	Not specified	Not specified	Not specified

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Buffer zones	Fire not allowed within 100 metres of any neighbouring dwelling	Not specified	Fire not allowed within 20 metres of any neighbouring dwelling / 10 metres of any other structure	12 metres (structures) 5 metres (fences)	Permit conditions	Fire not allowed within 100 metres of any neighbouring dwelling	3m break around the burn	3m break around the burn
	Number of fires permitted	Not specified	More than one fire is permitted to be alight at any one time as long as there are enough people to monitor, contain and extinguish the fires safely and effectively if required	Permit conditions	2 piles	Permit conditions		One	Multiple

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
Burning of offensive materials	**Types of materials that can not be burned**	o green or wet material; o non timber based building materials; o rubber or plastic, including plastic mulch, plant pots and packaging materials; o furnishings and carpet; o manufactured chemicals; o petroleum or oil products; o paint, including any container in which paint is kept; o food waste; o manure and straw; o carcasses or dead animals; or o other offensive,	(a) Manufactured chemicals or pressurised cans; (b) Rubber or plastic; (c) Electronic equipment and recyclable materials (excluding timber) (d) Petroleum, oil or oil-based products (e) Paint or receptacle which contains or contained paint; (f) Food waste, fish or other offensive or noxious matter; (g) Anything else determined by an Authorised Officer or	(a) non timber based materials; (b) rubber or plastic, including plastic mulch, plant pots, silage wrap and packaging materials; (c) furnishings and carpet; (d) manufactured chemicals; (e) petroleum or oil products; (f) paint, including any container in which paint is kept; (g) food waste; (h) manure and straw; (i) other offensive, noxious or toxic matter; or	o Accelerants o Industrial waste o Domestic waste o A windrow	Permit conditions - o Rubber, plastic, tyres o Treated/painted timber o Petroleum substances o Paint / paint tins o Manufactured chemicals o Asbestos o Food waste o Wet/green vegetation o Any offensive / noxious / odour causing substance	i) green or wet material; ii) non timber based building materials; iii) treated timber materials; iv) rubber or plastic, including plastic mulch, plant pots and packaging materials; v) furnishings and carpet; vi) manufactured chemicals; vii) petroleum or oil products; viii) paint, including any container in which paint is kept; ix) food waste x) manure and straw; xi) carcasses of dead animals	(a) rubber or plastic substance; (b) petroleum oil or material containing any petroleum oil; (c) paint or container which contains or has contained paint; (d) manufactured chemical; (e) household rubbish, building or other materials; (f) green vegetation (dried only); (g) food waste – unless they are permitted to do so by other legislation	Fuel is not noxious or offensive

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
		noxious or toxic matter	Delegated Officer	(j) anything else determined by an Authorised Officer.			or birds or xii) other offensive, noxious or toxic matter		

Burning safely / reducing nuisance	**Supervision**	A person who has lit a fire must ensure: the fire or use of the incinerator is supervised by an adult at all times; sufficient fire protection equipment is available to extinguish the fire if required; the vegetation to be burnt is dead and dry prior to lighting it; and at the site of the fire, the wind speed must not exceed 20 kilometres per hour (11 knots).	Until any fire lit has been completely extinguished: (i) The perimeter of the burning area is regularly patrolled; (ii) The fire is monitored to make sure smoke is not impacting on neighbouring properties or causing a traffic hazard; (iii) An adequate number of adults and adequate fire suppression equipment or appliances are present	(b) must be actively supervised at all times by a person over the age of 18 years old, who has the means and capability to extinguish the fire; (c) sufficient fire protection equipment (including an adequate water supply) must be available to extinguish the fire if required; (d) the vegetation to be burnt must be dead and dry prior to lighting; (e) at the site of the fire, the wind speed must not exceed 15 kilometres per hour; and (f) the temperature	the open air fire is supervised by at least one person who is able to control the fire, and prevent it spreading or escaping; and there is an adequate water supply at hand at all times to control the fire and prevent it spreading or escaping or becoming uncontrolled.	Permit conditions	A person who has lit a fire must ensure: the fire or use of the incinerator is supervised by an adult at all times; sufficient fire protection equipment is available to extinguish the fire if required; the vegetation to be burnt is dead and dry prior to lighting it; and at the site of the fire, the wind speed must not exceed 20 kilometres per hour and shade temperature must not exceed 32 degrees celcius.	Adult supervision Adequate water supply Burn only dry materials. Smoke impact must be minimised and you should avoid burning close to neighbouring residents	There is supervision, a supply of tools and water supply available at all times to minimise the risk of fire spreading. Fully extinguished before being left unattended. Wind speed less than 19km/hr

				must be not more than 30 degrees Celsius.					

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Nuisance / smoke hazard	Fire must not o be offensive or a nuisance to another person in the vicinity, or beyond the property boundary; o have the potential to cause a hazard to a person's health; o adversely impact on visibility beyond the property boundary, including creating a hazard on, or near, a public road	Must not burn offensive materials, or any materials that may cause offensive emissions of smoke and odour to enter any neighbouring property	Fire must not cause a nuisance, or a hazard to a person's health. It must not have adverse impact on visibility beyond property boundary, including for motorists etc.	Fire must not cause a danger or a nuisance.	Fire must not become a public nuisance, or be dangerous to people animals or the environment	Fire must not be offensive or a nuisance, cause a health hazard, impact visibility beyond the property boundary (including for motorists), creates a hazard on a road	Fire must not cause a nuisance, damage a person's health, be offensive to a person.	Fire must not cause a danger to a person or property. Fire must not cause offensive smoke or smoke hazard.
	Are incinerators allowed?	Allowed with a permit	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Yes	No

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Chimney provisions?	Chimneys must not discharge ash, smoke or dust so that it becomes a nuisance, is dangerous, affects health and safety of people or animals, is harmful to the environment.	No chimney provisions in local law. Wood heaters and smoke pollution handled under EPA provisions.	No chimney provisions in local law	No chimney provisions in local law. Wood heaters and smoke pollution handled under EPA provisions.	Chimneys must not discharge ash, smoke or dust so that it becomes a nuisance, is dangerous, affects health and safety of people or animals, is harmful to the environment.	Chimneys must to discharge grit, ash, smoke or dust so that it becomes a nuisance, is dangerous or affects health and safety of people or animals, is harmful to the environment.	No chimney provisions in local law. Wood heaters and smoke pollution handled under EPA provisions.	No chimney provisions in local law. Wood heaters and smoke pollution handled under EPA provisions.
	Issue a direction to extinguish fire?	Authorised officer, VicPol or CFA.	Power to issue a direction S106 (general provision) - authorised officer / delegated officer	Authorised officer or emergency services	Authorised officer or emergency services	Authorised officer, emergency services or VicPol.	Authorised officer	Authorised officer - Clause 9.4 Urgent Circumstances	Authorised officer, CFA, MFB, VicPol.
Exemptions	**Cooking food**	a barbecue, pizza oven or other properly constructed appliance while it is being used for cooking food	A barbecue, pizza oven or other properly constructed appliance while it is being used for cooking food	barbecue, pizza oven or other properly constructed appliance while it is being used for cooking food	Properly constructed fireplaces, designed primarily for food and personal comfort, are permitted to	fire is contained in a barbeque for the purpose of cooking food for human consumption	barbecue, pizza oven or other properly constructed appliance while it is being used for cooking food	a barbeque or similar appliance for cooking food	a barbeque or a manufactured fireplace designed and used for the purpose of outdoor cooking,

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
					be used - with conditions				heating or comfort
	Heating	a fire in a brazier or chimenea while it is being used for heating	A fire in a chiminea, fire pit or other similar and properly constructed appliance while being used for heating	a fire in a chiminea, fire pit or other similar and properly constructed appliance while being used for heating	Properly constructed fireplaces, designed primarily for food and personal comfort, are permitted to be used - with conditions	fire is in a brazier or chiminea for the purposes of heating	fire in a brazier or chimenea while it is being used for heating	a constructed fireplace, recreational fire pit or brazier	a barbeque or a manufactured fireplace designed and used for the purpose of outdoor cooking, heating or comfort
	Tool of trade	a tool of trade while being used for the purpose for which it was designed	Not specified	Not specified	for the purpose of extracting honey, relocating bees, railway maintenance, heating bitumen, welding, gas-cutting, soldering, grinding or	Not specified	a tool of trade while being used for the purpose for which it was designed	Not specified	Not specified

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
					charring - with conditions				
	Cultural practices	Not specified	A fire lit for the purpose of the person enjoying their culture or practising their religion	Not specified	a fire that is lit by an Aboriginal person if the fire is lit for the purpose of conducting or engaging in an Aboriginal tradition	Not specified	Not specified	Not specified	Not specified
	Council officers undertaking works	Not specified	Council staff or contractors undertaking controlled burning off on Council land.	Not specified	Council staff or contractors	Not specified		Not specified	Council staff

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Fire and emergency services etc	a fire lit during the course of duty by a member of a fire and emergency services agency	Fire and emergency services agencies carrying out training or fire hazard reduction activities	a fire lit during the course of duty by a member of a fire and emergency services agency	Emergency services, federal / state government, military	Not specified	a fire lit during the course of duty by a member of a fire or emergency services agency	a fire that is authorised or directed to be lit under any other legislation	CFA, MFB, DELWP, Parks Vic or other statutory authority
	Declaration to suspend restrictions	MFPO can remove restrictions for a period of up to 4 weeks for fire prevention purposes	Not specified	Not specified	CEO can suspend restrictions for a declared period of time	Not specified	MFPO can remove restrictions for fuel reduction purposes	Not specified	Not specified
	Special circumstances to burn	Permit application	Permit application	Not specified	Section 44 Discretionary powers	Section 56 Exemptions from Permits	Section 3.12(a)(v) ability to grant permit	Permit application	Permit application
Permits	**Permit requirement summary**	Required for land 1500m2 or less. Required for special circumstances.	Required for special circumstances.	Required for all burns.	Required in Urban and Township Zone - identified in schedule 1 maps	Required for all burns.	Required for all burns.	Required for burns in residential areas - identified in township maps	Burning off not allowed in urban category, allowed elsewhere without a permit

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Management of permit process	Land greater than 40,000m2 Register burns via CFA.	Permit process for 'special circumstances' managed by Council.	Permit process managed by Council outside of fire danger period. Register burns via CFA.	Permit process managed by Council outside of fire danger period. Register burns via CFA.	Permit process managed by Council outside of fire danger period. Register burns via CFA.	Permit process managed by Council outside of fire danger period. Register burns via CFA.	Permit process managed by Council. Register burns via CFA.	No permits issued via Council. Register burns via CFA.
Burning on Public Land	**Restrictions - public land**	Not specified	Fire not allowed without a permit or land manager's consent in any municipal place.	Fire not allowed without a permit or land manager's consent on road, Council land or reserve, Crown land or any public place.	Fire not allowed without consent of landowner or land manager	Reserves - fire for cooking or heating allowed in a BBQ provided by Council or a portable LPG BBQ	Not specified	Fire not allowed without a permit on Council land or public place.	Fire not allowed in a public place without a permit
	Other items			Clause to specifically regulate campfires on land located in Walhalla.	No open fires during July (wet fuel = more smoke).				
					Fire not allowed between 7pm and 7am				

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
Waste disposal options	**Green bins**	Fortnightly pick up – opt in service.	Fortnightly pick up	Fortnightly pick up	Fortnightly pick up	Fortnightly pick up	Fortnightly pick up	Fortnightly pick up in townships	Fortnightly pick up
	Hard / green waste collection	Book for a fee or use waste vouchers	2m3 free pick up / year	1 free pick up / year 1 additional for a fee	2 free pick ups / year Additional for a fee	2 free pick ups / year Additional for a fee	1 free pick up / year. Additional for a fee.	Not specified	1 free pick up / year. Plus Bundled branch collection twice a year - free up to 3m3 - from nature strips Additional for a fee.
	Green waste drop off days - recycling / transfer centres	2 x no charge green waste weekends per year. Residents drop off.	Fee-free green waste disposal period 29 Oct to 20 Nov each year. Residents drop off.	2m3 free green waste drop per year. Residents drop off.	Free green waste drop off days - multiple across the year. Residents drop off.	Not specified	Not specified.	Green waste tip voucher - 1 trailer load per year. Residents drop off.	Not specified
	Recycling / transfer stations - fee to drop off green waste	Residents drop off. Fees apply.	Residents drop off. Fees apply.	Residents drop off. Fees apply.	Residents drop off. Fees apply.	Residents drop off. Fees apply.	Residents drop off. Fees apply.	Residents drop off. Fees apply.	Residents drop off. Fees apply.

Items assessed		Mornington	Bass Coast (2022)	Baw Baw (2016, amended 2021)	Cardinia (Open Air Fires Local Law 2022)	Casey (2017)	Frankston (2020)	Surf Coast (2021)	Yarra Ranges (2020)
	Vouchers and rebates	3 waste vouchers provided per year (1 voucher = 0.5m3 waste) Up to $50 rebate on purchase of compost bin / mulcher (once).	Not specified	Not specified	Up to $50 rebate on purchase of compost bin / mulcher (once).	Not specified	Not specified	1 green waste tip voucher per year (1 trailer load).	Not specified.

Appendix 2: Community Feedback on Open Air Burning – from 2021 Local Law Review Consultation (Excerpt)

The following comments around open air burning were provided by the community as part of the broader local law review undertaken in October/November 2021

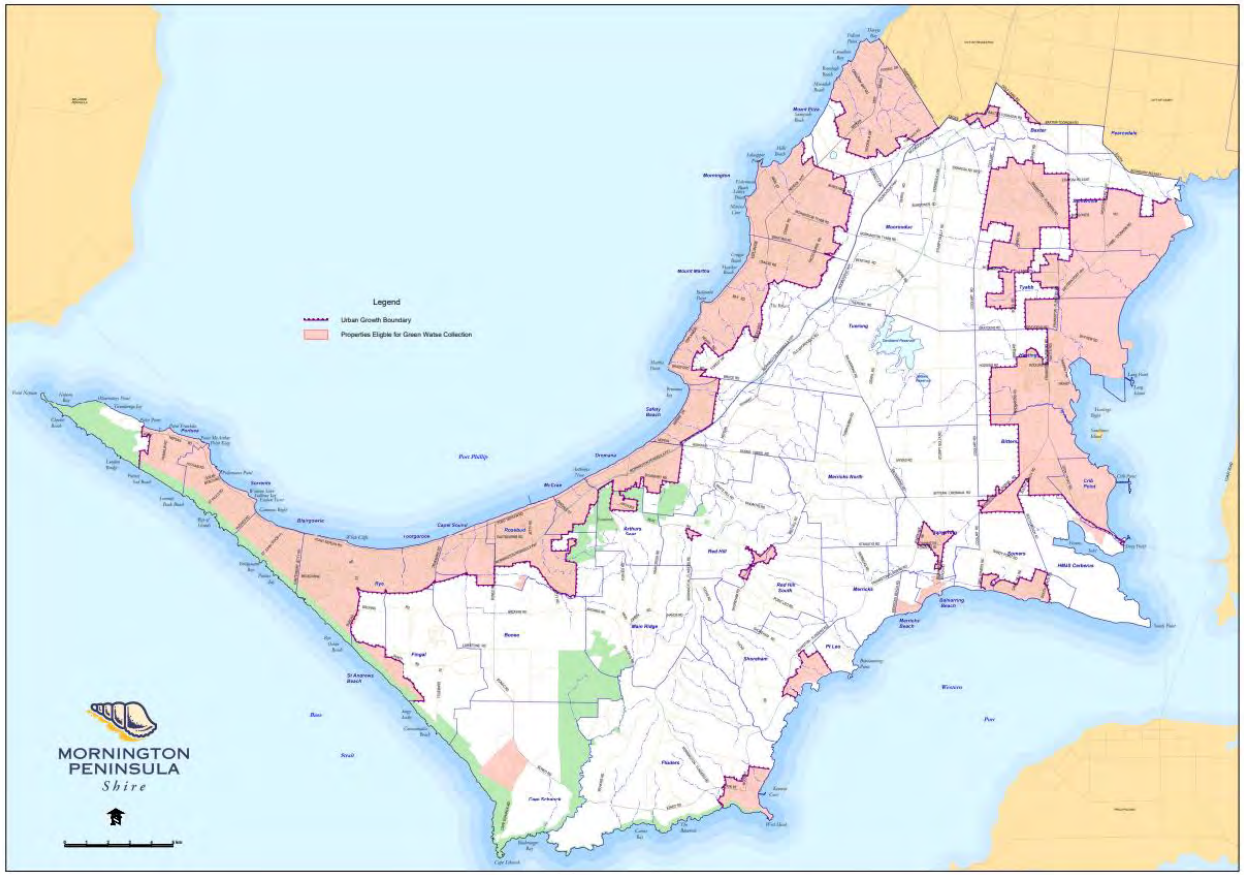
Open-air burning, incinerators and chimneys (for review later in 2022)

Please note that we will review the open-air burning provisions separately later in 2022 to ensure we are able to provide adequate focus and address community feedback. However, if you have any feedback on this item, please provide your comments.

Verbatim comment	Summary / theme
There is no mention of the restricted use of accelerants to start fires. In my situation, our neighbour who is on a property of substantial acreage uses a considerable amount of accelerant to start fires, especially after it has been raining. The stench permeates for a distance and into the next day, outside our kitchen, under our carport at the front door, in our outdoor entertaining area and our laundry area. I believe mention must be made of the limited use of accelerants to protect air quality. Fires that are left to smoulder should also be addressed in more detail, as the flames may have died down, but smouldering can continue for days, impacting on air quality. The distance of a 100metres from a dwelling does not include the distance to the property entrance, where one needs to open & close gates and this needs to be addressed, to safe guard residents in this situation. An entrance to a property can be less than 100 metres, especially if the burn off is directly opposite the entrance and the road is a small road. The wording should change to accommodate 'no impact to neighbouring residents entering or leaving their property.'	Need to better regulate: • Use of accelerants. • Smouldering fires – timeline to put these out. • Buffer zones to neighbouring properties.
I'm not sure what you're looking to achieve here but I assume having an open fire in a home with a chimney is not an issue. Or are you trying to police when residents light fires in their home?	Query when chimneys can be used.
The burning of vegetation on acreage properties needs limits and rules around what can be burned, how often burn piles can be burnt, and the size and amount of material getting burnt. At the moment acreage properties on the MP seem to have open slather on burning huge amounts of trees and waste. This approach encourages wealthy people to burn at will, rather than considering more planet preserving methods of unwanted vegetation management. How does open air burning fit in to the councils Climate Emergency plan? Could we measure the amounts of CO2 being released to the atmosphere by our MP property owners?	Need to better regulate: • Items to burned and volume • Frequency of burns • Measure CO_2 release of burns Open air burning – Council's Climate Emergency Plan – how does this fit?
Stop over regulating, reduce by providing free green waste bins.	Stop overregulation. Provide free green waste bins.

Verbatim comment	Summary / theme
People ignore the law regarding what days they can burn off and do not take notice of the weather at the time so we can be surrounded by smoke regularly. Time that burning off was excluded completely. Green waste can be taken to the relevant tip or potentially collected and left on the nature strip for council collection possibly 4 times a year, ever three months might be a much better option. Also, many builders burn off their unwanted rubbish, black smoke, etc. - would not be acceptable in the urban environment.	People flout existing laws. Concerns with smoke pollution. Ban open air burning completely. Suggest Council collection of green waste 4 times a year.
Open air burning should not be allowed in residential areas.	Ban open air burning in residential areas.
I believe residents on neighbouring properties should not be adversely affected by the stench of burn offs, which impacts on air quality, health and lifestyle. I believe if one is a permanent resident, then burn offs do impact heavily on one's lifestyle as opposed to those who reside in the area, only a few days a week. I believe, all ratepayers should have their concerns addressed, regardless of the size of the property and all ratepayers, regardless of their standing in the Community, should be held accountable for the adverse impact of their actions on others.	Open-air burning impacts of smoke pollution. Hold people accountable for impacting others.

Appendix 3: Map – Urban Growth Boundary (represents current availability of kerbside green waste collection)



Open Air Burning Local Law Review Engagement Report

(Community Consultation Phase 1)



Updated 30 March 2023

MORNINGTON PENINSULA Shire

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

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Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

Executive Summary

Background

Context

On Tuesday 23 August 2022, Council adopted the Community Amenity Local Law 2022. The local law was developed in consultation with Councillors, internal Council staff, key external stakeholders, and informed by community consultation outcomes and research activities.

We have a legislative obligation to review and prepare a new local law every ten years. From building sites, to rubbish, to pets – the Community Amenity Local Law (previously called the General Purposes Local Law) covers a wide range of topics. It empowers us to respond to local issues and protect public and private space as well as our community's health and safety.

We committed to reviewing Part 4 of the Community Amenity Local Law, that deals with open air burning, incinerators and chimneys, separately in 2022/23 to ensure we are able to provide adequate focus and address community feedback.

Project statement

The objectives of the Community Amenity Local Law 2022 are to prohibit, regulate and control uses and activities to:

(a) provide for the peace, order, and good government of the Municipal District of the Mornington Peninsula Shire;

(b) promote a physical and social environment in which residents and visitors to the Municipal District can enjoy a quality of life that meets the general expectations of the community;

(c) prevent and suppress nuisances which may adversely affect the enjoyment of life within the Municipal District or the health, safety, and welfare of persons within the Municipal District;

(d) prohibit, regulate, and control activities which may be dangerous or unsafe or detrimental to a person's health, amenity, or the environment;

(e) provide for fair access and use of Council and community assets and prescribe measures to protect those assets; and

(f) prescribe requirements for the administration and enforcement of the Local Law.

Community and key stakeholder feedback will help to provide guidance on development of new open air burning local law provisions that align with both the needs of the community and the objectives of the Community Amenity Local Law 2022.

The community has been consulted initially to inform development of new open air burning local law provisions. Th community will be consulted a second time once draft local law provisions are developed and endorsed by Council. It is anticipated that the new open air burning local laws will be adopted by Council in July 2023.

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

Themes explored

Feedback from stakeholders and community will help us understand what's important so we can reflect that in the new open air burning local law provisions.

Key themes explored with the community include:

- Where respondents live – township and property land size.
- Issues or concerns with open air burning, suggested changes to local laws.
- How often do you burn off?
- When do you burn off (ie. preferred days of the week / months etc)?
- What do you burn off (ie. types of materials / volume)?
- Why do you burn off (ie. ability to transport materials to transfer stations / green waste kerbside collection service availability / capacity etc)?
- What would it take for you to stop burning off (ie. barriers / services or assistance needed)?

Engagement Approach

Consultation methodology

The following consultation activities were undertaken **16 January to 19 February 2023.** Late responses were accepted until 28 March 2023.

Council's online portal – Shape

- Online survey.
  - Provide feedback and suggestions.
  - Download a printable survey if preferred.
- Upload a written submission.
- Email a response to LocalLawReview@mornpen.vic.gov.au

Hard copy options

- Hard copy survey – available upon request from service centres, 8.30am – 5pm Monday to Friday.
  - Rosebud – 90 Besgrove Street
  - Mornington – 2 Queen Street
  - Hastings – 20 Marine Parade
  - Somerville – 1085 Frankston Flinders Road (within Somerville Library)
- Write to Local Law Review, Mornington Peninsula Shire Council, Private Bag 1000, Rosebud, 3939.

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Internal Council stakeholder and Councillor consultation

- Councillors:
  - 27 October 2022 – initial workshop to introduce project and gauge sentiment.
- Internal Council departments, provide feedback on:
  - Existing open air burning local law provisions.
  - New provisions.

Key external stakeholder consultation

- Email invitation to participate in consultation activities, including participation in custom meetings / small workshops pending interest.

Targeted community consultation

- Targeted engagement with residents and ratepayers of properties on land size greater than 1,500m2 (to seek out and facilitate participation of those potentially specifically affected by any changes to open air burning local law provisions). Conducted via mail out with QR code.

Other community stakeholders

- People who have previously registered their interest through the Local Law Review consultation process in 2021 or written to Council recently in relation to open air burning.
- Email invitation to participate in consultation activities.

Communications

Consultation activities were developed and coordinated by Council's Communications team to develop awareness and promote the consultation opportunities via:

- Media releases.
- Newspaper advertisements.
- Social media.
- Published on Council's website (Shape).
- LocalLawReview@mornpen.vic.gov.au email address.
- Leaflets with QR codes displayed/distributed via community notice boards.
- Key external stakeholders and interested community members to be contacted directly and invited to participate.
- FAQ information on what is currently allowed or not allowed in terms of open-air burning.

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Stakeholders and community

Our target audience included the following:

Stakeholder Type	
Community [12]	The community – all residents and ratepayers (to ensure that the consultation activities are inclusive and representative). A targeted sample of residents and ratepayers from properties with a land size greater than 1,500m2 (to seek out and facilitate participation of those potentially specifically affected by any changes to open air burning local law provisions). Reach out to people who have previously registered their interest through the Local Law Review consultation process in 2021 or written to Council recently in relation to open air burning.
Key external stakeholders	Municipal Fire Management Planning Committee Country Fire Authority (CFA) Fire Rescue Victoria (FRV) Forest Fire Management Victoria (FFMV) Committees of Management (via DELWP). Bunurong Land Council. Natural systems friends' groups / environmental organisations.
Internal Council stakeholders	Councillors Executive Leadership Team Emergency Management Community Safety Climate Change and Sustainability Circular Economy and Waste Environmental Health Bushland Reserves and Natural Systems Foreshore Camping

[1] Mornington Peninsula Shire Community Engagement Policy 2022
[2] Mornington Peninsula Shire Community Engagement Strategy 2020 -2026

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Response Rate

In total 2,187 people had their say (1,907 surveys and 264 written submissions).

Survey

1,907 valid survey responses were received through Council's survey (1,877 online and 30 hard copy). This represents a statistically significant sample of the population with a standard error of +/- 2.3% with a confidence interval of 95% (based on an approximate Mornington Peninsula Shire population of 172,235[3], with a minimum of 384 responses required, assuming random sampling).

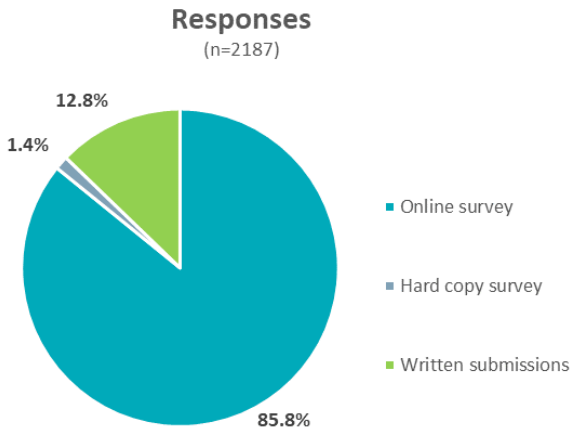
11,030 individual comment themes were identified within the survey open ended fields. These have been coded and categorised to provide context and enable analysis of themes evident.

Written Submissions

280 written submissions were received and collated from individuals and interest groups.

- 278 were from community members.
- 1 agency provided a submission on behalf of 15 CFA fire brigades.
- 1 Councillor provided a submission.

These were emailed to Council, uploaded to Shape or sent via Auspost.



Social Media Reach

A social media campaign achieved a reach of 3,723 people. The campaign comprised a series of boosted Facebook posts during the consultation period designed to promote opportunities for the community to provide feedback.

[3] ABS population forecast for 2023

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Engagement Findings – Key Themes

The following provides a summary of key themes identified through the combined consultation activities.

Support the current regulations.

Burning is required on large properties to manage green waste and reduce fire hazards.

Chimneys are an important, cheap heating source. Concerns with the rising cost of energy.

Alternative green waste disposal options not appropriate or too costly



What Council could do to help:
- Provide green waste bins to all residents.
- More frequent collection of green waste bins
- More green waste vouchers
- Free or reduced fee disposal at transfer centres
- Council mulching or chipping service

Some comments around impacts including amenity, health and environment and the need to ban open air burning (these are in the minority).

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Survey Findings Snapshot

To help Council understand community sentiment and to inform development of new open air burning local laws, we conducted a community survey between 16 January and 19 February 2023. 5,153 people visited the Shape website and 1,907 people completed a survey. This is a snapshot of what the community has said.

Respondent profile

96% live in Mornington Peninsula Shire, 22% reported that they are from Mt Eliza.

92% are from properties with a land size greater than 1,500m2. 53% are from properties between 1,501 – 5,000m2.

75% practise open air burning at their properties. Only 18% of people from properties less than 1,500m2 report that they practise open air burning.

Thoughts about open air burning

Respondents were asked to provide their thoughts about open air burning. Top comment themes include:

- It is important to minimise vegetation / fuel loads prior to the fire season (28%)
- Support open air burning (26%)
- Current practise is a good balance and should be maintained (20%)
- Necessary for my property (13%)
- Need a cost-effective way to dispose of green waste (12%)
- Open air burning should be banned (6%)
- Rural properties and farms should be permitted to reduce green waste (5%)

Open air burning practises

34% burn off 1-2 times a year, 41% 3-5 times a year and 25% more than 5 times a year. Respondents from larger properties report more frequent burning off than those from smaller properties.

Preferred months to burn vary greatly, however are primarily between March to November.

Preferred days to burn are Friday (58%) and Saturday (71%). This is reflective of the current regulations that restrict open air burning to these two days of the week for the majority of properties where burning is allowed.

98% report that they burn vegetation. 7% report that they also burn other items, most of which were identified as branches, trees, timber, garden waste, wood, cardboard or paper.

33% burn 1-2m^3 at a time, 32% 3-5m^3 and 17% 6-10m^3. Only 6% report burning greater volumes, these are mainly respondents from properties greater than 10,000m2.

Reasons for burning off

Respondents who burn off were asked to identify why they burn off. Top comment themes include:

- Property maintenance (55%)
- Fuel (wildfire) reduction (27%)
- Avoid green waste / tip fees (10%)

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- Too much for green waste bin (9%)
- Time, convenience, practicality (8%)
- Cost effective (8%)
- Volume too great for transporting or processing at waste station (7%)
- Weed reduction / removal (6%)

Alternatives to open air burning

59% use the Shire waste vouchers and 27% participate in the free green waste drop off days at the Shire transfer centres. 44% utilise the Shire's fortnightly green waste bin user-pays service.

29% report that there is no viable alternative to burning off for them.

Services or assistance Shire could provide to discourage open air burning:

Respondents were asked what services or assistance the Shire could provide to discourage open air burning. Top comment themes include:

- Continue to allow open air burning (14%)
- Free collection service (11%)
- Provide more tip vouchers (8%)
- Provide a weekly green waste collection (8%)
- Provide a free Council mulching service (8%)

Impacts of open air burning

78% reported that they have not been impacted by open air burning, while 22% of respondents report that they have been impacted.

Of the respondents who have been impacted by open air burning, 32% are from Mt Eliza.

Respondents from properties of less than 3,000m2 reported a higher incidence of being affected by open air burning than others.

Respondents who have been impacted by open air burning were asked to tell us about the impact. Top comment themes include:

- Smoke (46%)
- Personal health (24%)
- Washing on clothesline (15%)
- Unable to go outside (12%)
- Inappropriate materials being burned (11%)
- Smell (10%)
- Unable to open windows and doors (9%)

Current open air burning local laws

93% find the current open air burning local laws easy to understand.

71% reported that the current open air burning local laws do not need to change, while 29% reported that changes are needed.

Respondents who said that changes were needed were asked to tell us more. Top comment themes include:

- More flexibility in days/times to allow for weather events for all land sizes (16%)
- Should be banned (11%)
- Compliance / enforcement is required (8%)

Further comments

Respondents were asked if they had any further comments. Top comment theses include:

- Please do not change current laws (14%)
- Burning off is a requirement for effective land management (6%)
- Green waste disposal should be free / unlimited (3%)

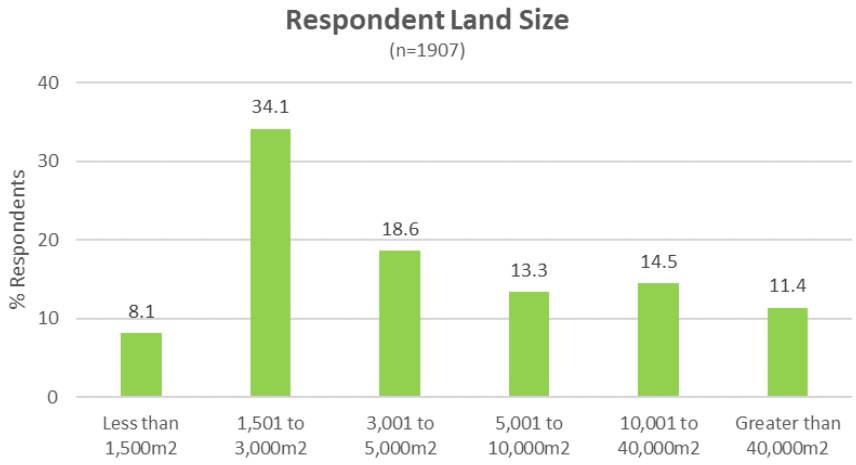
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Survey Data

Respondent Land Size

Respondents were asked to identify the land size of their property.



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Open Air Burning Sentiment

Thoughts about open air burning

Respondents were asked to provide their thoughts about open air burning. Comments were coded and categorised in the table below, according to themes evident.

What are your thoughts about open air burning?		
Comment Themes	**Frequency**	**% of n**
It is important to minimise vegetation/ fuel loads prior to fire season	534	28.0
Should be allowed/ support open air burning	503	26.4
Current practise is a good balance and should be maintained	380	19.9
Is a necessity for my property	246	12.9
Residents need a cost effective way to dispose of green waste/ it's necessary	235	12.3
Should be banned	116	6.1
Rural properties/ farms should be permitted to reduce green waste	89	4.7
Council tip fees are excessive	67	3.5
No issues	66	3.5
Cost of living impacts ability to use waste facilities/ burning off is cost effective	64	3.4
Green waste collections needs to be increased/ more vouchers provided to residents and tenants	64	3.4
Alternatives to burning off should be considered/ implemented (mulching)	61	3.2
Object to restrictions on outdoor cooking, fires for warmth and chimneys	59	3.1
Wood fires are a cost effective/ required heating option	57	3.0
Anti-social practice that impacts neighbours	54	2.8
Creates poor air quality/ pollution	54	2.8
Needs compliance enforcement	49	2.6
Essential for large properties	47	2.5
Environmentally irresponsible	43	2.3
Limited burning at appropriate times throughout the year should be permitted	41	2.1
Burning off should be a last resort	41	2.1
Council does not provide a free system to dispose of/collect/mulch large amounts of green waste	38	2.0
Well managed by residents	35	1.8
Outdoor fires are a social activity	33	1.7
Urban/ residential areas should not be allowed to burn off	33	1.7
Should be allowed 7 days a week during burn-off season	29	1.5
Restrictions need to be increased	26	1.4
Neighbours need to be notified/ considered	25	1.3

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What are your thoughts about open air burning?		
Comment Themes	**Frequency**	**% of n**
Suitable for properties over 1500m2	19	1.0
Green waste bins are not sufficient for the volume of waste	19	1.0
Residents/ community needs more education on the regulations/ impacts when burning off/ fuel reduction burns	18	0.9
There needs to be restrictions to minimise impact to others	17	0.9
Current practice is already too restrictive	14	0.7
Increases carbon emissions	13	0.7
Should only be allowed with a permit	13	0.7
Additional day(s) to burn off required on top of current policy	13	0.7
Incinerators should not be permitted	12	0.6
Green waste should be free at waste facilities for all properties	11	0.6
If current practise is revoked there will be more roadside dumping	10	0.5
Smoke is a health hazard	10	0.5
Carbon residue/ ash is beneficial to soil and pasture regeneration.	8	0.4
Should be permitted on property of 1000m2 plus	7	0.4
Should only be allowed once or twice per year	7	0.4
Should only be permitted on properties over 10,000 sqm	7	0.4
Should only be permitted on properties over 5,000 sqm	7	0.4
Environmentally sustainable - increases native growth/ replaces carbon in soil	6	0.3
Ok when vegetation is dry	6	0.3
Woodfire smoke haze is an issue	5	0.3
Negative comment regarding survey purpose	5	0.3
Should only be permitted on properties over 4,000 sqm	5	0.3
Rules should be the same for all residents regardless of property size.	4	0.2
Materials that cause odours should not be burned	4	0.2
Should only be permitted on properties over 20,000 sqm	4	0.2
Permits should not be required	4	0.2
Residential areas should only be permitted when contained to appropriate/ efficient burners	3	0.2
Current time should be extended to later in the evening	3	0.2
Should only be permitted on properties over 3,000 sqm	3	0.2
Should only be permitted on properties over 40,000 sqm	3	0.2
Residents need to be educated on ways to minimise smoke from chimneys	3	0.2
Green/ smouldering vegetation creates a lot of smoke	3	0.2
Other comment	3	0.2

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What are your thoughts about open air burning?		
Comment Themes	**Frequency**	**% of n**
It's not Council's responsibility	3	0.2
It's a part of living on the peninsula	3	0.2
There is always a risk that the burn off will get out of control	3	0.2
Properties are too close to each other	2	0.1
Council website needs reviewing - information is unclear	2	0.1
New builds should not be allowed to install fireplaces	2	0.1
Chimneys and wood heaters should be abolished	2	0.1
Not all green waste is suitable for mulching	2	0.1
Should be permitted on properties where Council does not provide a green waste bin	2	0.1
It is necessary to dispose of weeds/ diseased foliage	2	0.1
Open air cooking should not be banned	2	0.1
Burning off is used to maintain the Council owned nature strips	2	0.1
Native trees are being cut down	1	0.1
Burning should take place in evenings and overnight	1	0.1
I do not burn off	1	0.1
Should not be permitted on weekends	1	0.1
Should not be permitted during school holidays	1	0.1
Local CFA should be notified of a planned burn	1	0.1
Council may become liable for fire damage if they remove owners rights to maintain properties by burning off.	1	0.1
Useful to dispose of deceased livestock	1	0.1
Only commercial properties should be permitted to burn off	1	0.1
Time restrictions should be implemented	1	0.1
Community Amenity Local Law is unclear whether fires within fireplaces in homes are considered 'open air burning'	1	0.1
Council needs to provide options to report 'illegal' burns	1	0.1
Impacts amenity	1	0.1
Total	**3398**	
n = 1907 respondents (some comments contained multiple themes, so does not add to 100%)		

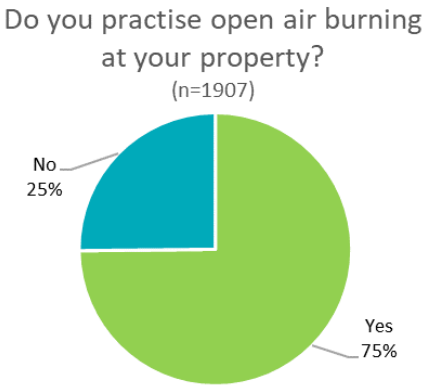
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Open Air Burning Practises

Do you practise open air burning at your property?

Respondents were asked if they practise open air burning at their property.



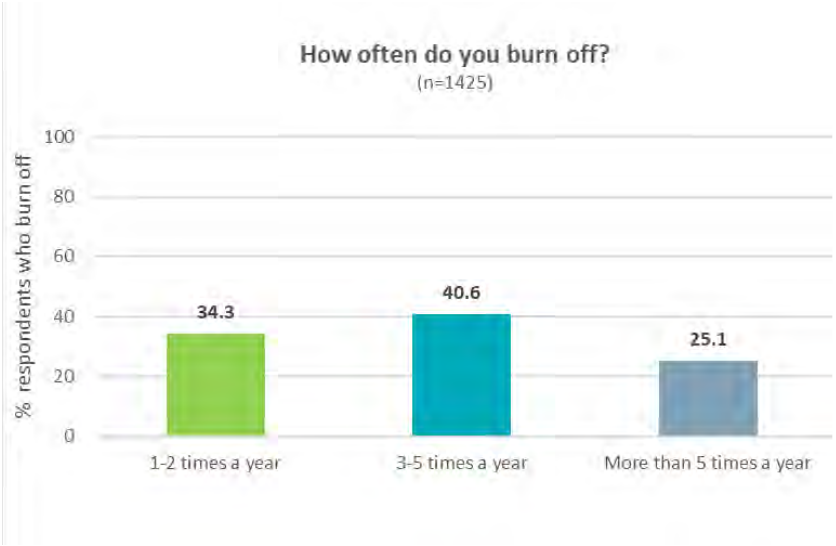
Crosstabulation - land size X do you practise open air burning at your property?				
		Yes	No	Total
Less than 1,500 m2	Frequency	29	125	154
	%	18.8	81.2	100.0
1,501 to 3,000 m2	Frequency	420	231	651
	%	64.5	35.5	100.0
3,001 to 5,000 m2	Frequency	285	70	355
	%	80.3	19.7	100.0
5,001 to 10,000 m2	Frequency	218	36	254
	%	85.8	14.2	100.0
10,001 to 40,000 m2	Frequency	262	14	276
	%	94.9	5.1	100.0
Greater than 40,000 m2	Frequency	213	4	217
	%	98.2	1.8	100.0
All respondents	Frequency	1427	480	1907
	%	74.8	25.2	100.0

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How often do people burn off?

Respondents who reported that they burn off were asked how often they burn.



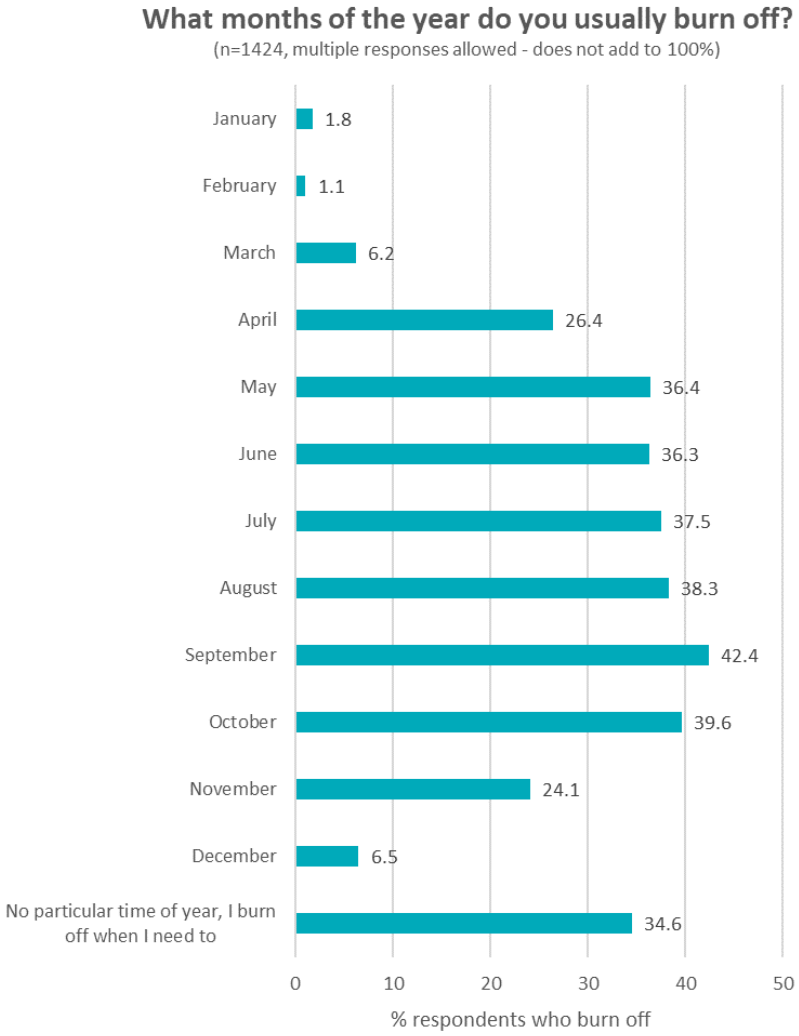
Crosstabulation - land size X how often do you burn off?					
		1 to 2 times a year	3 to 5 times a year	More than 5 times a year	Total
Less than 1,500 m2	Frequency	14	8	8	30
	%	46.7	26.7	26.7	100.0
1,501 to 3,000 m2	Frequency	170	157	93	420
	%	40.5	37.4	22.1	100.0
3,001 to 5,000 m2	Frequency	89	114	82	285
	%	31.2	40.0	28.8	100.0
5,001 to 10,000 m2	Frequency	60	95	62	217
	%	27.6	43.8	28.6	100.0
10,001 to 40,000 m2	Frequency	82	117	63	262
	%	31.3	44.7	24.0	100.0
Greater than 40,000 m2	Frequency	74	88	49	211
	%	35.1	41.7	23.2	100.0
All respondents	Frequency	489	579	357	1425
	%	34.3	40.6	25.1	100.0

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Preferred months to burn off

Respondents who reported that they burn off were asked what months of the year they usually burn.

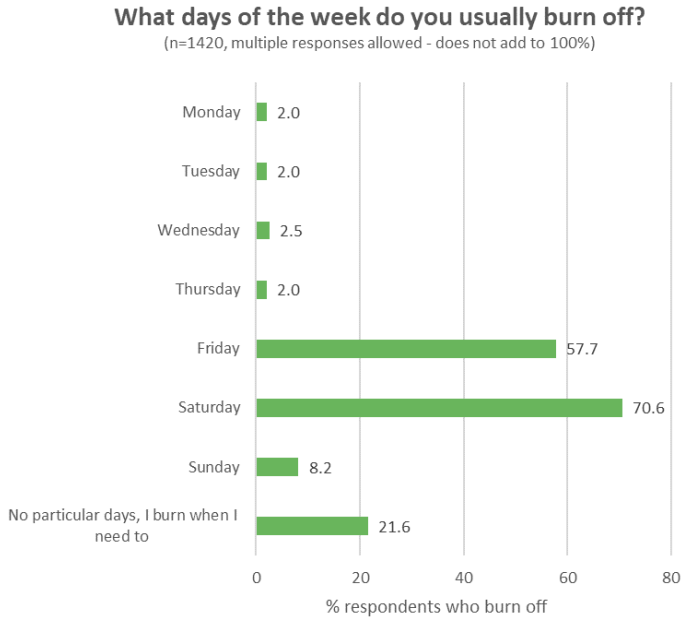


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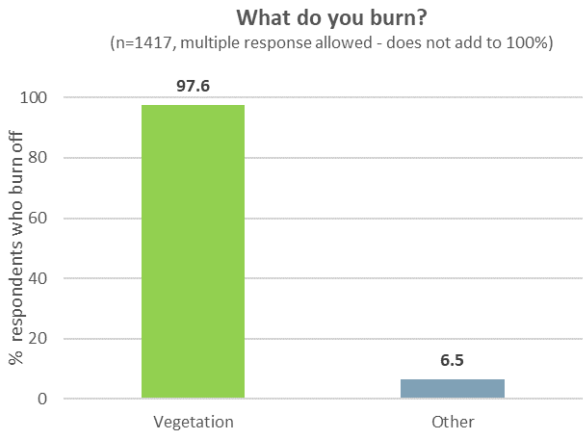
Preferred days of the week to burn off

Respondents who reported that they burn off were asked what days of the week they usually burn.



Items burned

Respondents who reported that they burn off were asked what they burn.



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Respondents who indicated that they burned 'other' items were asked to provide further details. Comments provided around other items burned have categorised in the table below, according to themes evident.

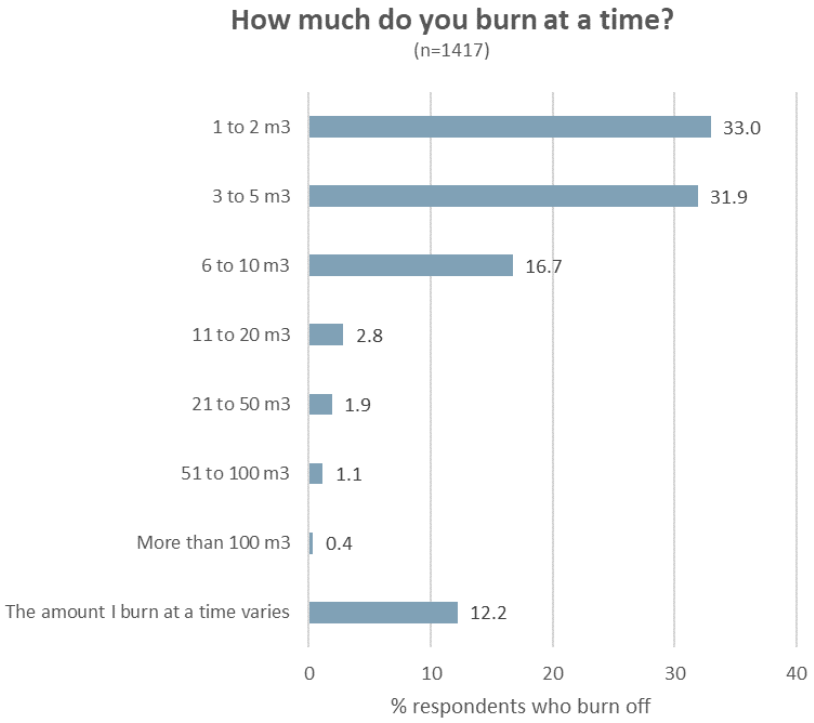
Other items burned	
Comment Themes	**Frequency**
Dead branches/ trees	24
Timber	19
Cardboard	17
Garden waste (prunings, sticks etc)	13
Wood	12
Paper	8
Firewood	5
Furniture	4
Combustible waste	4
Fireplace in house	3
Weeds	3
Vegetation too small for open fire	2
Rubbish	2
Fire pit- social	2
Dead animal/ animal faeces	2
Material not suitable for mulch	2
Open Fire	1
Wood fired oven	1
Building materials	1
Waste that will not fit in the green bin	1
Coal	1
Total	**127**

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Volume burned

Respondents who reported that they burn off were asked how much they burn at a time.



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Crosstabulation Land size X how much do you burn at a time?										
		1 to 2 m3	3 to 5 m3	6 to 10 m3	11 to 20 m3	21 to 50 m3	51 to 100 m3	More than 100m3	It varies	Count
Less than 1,500 m2	Frequency	19	2	1	0	0	0	1	6	29
	%	65.5	6.9	3.4	0.0	0.0	0.0	3.4	20.7	100.0
1,501 - 3,000 m2	Frequency	219	136	28	2	0	0	0	31	416
	%	52.6	32.7	6.7	0.5	0.0	0.0	0.0	7.5	100.0
3,001 - 5,000 m2	Frequency	100	108	38	2	3	1	1	31	284
	%	35.2	38.0	13.4	0.7	1.1	0.4	0.4	10.9	100.0
5,001 - 10,000 m2	Frequency	58	84	47	3	0	0	0	24	216
	%	26.9	38.9	21.8	1.4	0.0	0.0	0.0	11.1	100.0
10,001 - 40,000 m2	Frequency	53	87	71	13	5	1	0	31	261
	%	20.3	33.3	27.2	5.0	1.9	0.4	0.0	11.9	100.0
Greater than 40,000 m2	Frequency	18	35	52	20	19	14	3	50	211
	%	8.5	16.6	24.6	9.5	9.0	6.6	1.4	23.7	100.0
All respondents	Frequency	467	452	237	40	27	16	5	173	1417
	%	33.0	31.9	16.7	2.8	1.9	1.1	0.4	12.2	100.0

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Reasons for burning off

Respondents who reported that they burn off were asked to provide comment as to why they burn. Comments were coded and categorised in the table below, according to themes evident.

Why do you burn off?		
Comment Themes	**Frequency**	**% of n**
Property maintenance	783	54.9
Fuel (wildfire) reduction	391	27.4
Avoid green waste/ tip fees	138	9.7
Too much for green waste bin	121	8.5
Time management/ convenience/ practicality	112	7.8
Cost effective	110	7.7
Volume too great for transporting/ processing at waste station	97	6.8
Weed reduction/ removal	80	5.6
Unsuitable to mulch/ compost	61	4.3
Property size	58	4.1
No other alternative	53	3.7
No/ limited means to access waste stations (no trailer)	47	3.3
Heating/ warmth	42	2.9
Social event	33	2.3
Not enough tip vouchers provided	33	2.3
Other response	29	2.0
Location of green waste - impractical to move	24	1.7
Green waste bin collection is inadequate	23	1.6
Council does not provide a 'green' waste collection to my property	21	1.5
Cooking	18	1.3
Ash used for soil nutrition	15	1.1
Free 'green waste' days are poorly managed - too much demand on service	12	0.8
Reduce landfill	10	0.7
Do not have a green waste bin	6	0.4
Location of waste station	5	0.4
It's my choice as a landowner	4	0.3
Not appropriate waste for green bin	4	0.3
Cultural heritage	3	0.2
Encourage new growth	3	0.2
To maintain nature strips	3	0.2

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Why do you burn off?		
Comment Themes	**Frequency**	**% of n**
Maintain cultivated land for farming	2	0.1
Amenity	2	0.1
Dispose of deceased animals	1	0.1
Too expensive to hire a mulcher/ chipper	1	0.1
Too much material to mulch	1	0.1
Burn boxes/ cardboard	1	0.1
Total	**2347**	
n = 1427 respondents who burn off (some comments contained multiple themes, so does not add to 100%)		

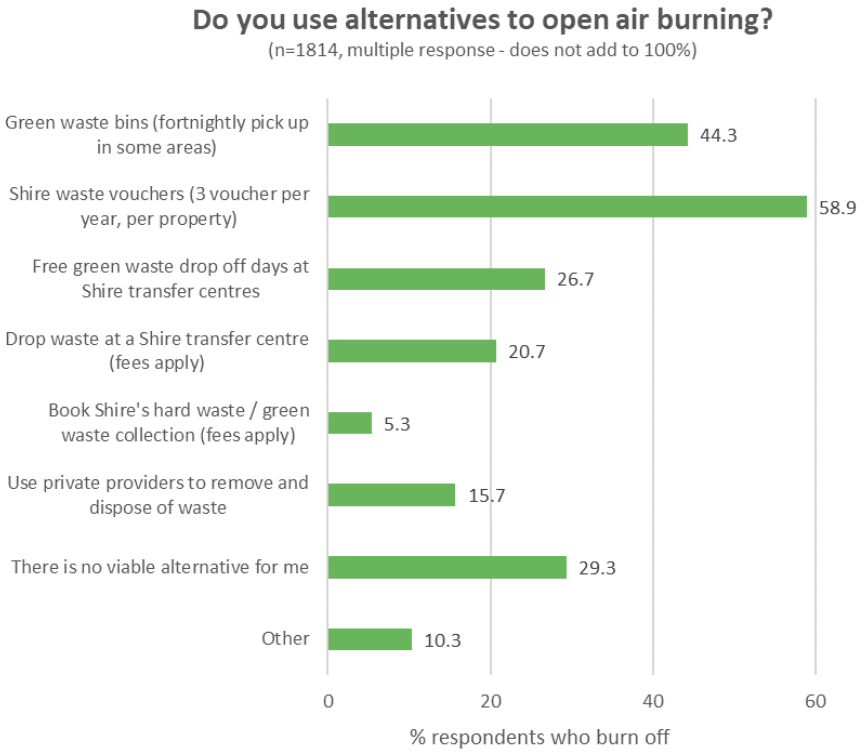
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Alternatives to Open Air Burning

Use of alternatives to open air burning

Respondents were asked to identify if they use alternatives to open air burning.



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Other comments – use of alternatives to open air burning

Other comments provided around alternatives to open air burning have been categorised in the table below, according to themes evident.

Other comments – use of alternatives to open air burning	
Comment Themes	**Frequency**
Mulcher	133
Composting	44
Burn in fireplace/ wood heater	19
Cost is an issue	5
Burn off at friends/ neighbours	5
Other	4
Utilise Shire waste vouchers	3
More waste vouchers are needed	2
No	2
Contractors to remove	2
Leave it where it has fallen	1
Unsure	1
Any of them	1
Give to charity	1
Green Bins	1
Green waste drop off days	1
Burn	1
Total	**226**

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Services or assistance the Shire could provide to discourage open air burning

Respondents were asked what services or assistance the Shire could provide to discourage open air burning. Comments were coded and categorised in the table below, according to themes evident.

What services or assistance can the Shire provide to discourage open air burning?		
Comment Themes	**Frequency**	**% of n**
Free green waste tipping - all times	358	18.8
Continue to allow open air burning	257	13.5
Free collection service	213	11.2
Provide more tip vouchers	155	8.1
Weekly green waste collection/ kerbside	154	8.1
Council supplied mulching - free of charge	146	7.7
Free green waste bins	134	7.0
None/ nothing	128	6.7
Current systems are adequate	78	4.1
Reduce green waste tipping fees	54	2.8
Enforce compliance	52	2.7
Other comment	39	2.0
Education on burning off practices	32	1.7
Free service/ labour to remove vegetation, tree stumps etc.	30	1.6
Online booking system to collect waste/ book mulcher	26	1.4
More education on Shire's green waste services	25	1.3
Provide green waste skips for larger properties	25	1.3
Bi-annual bulk collections	24	1.3
Negative comment regarding survey question	20	1.0
Provide education to community on What/ How/ When to burn off	20	1.0
No other option but to burn off due to volume/size	19	1.0
Rebates to hire mulchers/ other services to assist with green waste removal	18	0.9
Burning off is practical, easy and cheapest option to remove green waste for residents and Council	17	0.9
Ban it	16	0.8
Offer collection of green waste immediately after weather events	15	0.8
Council to maintain verges, nature strips and other abutting Council/ private land so that residents are not burdened with the vegetation	11	0.6
Schedule quarterly/ more free waste weekends	11	0.6
Encourage open air burning	10	0.5
Discounted green waste collection	9	0.5

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What services or assistance can the Shire provide to discourage open air burning?		
Comment Themes	**Frequency**	**% of n**
It's not an issue	8	0.4
Restrict fires in built up areas	7	0.4
Implement system to report inappropriate burning	6	0.3
Offer other alternatives to burning off	6	0.3
Offer arborist services/ contractors who can assist with removal	6	0.3
Composting systems (FOGO)	6	0.3
Free mulch	5	0.3
Cheaper rates	5	0.3
Nothing - worry about other issues in the municipality (roads/ rubbish etc)	4	0.2
Exchange process at tip - load of green waste for a load of mulch	4	0.2
Council needs designated sites just for green waste	4	0.2
Introduce permits for all burn offs/ fee for permit	3	0.2
Free mulch for rate payers	3	0.2
Make green waste collection compulsory	3	0.2
Continue to allow in-house fireplaces	2	0.1
Discourage in built up areas	2	0.1
Provide customer service training to tip operators.	2	0.1
Prohibit burning on weekends	2	0.1
Follow through and implement what needs to be in place	2	0.1
Increase days when burning off is acceptable	2	0.1
Review process for Council clearance of undergrowth and weeds on roads/ verges	2	0.1
Provide a free trailer for residents to use	2	0.1
Implement system to report inappropriate build-up of green waste	1	0.1
Permit system for land under 1 acre	1	0.1
Scheme for insulation in homes to minimise the need for wood heating	1	0.1
Incinerators should be banned	1	0.1
Monitor air quality in all townships	1	0.1
Monitor chimney cleaning - should be annually	1	0.1
Ban open air burning, allow contained burning for heating	1	0.1
Restrict planting of specific species of plants/ trees on the Mornington Peninsula	1	0.1
Publicise free green waste disposal at tips	1	0.1
Increase CFA capabilities	1	0.1
Advertise location of shire transfer stations	1	0.1

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What services or assistance can the Shire provide to discourage open air burning?		
Comment Themes	**Frequency**	**% of n**
Educate community on health and environmental effects of burning off	1	0.1
Remove restriction on days/ times to burn off	1	0.1
Articulate the difference between burning off and using BBQ's, fire pits etc	1	0.1
Don't have double standards by allowing coal burning steam train to operate and prohibit open air burning	1	0.1
Change the regulations	1	0.1
Total	**2198**	
n = 1907 respondents (some comments contained multiple themes, so does not add to 100%)		

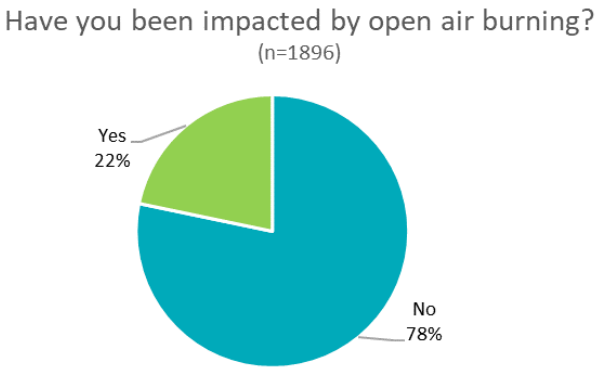
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Impacts of Open Air Burning

Have respondents been impacted by open air burning?

Respondents were asked if they have been impacted by open air burning.



Crosstabulation - land size X have you been impacted by open air burning?				
		Yes	No	Total
Less than 1,500 m2	Frequency	58	93	151
	%	38.4%	61.6%	100.0%
1,501 to 3,000 m2	Frequency	176	473	649
	%	27.1%	72.9%	100.0%
3,001 to 5,000 m2	Frequency	70	285	355
	%	19.7%	80.3%	100.0%
5,001 to 10,000 m2	Frequency	53	200	253
	%	20.9%	79.1%	100.0%
10,001 to 40,000 m2	Frequency	31	241	272
	%	11.4%	88.6%	100.0%
Greater than 40,000 m2	Frequency	24	192	216
	%	11.1%	88.9%	100.0%
All respondents	Frequency	412	1484	1896
	%	21.7%	78.3%	100.0%

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Crosstabulation - postcode X have you been impacted by open air burning?				
	Yes Frequency	Yes % of those impacted	No	Total
Mt Eliza	128	32.2	271	399
Mt Martha	31	7.8	84	115
Rye	24	6.0	51	75
Bittern	20	5.0	99	119
Somerville	19	4.8	103	122
Balnarring	14	3.5	35	49
Tyabb	13	3.3	64	77
McCrae	13	3.3	24	37
Mornington	11	2.8	35	46
Red Hill South / Red Hill	11	2.8	76	87
Rosebud / Capel Sound	11	2.8	42	53
Portsea	10	2.5	34	44
Hastings / Tuerong	9	2.3	44	53
Merricks	8	2.0	33	41
Shoreham	7	1.8	32	39
Crib Point	7	1.8	23	30
Flinders	6	1.5	47	53
Somers	5	1.3	21	26
Main Ridge	5	1.3	30	35
Cape Schanck / Fingal	5	1.3	28	33
Sorrento	5	1.3	37	42
Baxter	4	1.0	12	16
St Andrews Beach	4	1.0	18	22
Tootgarook	4	1.0	9	13
Blairgowrie	4	1.0	23	27
Moorooduc	3	0.8	30	33
Arthurs Seat	2	0.5	11	13
Dromana	2	0.5	25	27
Point Leo	1	0.3	15	16
Safety Beach	1	0.3	2	3
Boneo	0	0.0	5	5
Outside municipality	10	2.5	55	65
All respondents	397	100	1418	1815

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Respondents impacted by open air burning - comments

Respondent who had been impacted by open air burning were asked to tell us more about the impact. Comments were coded and categorised in the table below, according to themes evident.

Have you been impacted by open air burning? Yes (can you tell us more about the impact?)		
Comment Themes	**Frequency**	**% of n**
Smoke	188	45.6
Impact to personal health	97	23.5
Washing on clothesline is impacted	61	14.8
Unable to be outside	48	11.7
Inappropriate materials being burned	46	11.2
Smell	39	9.5
Unable to open windows/ doors	36	8.7
Negligible impact from neighbours	25	6.1
Not on prescribed days	25	6.1
Poor air quality	22	5.3
Location of burn pile	20	4.9
Other comment	16	3.9
Ember/ ash attacks	12	2.9
Reduces the amenity of the area	12	2.9
Council doesn't monitor burning off/ not contactable on Saturdays	12	2.9
Toxic fumes	11	2.7
Pollution	10	2.4
Regulations in breach - burning on windy days	10	2.4
Burning off on wrong days/ times	10	2.4
Burn piles not monitored	9	2.2
Not notified by neighbours	9	2.2
Green vegetation being burned	9	2.2
CFA required to attend	8	1.9
Concerned about fire spreading	8	1.9
Required for maintenance	8	1.9
Reduced fuel loads near homes	5	1.2
Green bin service not provided/ utilised so burning off is the only means of disposal	4	1.0
Carbon emissions/ Climate change	3	0.7
Complaints from neighbours	3	0.7

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Have you been impacted by open air burning? Yes (can you tell us more about the impact?)		
Comment Themes	**Frequency**	**% of n**
Weather reduces ability/ days to burn off	3	0.7
Regulations in breach	3	0.7
Not permitted to burn off	2	0.5
Yes - affected	2	0.5
Environmentally unfriendly	2	0.5
Less cars at the tip	1	0.2
Unable to enjoy second residence on weekends in Winter	1	0.2
Impact to local wildlife	1	0.2
Out of control; controlled burns	1	0.2
Explosions when fires are lit with accelerants	1	0.2
Seed germination	1	0.2
Impacted from chimney/ wood heater smoke	1	0.2
Poor relationship with neighbours	1	0.2
Total	**786**	
n = 412 respondents who were impacted by burning (some comments contained multiple themes, so does not add to 100%)		

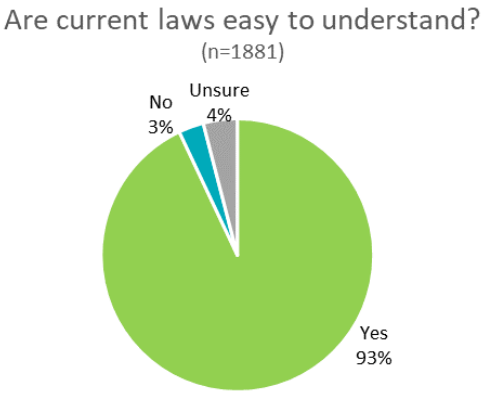
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Current Open Air Burning Local Laws

Are current open air burning local laws easy to understand?

Respondents were asked if they felt the current open air burning local laws were easy to understand.



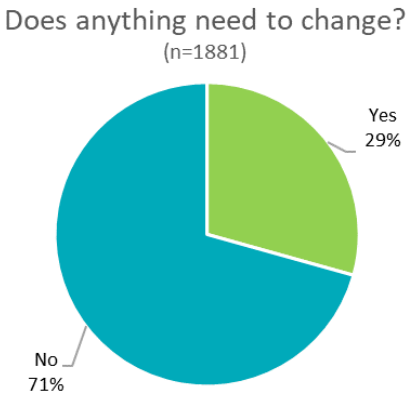
Crosstabulation - land size X current local laws easy to understand?					
		Yes	No	Don't know	Total
Less than 1,500 m2	Frequency	128	10	10	148
	%	86.5%	6.8%	6.8%	100.0%
1,501 to 3,000 m2	Frequency	592	22	30	644
	%	91.9%	3.4%	4.7%	100.0%
3,001 to 5,000 m2	Frequency	324	13	16	353
	%	91.8%	3.7%	4.5%	100.0%
5,001 to 10,000 m2	Frequency	237	2	11	250
	%	94.8%	0.8%	4.4%	100.0%
10,001 to 40,000 m2	Frequency	263	4	5	272
	%	96.7%	1.5%	1.8%	100.0%
Greater than 40,000 m2	Frequency	205	5	4	214
	%	95.8%	2.3%	1.9%	100.0%
All respondents	Frequency	1749	56	76	1881
	%	93.0%	3.0%	4.0%	100.0%

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Does anything need to change?

Respondent were asked if anything needed to change in terms of the current open air burning local laws.



Crosstabulation - land size X does anything need to change?				
		Yes	No	Total
Less than 1,500 m2	Frequency	75	72	147
	%	51.0%	49.0%	100.0%
1,501 to 3,000 m2	Frequency	199	436	635
	%	31.3%	68.7%	100.0%
3,001 to 5,000 m2	Frequency	98	250	348
	%	28.2%	71.8%	100.0%
5,001 to 10,000 m2	Frequency	69	179	248
	%	27.8%	72.2%	100.0%
10,001 to 40,000 m2	Frequency	76	187	263
	%	28.9%	71.1%	100.0%
Greater than 40,000 m2	Frequency	27	186	213
	%	12.7%	87.3%	100.0%
All respondents	Frequency	544	1310	1854
	%	29.3%	70.7%	100.0%

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Respondents who identified that changes are required - comments

544 respondent who had identified that changes are required to the current open air burning local laws were asked to tell us more about the change. Comments were coded and categorised in the table below, according to themes evident.

Current open air burning local laws - does anything need to change? Yes (can you tell us more about what needs to change?)		
Comment Themes	**Frequency**	**% of n**
More flexibility in days/ times to allow for weather events for all land sizes	87	16.0
Should be banned	62	11.4
Compliance enforcement is required	45	8.3
As above/ below	29	5.3
Needs to be further restricted	25	4.6
Website/ information needs to be clearer on the criteria/ information on open air burning	22	4.0
Green waste disposal should be free	22	4.0
Educate/ encourage alternative practices to burning off	21	3.9
Suburban residents should not be permitted to burn off	20	3.7
Sunday should be a designated burn off day	16	2.9
Permits should be required	16	2.9
Council needs to review land sizes for suitability	16	2.9
Other comment	14	2.6
Mulching should be encouraged	14	2.6
Policy wording is subjective and needs to be reviewed	13	2.4
Residents should be provided regularly (annually) the requirements for open air burning	13	2.4
Ban burning of green waste	12	2.2
Fines should be issued for breaches	11	2.0
Restrict open air burning to properties over 10,000 sqm	10	1.8
Neighbouring properties need to be considered	10	1.8
Open fires for cooking should be permitted	9	1.7
Residents need education on when they can/ can't burn	9	1.7
Council needs someone accessible on weekends to assist residents with concerns	9	1.7
Green bins should be compulsory	9	1.7
Fees for disposal of green waste needs to be more affordable or free	9	1.7
Property size for open air burning without a permit should be min 800 sqm	8	1.5
Regulations need to be changed - 10 metres is not sufficient	8	1.5
Green bins need to be emptied weekly	8	1.5

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Current open air burning local laws - does anything need to change? Yes (can you tell us more about what needs to change?)		
Comment Themes	**Frequency**	**% of n**
Laws need to be consistent for all land sizes	7	1.3
Current regulations are sufficient	7	1.3
Incinerators should be banned	7	1.3
Fires with chimneys should be permitted	6	1.1
Should not be allowed on weekends	6	1.1
Fires for warmth should be covered in legislation	5	0.9
Wood fires should be restricted in future builds	5	0.9
Restrict open air burning to properties over 40,000 sqm	5	0.9
Residents should have to register their burn with Council for compliance monitoring	5	0.9
Council needs to provide more green waste vouchers	5	0.9
Burning off is environmentally destructive	5	0.9
Details/ wording on laws need to be simplified/adjusted	5	0.9
Permitted days should be reduced	4	0.7
An app is required to register burn offs	4	0.7
Should be no restrictions	4	0.7
Properties 1501-3000 sqm should not be permitted to burn off	3	0.6
Rules should be the same for 1501-4000 as <1500sqm	3	0.6
Property size for open air burning should be min 20,000 sqm	3	0.6
Should not be allowed on Sundays	3	0.6
Curb side collection of green waste should be introduced	3	0.6
More information is needed regarding fires for heating and the parameters for use/ chimneys	3	0.6
Farms should be allowed to burn off	2	0.4
Property under 4,000 sqm should require a permit	2	0.4
Smoke is an issue	2	0.4
Burning off should be restricted to colder/ wetter days to minimise potential for uncontrolled fire	2	0.4
Educate community on the impacts of burning off	2	0.4
Permits should not be required for areas in Fire Hazard Zone	2	0.4
Encourage cost effective alternatives to burning off	2	0.4
Advertise green waste free drop off better	2	0.4
Free green bins	2	0.4
Provide green waste collection to larger properties	2	0.4

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Current open air burning local laws - does anything need to change? Yes (can you tell us more about what needs to change?)		
Comment Themes	**Frequency**	**% of n**
Woodlands estate is too populated to allow burning off	2	0.4
Ban from December to March/ Summer	2	0.4
Fires should be contained to 20L vessel	1	0.2
Council should be active in ensuring wood heaters are serviced annually	1	0.2
Public should be advised of large burn offs	1	0.2
Property owners need to be responsible for maintaining their land.	1	0.2
Provide statistics to residents	1	0.2
Burning on weekends should be restricted to 9am - 12noon	1	0.2
Council should provide a free curb side mulching program	1	0.2
Fires should not be left unattended	1	0.2
Council needs to review its practice for maintaining public land	1	0.2
Fire pits should be banned	1	0.2
Exchange program at tip - load of waste for a load of mulch	1	0.2
Allow residents to use their land as they please	1	0.2
Unsure of current rules	1	0.2
Nil comment	1	0.2
Fire risk needs to be better managed	1	0.2
Total	**684**	
n = 544 respondents who said change was needed (some comments contained multiple themes, so does not add to 100%)		

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Further Comments

Respondents were asked if they would like to provide any further comments or suggestions. Comments were coded and categorised in the table below, according to themes evident.

Please provide any additional feedback or ideas on issues you think we should explore.		
Comment Themes	**Frequency**	**% of n**
Please do not change current laws	268	14.1
Burning off is a requirement for effective land management	106	5.6
Green waste disposal should be free/ unlimited	63	3.3
Common sense approach is needed - Council have other things to concern themselves with/ do not overregulate	55	2.9
No issue with current practises	48	2.5
Fires for warmth are essential in parts of the Mornington Peninsula	36	1.9
Composting/ mulching should be encouraged and provided	34	1.8
More flexibility is needed around days/ times for burning off without a permit	33	1.7
Thank you for the opportunity	31	1.6
Enforcement is a key to managing this	31	1.6
We should be permitted to have chimneys/ fires for warmth in our homes	31	1.6
Other	31	1.6
Encourage the use of waste facilities through printed vouchers/ more vouchers	28	1.5
Website should have clear information on options as well as what/ how/ when you are allowed to burn off	25	1.3
Hard copy survey details (name etc)	25	1.3
Council should consider how they implement their own green waste/ fire mitigations before dictating to residents	21	1.1
Negative comment	21	1.1
Council should provide weekly collection of green bins to all residents in all suburbs - free	19	1.0
As above	17	0.9
Air quality is impacted by smoke from open air burning/ fires	15	0.8
Burning off reduces landfill and dumped waste	15	0.8
Open fire burning/ cooking is important for mental health/ social outlet. It's a part or living on the Mornington Peninsula	15	0.8
Resident should be educated on what to burn to reduce smoke and how	14	0.7
Local roads/ paths have issues - pothole, speed limits etc	14	0.7
Neighbours need to be more considerate of one another	13	0.7
Green waste bins should be emptied weekly	13	0.7
Council needs a hotline to register burn offs and for weekend issues related to burning off	12	0.6

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Please provide any additional feedback or ideas on issues you think we should explore.		
Comment Themes	**Frequency**	**% of n**
Burning off is environmentally unfriendly	11	0.6
Tip fees need to be reviewed and reduced	10	0.5
Burning off should be banned	10	0.5
Residents need to be educated on the requirements regularly	10	0.5
Permits should be required for all properties	9	0.5
Council should provide more hard waste/ curb side collections	9	0.5
Council should be encouraging burning off for fire fuel management/ community safety	9	0.5
Some restrictions are required	8	0.4
One size doesn't fit all in this situation	8	0.4
Burning off is cost effective for most residents	6	0.3
Wood heaters should be banned in residential areas	6	0.3
Incinerators should be banned	6	0.3
Nil/ no	6	0.3
This is a 'hot' topic/ difficult situation	5	0.3
Council should be looking at options to reduce rates	5	0.3
Encourage planting of indigenous species, not non natives	5	0.3
More facilities to recycle green waste are needed across the Mornington Peninsula	5	0.3
Woodlands estate has lots of issues with burning off	4	0.2
Chimney smoke is an issue in Winter/cooler weather	4	0.2
Cooking with wood is cost effective	4	0.2
Shire may face legal issues if they prohibit burning off	4	0.2
Environmental issues need to be addressed - climate change, CO2 emissions etc	4	0.2
Council facilities would not cope with the influx of green waste if burning off was abolished	3	0.2
Energy efficiency should be encouraged through other sources of heat/ insulation/ solar panels etc	3	0.2
Survey should specify whether this is fires for heating, cooking or fuel reduction burns	3	0.2
Council should employee Arborists to assist residents	3	0.2
Dogs - general issues	3	0.2
Council should consider a program for checking chimneys	3	0.2
Has there been a study on emissions from fires versus diesel vehicles?	3	0.2
Only properties over 40,000sqm should be permitted to burn off	3	0.2
Burn offs should be registered/ neighbours advised	3	0.2

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Please provide any additional feedback or ideas on issues you think we should explore.		
Comment Themes	**Frequency**	**% of n**
Land sizes need to be reviewed	3	0.2
Introduce SMS/ notification service/ flyer to residents advising declared fire period/ permitted burn off days	3	0.2
Burning of any material other than vegetation should be banned	2	0.1
Green waste should be mulched and reused on properties	2	0.1
Mt. Eliza Woodland estate needs better services including walking paths	2	0.1
More needs to be done to encourage native flora and fauna	2	0.1
Businesses need to be monitored for excessive smoke/ carbon emissions	2	0.1
Incinerators should be allowed	2	0.1
Please consider terminology for these surveys - we work in acres and Council is referring to sqm	2	0.1
Council should enforce residents to effectively manage fuel loads on properties	2	0.1
Consider restricting property size allowed to burn off	2	0.1
Cooking on beaches should be banned and policed	2	0.1
Tree preservation and planning permits are arduous	2	0.1
Land under 1500 should not be allowed to burn off	2	0.1
Exchange program at tip - load of waste for a load of mulch	2	0.1
Clarification required on inclusion of indoor heating, cooking fires and chimneys in the bylaws.	2	0.1
Wood heaters should be excluded from Open Air Burning discussions	2	0.1
Should be banned in residential areas	2	0.1
Question - why is Council discouraging burning off	1	0.1
Burning off should not be allowed on Sundays	1	0.1
Ocean pools on back beaches	1	0.1
Bike paths in Bittern, Balnarring and Somers require maintenance	1	0.1
Bicycles are an issue around Pt Nepean Road Rye to Blairgowrie	1	0.1
Foam packaging should be banned	1	0.1
Provide large skips to collect green waste	1	0.1
Outdoor cooking creates greenhouse emissions and requires regulation	1	0.1
Policy wording is subjective and needs to be reviewed	1	0.1
How will Council compensate cost of heating homes if fireplaces are banned/ phased out?	1	0.1
Council needs to provide green waste collection for larger blocks	1	0.1
Implement an automated system that advises neighbouring properties when a burn is registered to start	1	0.1
Fire pits should be banned in residential areas	1	0.1

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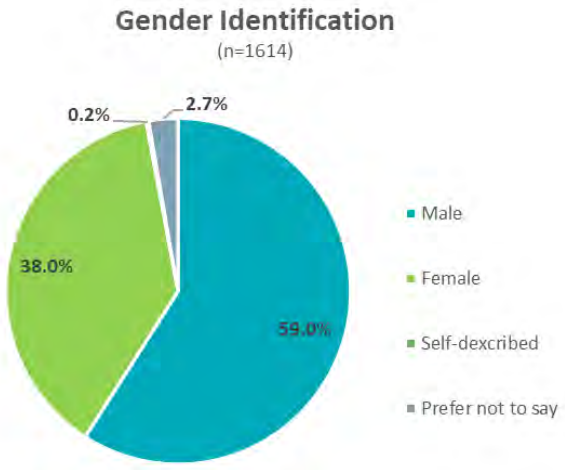
Please provide any additional feedback or ideas on issues you think we should explore.		
Comment Themes	**Frequency**	**% of n**
All rubbish should go to the transfer station	1	0.1
Council needs to align with the Declared Fire Danger Period	1	0.1
Bass Coast Shire model should be considered for green waste	1	0.1
Green bins should be compulsory	1	0.1
Total	**1264**	
n = 1907 respondents (some comments contained multiple themes, so does not add to 100%)		

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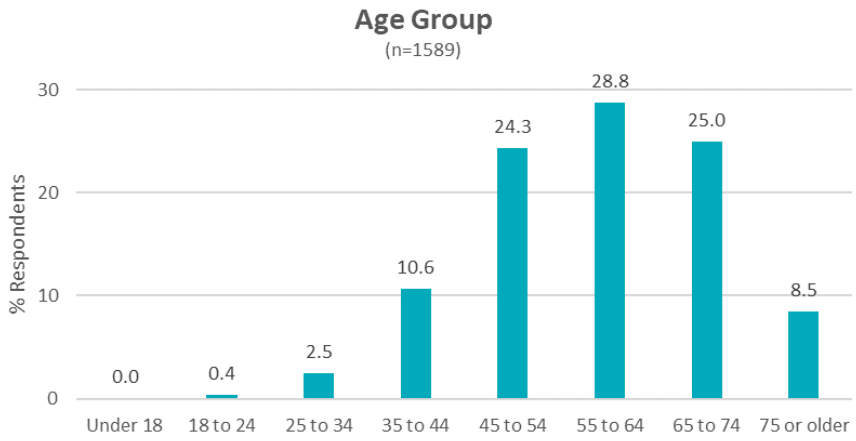
MORNINGTON PENINSULA Shire

Who We Heard From (Online Surveys)

Gender Identification



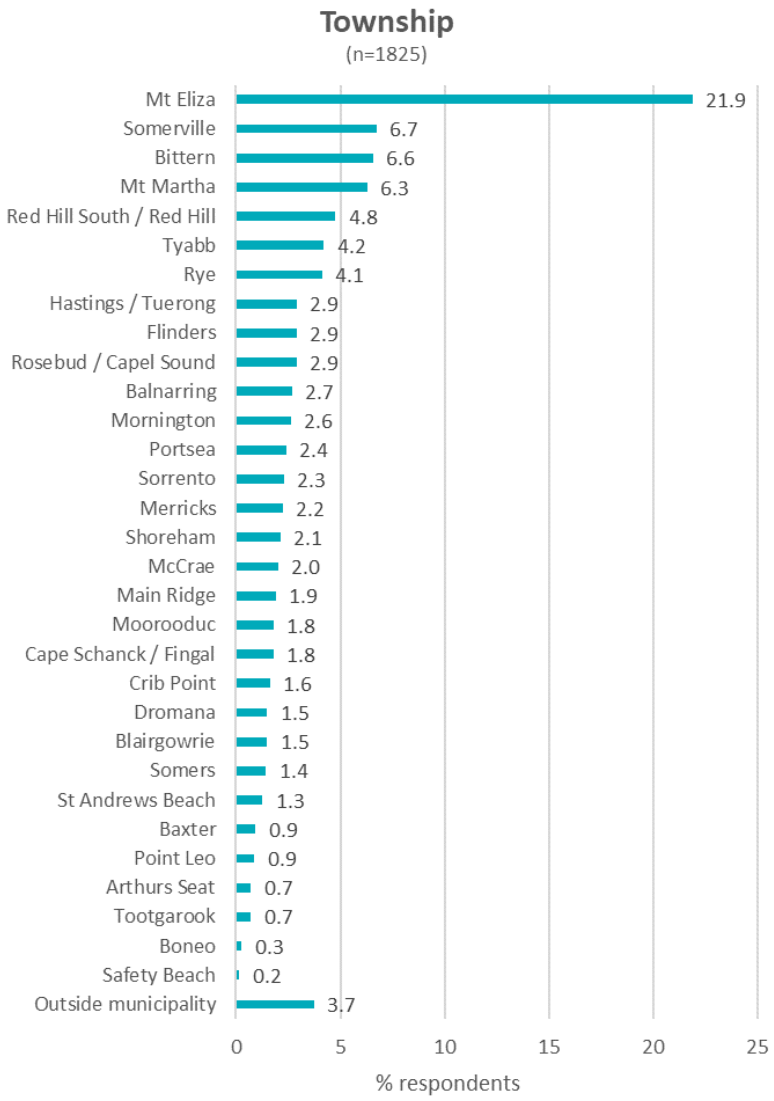
Age Group



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Township



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Written Submissions

Community Written Submissions

278 written submissions were received and collated from individuals and interest groups. These were emailed to Council, uploaded to Shape, or sent via Auspost. A summary of themes has been prepared in the table below.

#	Source	Summary
1	Initial email 12 Nov 2021 Updated email 17 Jan 2023 Email to Councillors 17 Jan 2023	Open air burning impacts on health Open air burning impacts on amenity Environmental impacts of CO2 emissions Concerned with breaches of existing open air burning regulations. Have raised concerns with Council on numerous occasions. Ban open air burning in urban, residential areas, allowing only in remote areas where it cannot impact neighbours including: • Reduce days/times burning is allowed. • Reduce volume allowed to be burned. Improve enforcement and enforceability of open air burning regulations, including response times and proactive enforcement Improve consistency and accuracy of website information.
2	Email 16 Jan 2023	Ban open air burning.
3	Email 16 Jan 2023	Shire has predetermined position. Support current regulations.
4	Email 16 Jan 2023	Burning needed on large properties to manage green waste. Council provide free mulching service. Chimneys important, cheap form of heating.
5	Email 16 Jan 2023	Support current regulations. Accessibility of green waste disposal options.

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#	Source	Summary
		Concerns with nature strip fire hazards. Concerns with fire management of state government / Council land.
6	Email 16 Jan 2023	Burning needed on large properties to manage green waste. Support current regulations.
7	Email 16 Jan 2023	Support current regulations. Allow burning on weekends once a month. Note many town houses and villas now present.
8	Email 16 Jan 2023	Support current regulations. No further regulations required.
9	Email 16 Jan 2023	Support current regulations. Concerned with cost of alternative green waste disposal. Incinerators not required. Chimneys important source of heating.
10	Email 16 Jan 2023	Burning needed on large properties to manage green waste. Support current regulations. Alternative waste disposal options not suitable or costly. Bushfire prone areas should not incur green waste disposal costs.
11	Email 16 Jan 2023	Burning needed on large properties to manage green waste. Chimneys important, cheap form of heating.
12	Email 16 Jan 2023	Burning needed on large properties to manage green waste. Alternative waste disposal options not suitable or costly. Chimneys important, form of heating
13	Email 16 Jan 2023	Burning needed on large properties to manage green waste. Alternative waste disposal options not suitable or costly.

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MORNINGTON PENINSULA Shire

#	Source	Summary
		Chimneys important form of heating.
14	Email 16 Jan 2023	Support burning on large properties.
15	Email 16 Jan 2023	Burning needed on large properties to manage green waste. Current days to burn are too restrictive. Land <4,000m2 should require a permit. Use fire zones, rather than land size – Cardinia example.
16	Email 16 Jan 2023	Support current regulations. Burning needed on large properties to manage green waste. Council to provide free green waste disposal at recycling centre.
17	Email 16 Jan 2023	Chimneys important heating source. Burning needed on large properties to manage green waste. Council to provide free green waste disposal at recycling centre.
18	Email 16 Jan 2023	Chimneys important, cheap heating source. Burning needed to manage green waste.
19	Email 16 Jan 2023	No further regulations required. Burning needed on large properties to manage green waste. Alternative green waste disposal not suitable, costly. Chimneys important, cheap heating source.
20	Email 16 Jan 2023	Support current regulations. Council to provide additional green waste vouchers. Chimneys should not be banned.
21	Email 16 Jan 2023	Holiday house owners should be allowed to burn annually to reduce fire risk.

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#	Source	Summary
22	Email 17 Jan 2023	Burning needed on large properties to manage green waste. Alternative green waste disposal not suitable.
23	Email 17 Jan 2023	Burning needed on large properties to manage green waste. Chimneys important, cheap source of heating.
24	Email 17 Jan 2023	Burning needed on large properties to manage green waste.
25	Email 17 Jan 2023	Open air burning impacts on amenity Open air burning impacts on health Environmental impacts of CO2 emissions Ban open air burning.
26	Email 17 Jan 2023	Support current regulations. Burning required to reduce fire hazard. Traditional owners have historically used burning to manage land. Consultation, prefer non-digital options.
27	Email 17 Jan 2023	Burning needed on large properties to manage green waste. Chimneys important heating source.
28	Email 17 Jan 2023	Chimneys important heating source.
29	Email 17 Jan 2023	Chimneys important heating source. Limit incinerator use. Ensure enforcement of regulations to minimise fire hazards.
30	Email 17 Jan 2023	Burning needed on large properties to manage green waste.
31	Email 17 Jan 2023	Alternative green waste disposal options not suitable, costly. Council to provide free green waste disposal at recycling centre.
32	Email 17 Jan 2023	Burning needed on large properties to manage green waste.

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#	Source	Summary
		Alternative green waste disposal options not suitable, costly.
33	Email 17 Jan 2023	Burning needed on large properties to manage green waste and reduce fire hazard. Council to provide a mulching service.
34	Email 17 Jan 2023	Chimneys acceptable if not a nuisance. Outdoor fire cooking and fire pits causes a nuisance and should be regulated if burning is regular or commercial.
35	Email 17 Jan 2023	Burning needed on large properties to manage green waste and reduce fire hazard. Chimneys important, cheap heat source. Ban incinerators.
36	Email 17 Jan 2023	Council to provide weekly green waste collection. Council to provide mulching service.
37	Email 17 Jan 2023	Traditional owners have historically used burning to manage land. Chimneys important, cheap heat source. Household incinerators help with waste disposal. Burning is required to manage fire hazard.
38	Email 17 Jan 2023	Burning needed on large properties to manage green waste. Alternative green waste disposal options not suitable.
39	Email 17 Jan 2023	Burning needed on large properties to manage green waste and reduce fire hazard.
40	Email 17 Jan 2023	Support current regulations. Burning needed on large properties to manage green waste and reduce fire hazard. Council to provide free green waste disposal at recycling centre. Council to provide an ‘after storm’ collection service.

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MORNINGTON PENINSULA Shire

#	Source	Summary
		If fire pits were to be banned – unenforceable. Ban incinerators. Chimneys important, cheap heating source. Consultation is biased, council has predetermined outcome.
41	Email 17 Jan 2023	Council to provide green waste bins to all, to assist with disposal.
42	Email 17 Jan 2023	Support current regulations. Burning needed on large properties to manage green waste Chimneys important, cheap heating source.
43	Email 18 Jan 2023	Support current regulations. Burning needed on large properties to manage green waste and minimise fire hazard.
44	Email 18 Jan 2023	Burning needed on large properties to manage green waste.
45	Email 18 Jan 2023	Burning needed on large properties to manage green waste and reduce fire risk. Permits to burn process should be easier and free of charge.
46	Email 18 Jan 2023	Support current regulations.
47	Email 18 Jan 2023	Open air burning impacts on amenity Environmental impacts of CO2 emissions Restrict burning to permits for large items that are unsuitable for alternative disposal options. Ban burning of putrescible rubbish. Council to provide green waste bins to all properties, weekly. Improve communication and education initiatives. Improve waste collection service, generally. Recycling options.

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MORNINGTON PENINSULA Shire

#	Source	Summary
48	Email 18 Jan 2023	Support current regulations. Burning needed on large properties to manage green waste. Alternative green waste options not suitable, costly.
49	Email 18 Jan 2023	Ban open air burning. Health impacts of burning. Safety impacts of burning.
50	Email 18 Jan 2023	Burning is sometimes required. Ban incinerators. Chimneys – support current regulations.
51	Email 18 Jan 2023	Ban incinerators in residential areas. Ban burning in residential areas. Health impacts of burning. Environmental impacts of burning.
52	Email 18 Jan 2023	Safety impacts of burning.
53	Email 18 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and minimise fire hazard.
54	Email 18 Jan 2023	Reduce cost to dispose of green waste at recycling centre.
55	Email 18 Jan 2023	Support current regulations.
56	Email 18 Jan 2023	Council to provide free or reduced cost green waste disposal options. Council to provide mulching / chipping service.
57	Email 18 Jan 2023	Burning is required on large properties to manage green waste.
58	Email 18 Jan 2023	Council has predetermined outcome. Burning is needed to manage green waste and reduce fire hazard. Chimneys important heating source.

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#	Source	Summary
59	Email 18 Jan 2023	Chimneys important, cheap heating source. Consider socio-economic impact on residents.
60	Email 18 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazard. Chimneys are good.
61	Email 18 Jan 2023	Support current regulations.
62	Email 18 Jan 2023	Burning is required on large properties to manage green waste. Alternative green waste disposal options not suitable, costly. Chimneys important, cheap heating source.
63	Email 18 Jan 2023	Burning is required on large properties to manage green waste. Council to provide chipper service to reduce burning on large properties. Chimneys important heating source.
64	Email 18 Jan 2023	Ban incinerators. Ban open air burning. Amenity impacts of burning.
65	Email 19 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Council to provide mulching service to assist. Chimneys important heating source.
66	Email 19 Jan 2023	Support current regulations.
67	Email 19 Jan 2023	Ban open air burning. Health impacts of burning. Amenity impacts of burning.
68	Email 19 Jan 2023	Improve communications on regulations and allowable items to be burned.

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MORNINGTON PENINSULA Shire

#	Source	Summary
		Concerned with cost of green waste disposal. Ban open air burning for residential properties. Larger properties should be treated differently – separate concerns.
69	Email 19 Jan 2023	Too many regulations.
70	Email 20 Jan 2023	Ban burning off.
71	Email 20 Jan 2023	Chimneys important heating source. Incinerators not required. Concerned with cost of alternative green waste disposal options.
72	Email 20 Jan 2023	Support current regulations. Concerned with cost of alternative green waste disposal options.
73	Email 20 Jan 2023	Council to provide green waste bins, weekly collection.
74	Email 20 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important heating source. Support current regulations.
75	Shape 20 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable costly. Chimneys important heating source. Burning reduces dumped green waste.
76	Email 20 Jan 2023	Support current regulations. Chimneys important, cheap heating source. Burning is required to reduce green waste.

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#	Source	Summary
77	Email 20 Jan 2023	No objection to burning if done safely.
78	Email 20 Jan 2023	Ban burning in residential areas. Amenity issues of burning.
79	Email 20 Jan 2023	Support current regulations.
80	Email 21 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. No objection to burning if done safely. Cars cause more pollution that burning off.
81	Email 21 Jan 2023	Burning is required on large properties to manage green waste.
82	Email 23 Jan 2023	Support current regulations. Chimneys important, cheap heating source. Burning is required to and reduce fire hazards. Burning is required to reduce snake hazard. Council should attend to other matters in Tyabb such as pot holes, parking at the school, club rooms.
83	Email 22 Jan 2023	Burning is required on large properties to manage green waste. Chimneys important, cheap heating source. Ban incinerators.
84	Email 21 Jan 2023	Chimneys important, cheap heating source. Regulate maintenance of chimneys to reduce smoke. More or improved information and education on what's allowed. Ban incinerators. Burning is required in native vegetation areas to reduce undergrowth.
85	Email 22 Jan 2023	Burning is required on large properties to manage green waste.

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#	Source	Summary
		More or improved information and education on what's allowed.
86	Email 22 Jan 2023	Support current regulations for open air burning and chimneys. Review incinerators.
87	Email 21 Jan 2023	Burning is required on large properties to manage green waste. Chimneys important, cheap heating source.
88	Email 22 Jan 2023	Support current regulations.
89	Email 21 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards.
90	Email 21 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste. Chimneys important, cheap heating source.
91	Email 23 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste.
92	Email 23 Jan 2023	Ban open air burning. Environmental impacts of CO2 emissions.
93	Email 23 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste. Green waste disposal at tip not suitable for all – trailers / physical limitations. Council should provide chipping service.
94	Email 23 Jan 2023	Burning is required on large properties to manage green waste. Chimneys important, cheap heating source.
95	Email 23 Jan 2023	Support current regulations. Chimneys / fire boxes important heating source.
96	Email 23 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards.

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#	Source	Summary
		Green waste vouchers (3) not sufficient.
97	Email 23 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
98	Email 23 Jan 2023	Burning is required on large properties to manage green waste. Support limited restrictions on small house blocks.
99	Email 24 Jan 2023 (1) Email 24 Jan 2023 (2) Email 27 Jan 2023 (3)	Burning is required on large properties to manage green waste. Alternative green waste disposal options too costly. Reconsider permit to burn system – no cost for permit. Ban ivy on the peninsula.
100	Email 24 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Burning is required to reduce snake hazard. Need to enforce current regulations.
101	Email 24 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Contractors have left large logs on nature strip for a year. Chimneys important, cheap heating source. Ban incinerators.
102	Phoned 24 Jan 2023	Support current regulations. Survey – can it also be offered verbally next time?
103	Email 24 Jan 2023	Burning is required on large properties to manage green waste.
104	Email 24 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards.

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#	Source	Summary
105	Email 25 Jan 2023	Difficult to access online survey. Support current regulations. Chimneys important, cheap heating source. Burning is required to reduce snake hazard. Alternative green waste disposal options too costly. Green waste vouchers (3) not sufficient.
106	Email 25 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
107	Email 25 Jan 2023	Difficult to access online survey. Burning is required on large properties to manage green waste. Increase days of the week burning is allowed.
108	Email 25 Jan 2023	Burning is required on large properties to manage green waste. Chimneys important, cheap heating source. Green waste vouchers (3) not sufficient.
109	Email 25 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Controlled burns produce minimal CO2 emissions. Chimneys important, cheap heating source.
110	Email 25 Jan 2023	Ban open air burning, with exceptions allowed for larger blocks.
111	Email 26 Jan 2023	Open air burning impacts on amenity. Concerned with breaches of existing open air burning regulations. Support improving local law provisions.

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#	Source	Summary
112	Email 26 Jan 2023	Open air burning impacts on health – particularly wood heaters and BBQs. Open air burning impacts on amenity – particularly wood heaters and BBQs. Environmental impacts of CO2 emissions Concerned with breaches of existing open air burning regulations. Have raised concerns with Council on numerous occasions. Ban / phase out wood heaters.
113	Email 26 Jan 2023	Support open air burning generally.
114	Email 29 Jan 2023	Support current regulations.
115	Email 29 Jan 2023	Chimneys / wood heaters important, cheap heating source. Burning is required on large properties to manage green waste and reduce fire hazards. Provide weekly green waste collection. Provide more waste disposal vouchers.
116	Email 28 Jan 2023	Support changes to better regulate burning. Improved enforcement needed. Concerned with impacts from large properties burning, that are adjacent to small properties.
117	Email 28 Jan 2023	Support current regulations. Chimneys / wood heaters important, cheap heating source. Burning is required on large properties to manage green waste and reduce fire hazards. Concerned with dumped trees/branches on roadsides.
118	Email 27 Jan 2023	Ban open air burning. Open air burning impacts on amenity.

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#	Source	Summary
119	Email 27 Jan 2023	Increase days of week burns allowed. Burning is required on large properties to manage green waste.
120	Email 27 Jan 2023	Query whether local law review every 10 years is legally required.
121	Email 27 Jan 2023	Chimneys important, cheap heating source.
122	Email 27 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards. Controlled burns produce minimal CO2 emissions.
123	Email 26 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Controlled burns produce minimal CO2 emissions.
124	Email 31 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source. Will consider legal action against Shire if regulations change.
125	Email 31 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
126	Email 30 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Fortnightly green waste collection not sufficient. Green waste vouchers (3) not sufficient. Provide chipping service. Prohibit burning wet vegetation – increased smoke. Ban incinerators.
127	Email 30 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards.

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#	Source	Summary
		Alternative green waste disposal options too costly.
128	Email 30 Jan 2023	Open air burning impacts on health. Ban open air burning. Ban incinerators. Ban wood heaters, chimneys, wood BBQs, pizza ovens and fire pits.
129	Email 30 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste. Chimneys important, cheap heating source. Alternative green waste disposal options too costly.
130	Email 30 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source. Controlled burns produce minimal CO2 emissions.
131	Email 1 Feb 2023	Ban open air burning in residential areas. Current days allowed Friday / Saturday not appropriate – more people are home / impacted. Open air burning impacts on health. Environmental impacts of CO2 emissions. Provide mulching days.
132	Email 1 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source. Alternative green waste disposal options not suitable – physical ability.

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#	Source	Summary
133	Email 1 Feb 2023	Support current regulations.
134	Email 1 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste. Alternative green waste disposal options too costly.
135	Email 1 Feb 2023	Query why regulations require changing. Council has undisclosed agenda.
136	Email 31 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Controlled burns produce minimal CO2 emissions.
137	Email 2 Feb 2023	Support current regulations. Chimneys important, cheap heating source.
138	Email 2 Feb 2023	Burning is required on large properties to manage green waste. Alternative green waste disposal options too costly. Chimneys important, cheap heating source.
139	Email 3 Feb 2023	Burning is required on large properties to manage green waste. Alternative green waste disposal options too costly. Increase days of the week burns allowed.
140	Email 3 Feb 2023	Burning is required on large properties to manage green waste.
141	Email 3 Feb 2023	Incentivise reduced open air burning on larger properties – tip tokens etc. Ban burning on residential land. Environmental impacts of CO2 emissions.
142	Email 4 Feb 2023	Ban burning on less than 10 acres. Ban incinerators. Chimneys important heating source. Ban industrial burning.
143	Email 6 Feb 2023	Ban burning on residential land less than 4000m2.

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#	Source	Summary
		Environmental impacts of CO2 emissions. Open air burning impacts on health. Open air burning impacts on amenity Provide onsite mulching service. Ban incinerators. Chimneys need to be regulated and inspected.
144	Email 5 Feb 2023	Difficulty accessing online survey. Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source should be regulated. Green waste vouchers (3) and free disposal days at recycling centre not sufficient. Provide unlimited free green waste disposal at recycling centre. Provide all residents free green waste bins. Provide free mulch to residents.
145	Email 6 Feb 2023	Ban open air burning. Environmental impacts of CO2 emissions.
146	Email 7 Feb 2023	Burning is required on large properties to manage green waste. Alternative green waste disposal options too costly.
147	Email 6 Feb 2023	Support current regulations. Spelling mistake in current local law. Burning is required on large properties to manage green waste and reduce fire hazards. Increase awareness of the local law.

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#	Source	Summary
148	Email 7 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste. Chimneys important heating source.
149	Email 6 Feb 2023	Support current regulations.
150	Email 7 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Ban burning on land 1500m2 or less.
151	Email 6 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Ban burning on smaller properties. Chimneys important, cheap heating source.
152	Email 7 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Green waste vouchers (3) not sufficient.
153	Email 8 Feb 2023	Chimneys important, cheap heating source. Green waste vouchers should remain in place.
154	Email 8 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Current regulations for smaller farming properties (ie. 2.5 hectares) not equitable – larger farming properties have no restricted days to burn.
155	Email 8 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
156	Email 9 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Support current regulations.
157	Email 9 Feb 2023	Burning required on large properties to manage green waste – under permit conditions. Incinerators sometimes necessary.

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#	Source	Summary
		Chimneys important heating source.
158	Email 9 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
159	Email 7 Feb 2023	Burning is required on large properties to manage waste and reduce fire hazards. Expand ability to burn on other days of the week, weather dependent. Do not further restrict open air burning.
160	Shape 8 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Support provisions governing safety. Controlled burns produce minimal CO2 emissions.
161	Email 10 Feb 2023	Environmental impacts of CO2 emissions. Limit burning on residential blocks including stringent conditions. Ban incinerators. New homes should not have wood fires.
162	Email 10 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Conditions for when/ how to burn are important Alternative green waste disposal options not suitable / too costly. Council to provide green waste collection service.
163	Email 10 Feb 2023	Do not support overregulation. Chimneys are important, cheap heating source.
164	Email 10 Feb 2023	Support current regulations, including Friday-Saturday restriction. Chimneys are important heating source. Burning is required to manage green waste and reduce fire hazards.

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#	Source	Summary
165	Email 10 Feb 2023	Burning is required on large properties to reduce fire hazards.
166	Email 10 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
169	Email 10 Feb 2023	Alternative green waste disposal options not suitable / too costly. If regulations were changed, dumping of waste would increase. If regulations were changed, trees would be removed from properties. Burning is required on to manage green waste and reduce fire hazards.
170	Email 11 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Conditions for when/ how to burn are important.
171	Email 11 Feb 2023	Support current regulations. Ban incinerators. Support no changes to chimneys. Council to provide free green waste vouchers.
172	Email 12 Feb 2023	Burning is required to manage green waste and reduce fire hazards. Green waste bins not provided and not sufficient. If regulations were changed, dumping of waste would increase.
173	Email 12 Feb 2023	Burning is required to reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Chimneys important, cheap heating source. Controlled burns produce minimal CO2 emissions.
174	Email 12 Feb 2023	Council to provide monthly free green waste weekends at transfer centre.

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#	Source	Summary
		Alternative green waste disposal options not suitable / too costly. Burning is required on larger properties to manage green waste.
175	Email 12 Feb 2023	Increase land size where burning is allowed to 5 acres. Ban incinerators. Support no changes to chimneys.
176	Email 12 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options too costly. Controlled burns produce minimal CO2 emissions.
177	Email 13 Feb 2023	Support current regulations.
178	Email 13 Feb 2023	Ban open air burning. Open air burning impacts on amenity Safety concerns with open air burning. Council to provide more green waste disposal options – reduced fees, more free weekends, cheaper green waste bins.
179	Email 13 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source. Recognise chimneys and incinerators in rural areas could be problematic.
180	Email 13 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. If regulations were changed, trees would be removed from properties. Increase green bin collection frequency. Support current regulations.

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#	Source	Summary
		Do not support overregulation.
181	Email 14 Feb 2023	Support current regulations.
182	Email 14 Feb 2023	Support current regulations.
183	Email 14 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Chimneys important, cheap heating source. Recognise concerns with amenity impacts of burning in urban / residential areas.
184	Email 14 Feb 2023	Open air burning impacts on amenity Concerned with breaches of existing open air burning regulations. Do not support open air burning, except incinerators. Support chimneys.
185	Email 14 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste.
186	Email 14 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Support chimneys.
187	Email 14 Feb 2023	Current Friday/Saturday regulations for properties 1500-40000m2 are too restrictive / impractical. Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly.

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

#	Source	Summary
188	Email 14 Feb 2023	Chimney impacts on health. Chimney impacts on amenity. Have raised concerns with Council but withdrew complaint due to fear of neighbour's aggressive behaviour.
189	Email 15 Feb 2023	Support current regulations. Burning is required on large properties to reduce fire hazards.
190	Email 15 Feb 2023	Do not support open air burning. Open air burning impacts on health. Open air burning impacts on amenity. Ban incinerators. Chimneys can be problematic.
191	Email 15 Feb 2023	Support current regulations for urban areas. Some dissatisfaction with green waste bin and kerbside collection service in urban areas. Current Friday/Saturday regulations for rural properties are too restrictive / impractical. Allow rural properties to burn any day of the week. Burning is required on large properties to manage green waste and reduce fire hazards.
192	Email 15 Feb 2023	Ban open air burning 1 Dec to 31 March.
193	Email 15 Feb 2023	Support current regulations. Encourage compliance. Do not use accelerants.
194	Email 15 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards.

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

#	Source	Summary
		Chimneys important, cheap heating source.
195	Email 16 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Carbon returned to soil with open air burning. Council to provide further discounted green waste disposal options for larger properties. Council to provide onsite mulching service. CO2 impacts of controlled burns are minimal. Increase communication and education on other environmentally friendly ways to dispose of green waste.
196	Email 16 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Ban incinerators. Chimneys important, cheap heating source.
197	Email 16 Feb 2023	Support current regulations.
198	Email 16 Feb 2023	Support current regulations. Chimneys important, cheap heating source. Council to provide additional free green waste disposal at transfer centre.
199	Email 16 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste. Alternative green waste disposal options not suitable / too costly. No amenity issues of open air burning in rural areas.
200	Email 17 Feb 2023	Open air burning impacts on health

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

#	Source	Summary
		Open air burning impacts on amenity Environmental impacts of CO2 emissions Support residents to change to environmentally friendly options – education / subsidies Regulations need to be advertised and enforced.
201	Email 17 Feb 2023	Difficulty accessing online survey. Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
202	Email 18 Feb 2023 And Email 19 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards. Controlled burns produce minimal CO2 emissions. Chimneys important heating source.
203	Email 19 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
204	Email 18 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Support chimneys in rural areas.
205	Email 18 Feb 2023	Regulations should align to land use. Council to provide improved green waste disposal options. Burning is required on large properties to manage green waste. Controlled burns produce minimal CO2 emissions.
206	Email 17 Feb 2023	Open air burning impacts on health

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

#	Source	Summary
		Council to provide alternative ways to dispose of green waste Regulations should minimise peoples' exposure to smoke Environmental impacts of CO2 emissions
207	Email 17 Feb 2023	Support open air burning in rural areas. Support cultural burns. Council to provide free green waste disposal at transfer centre. Improve facilities at transfer centre – wait times.
208	Email 17 Feb 2023	Support chimneys. Support ability to burn garden waste.
209	Email 20 Feb 2023	Burning is required on large properties to manage green waste. Alternative green waste disposal options too costly.
210	Email 19 Feb 2023	Burning is required on large properties to manage green waste. Green waste bins not adequate.
211	Email 19 Feb 2023	Burning is required on large properties to reduce fire hazards. Council to investigate and implement mosaic cool burns.
212	Email 19 Feb 2023	Burning is required on large properties to manage green waste. Alternative green waste disposal options too costly. Chimneys important heating source.
213	Email 19 Feb 2023	Open air burning impacts on amenity Safety concerns with breaches of existing open air burning regulations.
214	Email 19 Feb 2023	Ban open air burning on less than 5 acres. Council to provide additional green waste vouchers. Ban incinerators. Support chimneys as heating source.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

#	Source	Summary
215	Email 19 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Support current regulations. Further restrictions would impact tip sites (higher use).
216	Email 19 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Support restrictions in urban areas. Ban open air burning on public holidays. Chimneys important heating source.
217	Email 20 Feb 2023	Support current regulations. Burning is required to manage green waste and reduce fire hazards.
218	Email 22 Feb 2023	Chimneys important heating source. Ban incinerators. Burning is required on large properties to manage green waste. Burns should be registered with fire brigade. Open air burning in urban areas not desirable, however Council needs to provide additional free green waste disposal options.
219	Email 23 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Support chimney use.
220	Email 2 Feb 2023	Open air burning impacts on health Open air burning impacts on amenity Environmental impacts of CO2 emissions Concerned with breaches of existing open air burning regulations and lack of enforcement.

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

#	Source	Summary
		Have raised concerns with Council on numerous occasions. Greater use of alternative green waste disposal options. Ban open air burning on land less than 4000m2. Permits with conditions should be required for land greater than 4000m2.
221	Auspost 17 Jan 2023	No need for fire pits or burning off in urban areas. Increase fire pit distance from fence lines to reduce smoke concerns. Do not allow fire pits to burn leaves and general rubbish. Support chimney use.
222	Auspost 23 Jan 2023	No problem with open air burning, although not practised. We do not use an incinerator. Chimneys important heating source. Regulations should consider seasons and hazards. Are BBQs and fireworks covered also?
223	Email 8 Feb 2023	Open air burning impacts on health Open air burning impacts on amenity Does not support open air burning Not enough enforcement by Council.
224	Email 13 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Chimneys important and cheap heating source. Support cultural burns. Support incinerators.

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

#	Source	Summary
225	Shape 13 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
226	Shape 13 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
227	Shape 15 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
228	Shape 16 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
229	Email 19 Feb 2023	Open air burning impacts on health Open air burning impacts on amenity Environmental impacts of CO2 emissions Concerned with breaches of existing open air burning regulations. Have raised concerns with Council on numerous occasions. Council should have strategies for alternative green waste disposal.
230	Auspost 3 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source.
231	Auspost 1 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Green waste bins not adequate.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

#	Source	Summary
		Chimneys important, cheap heating source.
232	Auspost 6 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options impractical. Support current regulations.
233	Auspost 8 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Alternative green waste disposal options not suitable / too costly. Green waste bins not adequate. Chimneys important, cheap heating source Support incinerators
234	Auspost 8 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source Support current regulations.
235	Auspost 8 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Suggest no restrictions on burning off on rural properties outside of total fire ban period.
236	Auspost 30 Jan 2023	Support open air burning generally.
237	Auspost 15 Feb 2023	Keep the status quo. Consider rural and urban areas separately. Survey - query chimney questions.
238	Email 25 Feb 2023	Burning is required on large properties to manage green waste.
239	Auspost 21 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards.
240	Auspost 17 Feb 2023	Burning is required on large properties to manage green waste. Burning is required to manage weeds and diseased material and stop them spreading to other properties.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

#	Source	Summary
241	Auspost 23 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards.
242	Auspost 16 Jan 2023	Ban open air burning and fireworks. Other comments relating to graffiti and need to clean up Mt Eliza.
243	Auspost 24 Jan 2023	Chimneys important heating source. Overregulation / overreach by Council.
244	Auspost 24 Jan 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Support current regulations.
245	Auspost 24 Jan 2023	Support current regulations.
246	Auspost 6 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Green waste bins not adequate. Alternative green waste disposal options too costly.
247	Auspost 24 Jan 2023	Support open air burning. Burning is required on large properties to manage green waste and reduce fire hazards. Concerns with blocks that are not maintained.
248	Auspost 30 Jan 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
249	Auspost 27 Jan 2023	Monitor and enforce breaches of the law. Open air burning impacts on amenity. Chimney impacts on amenity.
250	Auspost 3 Feb 2023	Chimneys important heating source. Don’t ban chimneys, wood BBQs or incinerators.
251	Auspost 3 Feb 2023	Support current regulations.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

#	Source	Summary
252	Auspost 6 Feb 2023	Do not ban open air burning.
253	Auspost 1 Feb 2023	Support current regulations.
254	Auspost 1 Feb 2023	Open air burning impacts on amenity. Concerns with burning outside of designated days/times.
255	Auspost 7 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source. Alternative green waste disposal options too costly. If not allowed to burn off, risk increased dumping of green waste.
256	Auspost 7 Feb 2023	Open air burning impacts on amenity. Open air burning impacts on tourism. Concerns with burning on windy days and in fire season.
257	Auspost 8 Feb 2023	Burning is required on large properties to manage green waste. Alternative green waste disposal options not suitable.
258	Auspost 16 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards.
259	Email 17 Jan 2023	Burning needed on large properties to manage green waste and reduce fire hazard. Vineyards are not affected by burn offs. Alternative green waste disposal options not suitable, costly. Council to provide free green waste disposal at recycling centre. Improve communications around regulations to minimise confusion. Shire not effectively enforcing regulations. Chimneys important, cheap heating source. Shire has predetermined outcome.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

#	Source	Summary
		Current days to burn are too restrictive – suggest a 'burn free day' instead. Ban burning during CFA declared fire danger period.
260	Email 23 Jan 2023	Chimneys important, cheap heating source. Alternative green waste disposal options not appropriate, too costly. Ban incinerators. CO2 emissions from open air burning negligible.
261	Email 19 Mar 2023	Burning on Fridays only is too restrictive. Chimneys should not be restricted, particularly in non-urban areas.
262	Email 2 Mar 2023	Difficulty completing online survey. Concerned that survey and consultation process is flawed / biased. Local Law review process – query why burning provisions reviewed separately. Waste of resources. Local Law review process lacks transparency and clarity of information.
263	Auspost 13 Feb 2023	Open air burning impacts on health Open air burning impacts on amenity Environmental impacts of CO2 emissions Concerned with breaches of existing open air burning regulations. Ban open air burning.
264	Auspost 14 Feb 2023	Support open air burning.
265	Email 6 Mar 2023	Burning is required on large properties to manage green waste.
266	Auspost 15 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards. Chimneys important, cheap heating source.
267	Email 15 Feb 2023	Question about survey – is it open to non-residents?
268	Auspost 9 Feb 2023	Support current regulations.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

#	Source	Summary
		Burning is required on large properties to manage green waste and reduce fire hazards.
269	Email 16 March 2023	Support current regulations. Burning is required on large properties to manage green waste and reduce fire hazards.
270	Auspost 21 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards.
271	Auspost 15 Feb 2023	Burning is required to manage green waste. Alternative green waste disposal options too costly. Chimneys important, cheap form of heating.
272	Email 1 Mar 2023	Ban open air burning. Ban chimneys / wood heaters. Chimney / wood heater smoke and particles impact on health Chimney / wood heater impact on amenity Chimney / wood heater impact on environment.
273	Email 20 Mar 2023	Non-compliance with current regulations. Lack of enforcement by Council.
274	Auspost 15 Feb 2023	Burning is required on large properties to manage green waste and reduce fire hazards.
275	Email 13 March 2023	Support current regulations. Green waste bins not adequate for volume of green waste. Alternative green waste disposal options not suitable / costly. Open air burning practises on peninsula have minimal impact on others.

Open Air Burning Local Law Review Engagement Report
(Community Consultation Phase 1)

MORNINGTON PENINSULA Shire

#	Source	Summary
276	Email 11 Feb 2023	Burning is required on large properties to manage green waste. Council should attend to greater priorities.
277	Auspost 9 Feb 2023	Burning is required on large properties to manage green waste.
278	Auspost 15 Feb 2023	Support current regulations. Burning is required on large properties to manage green waste and protect native flora and fauna.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

Fire Agency Submission

The Westernport Fire Brigades Group represents 15 CFA fire brigades and provided an open letter dated 16 January 2023. Below is a summary of what they said:

- Consultation survey is leading. Any consultation should also include relevant agencies.
- Residents on rural properties must be able to reduce the risk of fire impacting life and property through targeted burning to reduce fuel loads.
- Restricting the ability to burn off prior to fire danger period increases risk of bushfires and loss of life.
- Banning open air burning will result in increased dumping of green waste.
- Council needs to provide satisfactory alternatives before restricting / banning open air burning.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

Councillor Submission

Councillor Steve Holland provided the following submission 2 February 2023.

a few points from me:

- I couldn't justify increasing open air burning land size above 1500m2 without some serious green waste alternatives for residents.
- I am one of 2 Councillors on a large lot (two thirds of an acre, in a very leafy area) and disposing of green waste via the tip or green bin is simply cost prohibitive.
- I've had many requests over the last 2 years for weekly green bin collection during Spring. Similar to our weekly recycling bin collection program over the Christmas period. It's an idea worth exploring given the cost to Council is fully recoverable via the Waste Service Charge.
- The burning off days and times need to be reduced. Every weekend one of my neighbours is burning off. The timeframe is not condensed so it ends up being a constant smoke issue every week. Perhaps it could be every second week within the same period for example? Or a shorter period all together. Either way, it would require some serious concessions about green waste bins.

Open Air Burning Local Law Review Engagement Report
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MORNINGTON PENINSULA Shire

Appendix 1 – Survey Questions

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MORNINGTON PENINSULA Shire

Local Law Review – Open Air Burning

Background

Our Local Laws are up for review and we want feedback on the issues you want Council to enforce on the Peninsula.

Open air burning local laws

We want your thoughts on open-air burning.

From building sites, to rubbish, to pets – the Community Amenity Local Law 2022 covers a wide range of topics. It empowers us to respond to local issues and protect public and private space, as well as our community's health and safety.

In August 2022, Council adopted the Community Amenity Local Law 2022 and committed to reviewing Part 4 of the local law that deals with open air burning, incinerators and chimneys, in early 2023 - to ensure we're able to provide adequate focus on such an important topic.

We're now seeking the community's feedback to help us consider what's important to residents, what emerging issues there are and to ensure the new open air burning local laws are relevant.

This is a first-round consultation to help us develop the new open air burning local laws. We will consult with the community again once a draft has been created.

How can I have my say?

We encourage everyone to have their say by completing the survey, making a written submission, or both.

Your feedback will help us understand what's important to you. Your input will help to shape the new open air burning local laws.

Current open air burning local laws

Part 4 of the Community Amenity Local Law 2022 restricts open air burning by land size, outside of the Fire Danger Period.
View the Community Amenity Local Law 2022 document online: bit.ly/3ZxebQ0

Land less than 1,500 square metres
A permit is required for open air burning (including in an incinerator) where the land is 1,500 square metres or below, and will only be issued in very specific circumstances:

- The land is in a designated bushfire risk area.
- The fire is for genuine fuel reduction purposes.
- There is no suitable alternative means of disposal (eg. mulching or green waste).
- Materials must be dead and dry and must not be brought from offsite.
- No more than 10 cubic metres of vegetation is burnt at one time.
- A fire is not allowed within 10 metres of any neighbouring dwelling.

Land between 1,500 and 40,000 square metres
A permit is not required for open air burning (including in an incinerator) where land exceeds 1,500 square metres but is less than 40,000 square metres, with the following conditions:

- Burning is only allowed Friday or Saturday between 9am and 4pm.
- No more than 10 cubic metres of vegetation is burnt at any one time.
- A fire is not allowed within 10 metres of any neighbouring dwelling.

Land greater than 40,000 square metres
A permit is not required for open air burning (including in an incinerator) where land is greater than 40,000 square metres, with the following conditions:

- No more than 100 cubic metres of vegetation is burnt at any one time.
- A fire is not allowed within 100 metres of any neighbouring dwelling.

Safety and minimising nuisance
All fires must be supervised by adults, have fire suppression equipment on hand and not be lit in high wind conditions.

Fires must not be offensive, cause a hazard to health or adversely impact visibility beyond the property boundary. The current local law specifies a range of materials that cannot be burned.

Fires for cooking and heating
Fires in properly constructed barbeques, pizza ovens, chimneys or other appliances that are used for cooking or heating are allowed.

Chimneys
Chimneys must not discharge ash, smoke or dust so that it becomes a nuisance, is dangerous, affects health and safety of people or animals, or is harmful to the environment.

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Open Air Burning Local Law Review Engagement Report
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Local Law Review – Open Air Burning

Provide your input

You can provide your feedback and input by making a submission.

Submissions can be made:
Online mornpen.vic.gov.au/locallawreview

Email locallawreview@mornpen.vic.gov.au

Post:
Re: Local Law Review
Mornington Peninsula Shire, Private Bag 1000,
Rosebud, Victoria, 3939

Hard copy consultation forms are available to be posted upon request, by phoning Shire Customer Service
1300 850 600

Contact us

Have questions or want to learn more about this project, contact us below:

Community Safety and Compliance Team
1300 850 600

Timeline

- **Internal review**
  Detailed internal review of open air burning local laws, including engagement with Councillors on key matters.
- **16 January 2023**
  Open for community input. Provide your input to help us draft the new open air burning local laws.
- **19 February 2023**
  Community input closes. We start to develop new open air burning local laws based on your input and legislative requirements.
- **April 2023**
  Council ahead of community consultation. Council meeting to endorse draft open-air burning local laws for consultation
- **May 2023**
  Community submission on draft open-air burning local laws. We will seek community feedback on the draft open air burning local laws.
- **June 2023**
  Review feedback and finalise open air burning local laws
- **July 2023**
  Open air burning local laws presented to Council. The open-air burning local laws, incorporating your views, feedback and input will be presented to Council for adoption.

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Local Law Review – Open Air Burning

Contact details

1. Name (required)	
2. Contact number (required)	
3. Email address (required)	

About you

1. **Gender** (Required)
- ☐ Male
- ☐ Female
- ☐ Non-binary
- ☐ Prefer not to say
- ☐ Other (please specify):

2. **Age group** (Required)
- ☐ Under 18 years
- ☐ 18 to 24 years
- ☐ 25 to 34 years
- ☐ 35 to 44 years
- ☐ 45 to 54 years
- ☐ 55 to 64 years
- ☐ 65 to 74 years
- ☐ 75 years or older
- ☐ Prefer not to say

3. **Postcode** (Required)

4. **What is your connection to the Mornington Peninsula?**
Please select all that apply. (Required)
- ☐ Live
- ☐ Work
- ☐ Study
- ☐ Own a business
- ☐ Involved in a community organisation
- ☐ Visit
- ☐ Own a property
- ☐ Other (please specify):

You and open air burning

6. **What is the land size of your property? (Required)**
- ☐ Less than 1,500 square metres
- ☐ 1,501 to 3,000 square metres
- ☐ 3,001 to 5,000 square metres
- ☐ 5,001 to 10,000 square metres
- ☐ 10,001 to 40,000 square metres
- ☐ Greater than 40,000 square metres

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Local Law Review – Open Air Burning

6. What are your thoughts about open air burning?

7. Do you practise open air burning at your property? (Required)
- ☐ Yes
- ☐ No – please skip to **question 14**

8. How often do you burn off?
- ☐ 1-2 times a year
- ☐ 3-5 times a year
- ☐ More than 5 times a year

9. What months of the year do you usually burn off? (Select all that apply)
- ☐ January
- ☐ February
- ☐ March
- ☐ April
- ☐ May
- ☐ June
- ☐ July
- ☐ August
- ☐ September
- ☐ October
- ☐ November
- ☐ December
- ☐ No particular time of year – I burn off when I need to

10. What days of the week do you usually burn off? (Select all that apply)
- ☐ Monday
- ☐ Tuesday
- ☐ Wednesday
- ☐ Thursday
- ☐ Friday
- ☐ Saturday
- ☐ Sunday
- ☐ No particular days – I burn off when I need to

11. What do you burn?
- ☐ Vegetation
- ☐ Other (please specify)

12. How much do you burn at a time?
- ☐ 1 to 2 cubic metres
- ☐ 3 to 25 cubic metres
- ☐ 6 to 10 cubic metres
- ☐ 11 to 20 cubic metres
- ☐ 21 to 50 cubic metres
- ☐ 51 to 100 cubic metres
- ☐ More than 100 cubic metres
- ☐ The amount I burn at a time varies

13. Why do you burn off?

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Local Law Review – Open Air Burning

Alternatives to open-air burning

14. Do you use alternatives to open air burning? (Select all that apply)

- ☐ Green waste bins (fortnightly pick up in some areas)
- ☐ Shire waste vouchers (3 vouchers a year, per property)
- ☐ Free green waste drop off days at Shire transfer centres
- ☐ Drop waste at a Shire transfer centre (fees apply)
- ☐ Book Shire's hard waste / green waste collection (fees apply)
- ☐ Use private providers to remove and dispose of waste
- ☐ There is no viable alternative for me
- ☐ Other (please specify)

15. What services or assistance can the Shire provide to discourage open air burning?

Impacts of open-air burning

16. Have you been impacted by open air burning?

- ☐ No
- ☐ Yes (can you tell us more about the impact?)

The current open air burning local laws

Please see page 1 for a summary of the current open-air burning local laws, or for further information visit
mornpen.vic.gov.au/locallawreview

17. Do you find the current open air burning local laws easy to understand?

- ☐ Yes
- ☐ No
- ☐ Unsure

18. Does anything need to change?

- ☐ No
- ☐ Yes (can you tell us more about what needs to change?

Anything else

19. Please provide any additional feedback or ideas on issues you think we should explore.

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Community Amenity Local Law 2022 – Part 4 Open Air Burning comparative analysis of new draft against existing document

Section	CURRENT - Community Amenity Local Law 2022 Clause	Section	NEW – draft Community Amenity Local Law 2022 Clause	Key changes
			PART 4 – OPEN AIR BURNING	
			Nothing in this Part 4 permits a *person* to light a fire during a declared Fire Danger Period (including a day of Total Fire Ban) or otherwise in contravention of the *Country Fire Authority Act 1958 or the Fire Rescue Victoria Act 1958.* In this Part 4, "in the open air" has the same meaning as under Section 34A of the *Country Fire Authority Act* 1958.	Included this statement at the beginning acknowledging deference to state legislation. Section 34A Country Fire Authority Act 1958 – meaning of 'in the open air': (1) For the purposes of this Division, a fire is in the open air if it is in any place other than within a permanent structure. (2) In this section "permanent structure"— (a) means a structure of a permanent kind consisting of a roof and fully enclosed on all sides; (b) includes a caravan; and (c) does not include a tent.
28	**Restriction on Burning in the Open Air – Land 1,500 Square Metres or Below** (1) A *person* must not, without a *permit*, light or allowed to be lit a fire in the open air on *land*, including in an *incinerator*, where the land size is 1,500 square metres or below. (2) The restriction in Clause 28(1) does not apply to: (a) a barbecue, pizza oven or other properly constructed appliance while it is being used for cooking food; (b) a fire in a brazier or chimenea while it is being used for heating; (c) a tool of trade while being used for the purpose for which it was designed; (d) a fire lit during the course of duty by a member of a fire and emergency services agency; or (e) a fire where the Council has granted a *permit* because it considers that the specific circumstances of the case enable it to provide an exemption to the restriction as specified in Clause 33.	28	**Restrictions on Burning in the Open Air – Land 1,500 Square Metres or Less** A *person* or *occupier* of *land* must not, without a *permit*, light or allow to be lit, a fire in the open air, where the land size is 1,500 square metres or less.	Sub-clause (1): Delete number (1) and insert words "or occupier of land" and "or allow to be lit". Remove reference to "incinerators". See also Clause 34 Nuisance Burning and Incinerators. New sub-clause (3) prohibits the use of incinerators at all times. Delete sub-clause 1(e). Covered under Clause 80 of Local Law (ie. Permits). Delete Sub-Clause (2) and insert whole Sub-Clause (2) in Clause 36 in order for the exceptions to apply to all land as covered under Clauses 28, 29 and 30.

Community Amenity Local Law 2022 – Part 4 Open Air Burning comparative analysis of new draft against existing document

Section	CURRENT - Community Amenity Local Law 2022 Clause	Section	NEW – draft Community Amenity Local Law 2022 Clause	Key changes
29	**Restrictions on Burning in the Open Air – Land above 1,500 square metres** (1) A *person* may light a fire in the open air on *land*, including in an *incinerator*, where the *land* size exceeds 1,500 square metres but is less than 40,000 square metres, provided that: (a) the fire is lit or allowed to remain alight only on a Friday or a Saturday and not before 9am or after 4pm; (b) no more than 10 cubic metres of vegetation is burnt at any one time; (c) the fire is not within 10 metres of any neighbouring dwelling; (d) the fire is lit or allowed to remain alight in accordance with Clause 36 – General Provisions. (2) Where a person wants to burn in the open air under this provision and the requirements in Clause 29(1) cannot be complied with, a *person* must obtain a *permit*.	29	**Restrictions on Burning in the Open Air – Land Above 1,500 Square Metres** (1) A *person* or *occupier* of *land* must not light or allow to be lit a fire in the open air, where the land size exceeds 1,500 square metres but is less than 40,000 square metres, unless: (a) the fire is lit or allowed to remain alight only on a Friday or a Saturday and not before 9am or after 4pm; (b) no more than 10 cubic metres of vegetation is burnt at any one time; (c) the fire is not within 20 metres of any neighbouring dwelling; and (d) the fire is lit or allowed to remain alight in accordance with Clause 36 – General Provisions. (2) Where a *person* or *occupier* of *land* wants to burn in the open air under this provision and the requirements in Clause 29(1) cannot be complied with, that *person* or *occupier* of the *land* must obtain a *permit.*	Sub-clause (1): insert "or occupier of land" and "or allow to be lit"; remove reference to "incinerators". ; and delete the word' may' and replace by 'must not' to make it legally more sound. See also Clause 34 Nuisance Burning and Incinerators. New sub-clause (3) prohibits the use of incinerators at all times. Increased the distance of a fire from neighbouring dwellings to 20 metres in (1)(c). Currently the distance is 10 metres.
30	**Restrictions on Burning in the Open Air – Land 40,000 square metres or above** (1) A *person* may light a fire in the open air on *land*, including in an *incinerator*, where the *land* size is 40,000 square metres or above, provided that: (a) no more than 100 cubic metres (e.g., 5 metres wide x 5 metres long x 4 metres high) of vegetation is burnt at any one time; (b) the fire is not within 100 metres of any neighbouring dwelling; and (c) the fire is lit or allowed to remain alight in accordance with Clause 36 – General Provisions. (2) Where a person wants to burn in the open air under this provision and the requirements in Clause 30(1) cannot be complied with, a *person* must obtain a *permit*.	30	**Restrictions on Burning in the Open Air – Land 40,000 Square Metres or Above** (1) A *person* or *occupier* of *land* must not light or allow to be lit a fire in the open air where the land size is 40,000 square metres or more, unless: (a) no more than 100 cubic metres (e.g., 5 metres wide x 5 metres long x 4 metres high) of vegetation is burnt at any one time; (b) the fire is not within 100 metres of any neighbouring dwelling; and (c) the fire is lit or allowed to remain alight in accordance with Clause 36 – General Provisions. (2) Where a *person* or *occupier* of *land* wants to burn in the open air under this provision and the requirements in Clause 30(1) cannot be complied with, that *person* or *occupier* of the *land* must obtain a *permit.*	Sub-clause (1): insert "or occupier of land" and "or allow to be lit"; and remove reference to "incinerators"' and delete the word' may' and replace by 'must not' to make it legally more sound. See also Clause 34 Nuisance Burning and Incinerators. New sub-clause (3) prohibits the use of incinerators at all times.
31	**Removal of Restrictions on Open Air Burning** The Municipal Fire Prevention Officer may remove any restrictions on open air burning contained within Part 4 of the Local Law. The removal of any restrictions will be for a period of up to four (4) weeks to enable landowners to light a fire in the open air for fire prevention purposes only and *Council* will give public notice of this period.	31	[Deleted]	Delete this Clause. Covered under Clause 80 of Local Law (ie. Permits).
32	**Applying for a Permit to Burn** A *person* can apply for a *permit* by: (a) lodging an application with *Council* in a form approved by the *Council* or an *Authorised Officer* and (b) paying to the *Council* the appropriate application fee, if applicable.	32	[Deleted]	Delete this Clause. Covered under Clause 80 of Local Law (ie. Permits).

Community Amenity Local Law 2022 – Part 4 Open Air Burning comparative analysis of new draft against existing document

Section	CURRENT - Community Amenity Local Law 2022 Clause	Section	NEW – draft Community Amenity Local Law 2022 Clause	Key changes
33	**Issue of Permits to Burn** (1) The *Council* or an *Authorised Officer* may issue a *permit* with or without conditions or refuse to issue a *permit* based on the specific circumstances of the case having due regard to: (a) the size of the land; (b) the ability of the landowner to remove the vegetation via more appropriate methods; (c) the proximity to other landowners and risk of smoke nuisance; or (d) any other relevant thing. (2) The conditions of the *permit* must be set out in the *permit*. (3) A *person* who undertakes open air burning for which the *Council* or an *Authorised Officer* has issued a *permit* must comply with the conditions on the *permit*. (4) Even if a *permit* has been issued, a *person* must not light or allow to remain alight any fire in the open air on a day that has been declared as a total fire ban day or smog alert day.	33	([Deleted]	Delete this Clause. Covered under Clause 80 of Local Law (ie. Permits).
34	**Nuisance Burning and Incinerators** (1) A *person* must not light or allow to be lit a fire on any *land* in the open air, including in an *incinerator* that: (a) is offensive or a nuisance to another *person* in the vicinity, or beyond the property boundary; (b) may cause a hazard to a person's health; (c) has an adverse impact on visibility beyond the property boundary, including reducing the visibility of motorists and other users of a public road; or (d) creates a hazard on, or near, a public road. (2) A *person* must not light a fire in the open air, including in an *incinerator* on land to burn, cause or allow to be burnt any: (a) green or wet material; (b) non timber based building materials; (c) rubber or plastic, including plastic mulch, plant pots and packaging materials; (d) furnishings and carpet; (e) manufactured chemicals;	34	**Nuisance Burning and Incinerators** (1) A *person* or *occupier* of *land* must not light or allow to be lit on any land in the open air a fire that: (a) is offensive or a nuisance to another person in the vicinity, or beyond the property boundary; (b) may cause a hazard to a person's health; (c) has an adverse impact on visibility beyond the property boundary, including reducing the visibility of motorists and other users of a public road; or (d) creates a hazard on, or near, a public road. (2) A *person* or *occupier* of *land* must not light or allow to be lit on any *land* in the open air a fire to burn: (a) green or wet vegetation; (b) non timber based building materials; (c) rubber or plastic, including plastic mulch, plant pots and packaging materials; (d) furnishings or carpet; (e) manufactured chemicals or pressurised cans;	Sub-clauses (1) and (2): insert words "or occupier of land" and "or allow to be lit". Remove reference to "incinerators". New sub-clause (3) prohibits the use of incinerators at all times. Sub-clause 2 (e) included 'pressurised cans'. Changed Sub-clause (2)(j) to reflect DEECA as the responsible agency.

Community Amenity Local Law 2022 – Part 4 Open Air Burning comparative analysis of new draft against existing document

Section	CURRENT - Community Amenity Local Law 2022 Clause	Section	NEW – draft Community Amenity Local Law 2022 Clause	Key changes
	(f) petroleum or oil products; (g) paint, including any container in which paint is kept; (h) food waste; (i) manure or straw; (j) carcasses or dead animals, unless prescribed by the Department of Primary Industries as the only means of disposal; or (k) other offensive, noxious, or toxic matter.		(f) petroleum or oil products; (g) paint or any container in which paint is or was kept; (h) food waste; (i) manure or straw; (j) carcasses or dead animals, unless prescribed by the Department of Energy, Environment and Climate Action as the only means of disposal; or (k) other offensive, noxious, or toxic matter. (3) A *person* or *occupier* of *land* must not light or allow to be lit a fire in an *incinerator*.	
35	**Extinguishing Fires** A *person* who has lit or allowed a fire to remain alight contrary to the provisions in this Part or any condition contained in a *permit*, must extinguish the fire immediately on being directed to do so by: (a) an *Authorised Officer*; or (b) a member of Victoria Police or the Country Fire Authority.	35	**Direction to Extinguish Fires** A *person* or *occupier* of *land* who has lit or allowed a fire to be lit contrary to the provisions in this Part or any condition contained in a *permit*, must extinguish the fire immediately on being directed to do so by: (a) an *Authorised Officer*; or (b) a member of Victoria Police or the Country Fire Authority or Fire Rescue Victoria.	Insert words: "or occupier of land". Included FRV (Fire Rescue Victoria) as an agency that can direct a person to extinguish a fire.
36	**General Provisions** (1) A *person* who has lit or allowed a fire to remain alight must do so in accordance with the following requirements: (a) the fire or use of the *incinerator* is supervised by an adult at all times; (b) sufficient fire protection equipment is available to extinguish the fire if required; (c) the vegetation to be burnt is dead and dry prior to lighting it; and (d) at the site of the fire, the wind speed must not exceed 20 kilometres per hour (11 knots). (2) A *person* must not light a fire in the open air in the whole of the *Municipal District*: (a) on any day of smog alert declared by Environment Protection Authority Victoria; (b) on any day of total fire ban declared by the Country Fire Authority; and	36	**General Provisions** (1) A *person* or *occupier* of *land* who has lit or allowed a fire to be lit in the open air must ensure that: (a) the fire is supervised at all times by an adult who has the capacity and means to extinguish the fire; (b) the person in charge of the fire is not: (i) outside the line of sight of the fire; or (ii) more than 50 metres from the perimeter of the fire; (c) sufficient fire protection equipment is available to extinguish the fire if required; (d) the vegetation to be burnt is dead and dry prior to lighting it; (e) at the site of the fire, the wind speed does not exceed 20 kilometres per hour (11 knots); and (f) a notification of the burn is registered with the Emergency Services Telecommunications Authority.	Sub-clause (1): insert words "or occupier of land" and remove reference to "incinerators". See also Clause 34 Nuisance Burning and Incinerators. New sub-clause (3) prohibits the use of incinerators at all times. New sub-clauses 1(b) and 2 place specific safety obligations on the person in charge of a fire. New sub-clause (1)(f) requires that burns be registered at State level through ESTA (Emergency Services Telecommunications Authority).

Community Amenity Local Law 2022 – Part 4 Open Air Burning comparative analysis of new draft against existing document

Section	CURRENT - Community Amenity Local Law 2022 Clause	Section	NEW – draft Community Amenity Local Law 2022 Clause	Key changes
	(c) during a declared fire danger period under the Country Fire Authority Act 1958 without first obtaining a permit from the Municipal Fire Prevention Officer or Country Fire Authority.		(2) A *person* or *occupier* of *land* who has lit or allowed a fire to be lit, or is in charge of a fire in the open air must, before leaving the place of the fire: (a) completely extinguish the fire; or (b) ensure that an adult person who has the capacity and means to extinguish the fire remains in charge of the fire at all times. (3) The restrictions in Clauses 28, 29 and 30 do not apply to: (a) a barbecue, pizza oven or other properly constructed appliance while it is being used for cooking food; (b) a fire in a brazier, fire pit or chimenea while it is being used for heating; (c) a tool of trade while being used for the purpose for which it was designed; (d) a fire lit during the course of duty by a member of a fire and emergency services agency; or (e) a fire lit for the purposes of enjoying culture or practising religion.	Delete sub-clause (2). See new introductory statements before clause 28 acknowledging deference to state legislation. Insert a new Sub-Clause (3) to allow the exceptions to apply to all land as covered under Clauses 28, 29 and 30. This Clause was previously only under Clause 28(2), which meant that a person with land over 1500sqm. could not have a BBQ etc without a permit. Inclusion of "fire pit" in (3)(b). New sub-clause (3)(e) providing for a fire lit for the purpose of enjoying culture or practising religion.
37	**Chimneys** (1) A *person* who owns or occupies *land* must not allow any chimney on that land to discharge ash, smoke, or dust to such an extent that it becomes a public nuisance, or is dangerous or is likely to be dangerous to the health and safety of any *person* or *animal*, or is harming or likely to be harmful to the environment. (2) In determining whether a contravention has occurred an *Authorised Officer* must have regard to: (a) the nature of any complaint received; (b) any observations of an *Authorised Officer*, including the level of observable dust, grit, ash, smoke substance or odour; (c) any diary entries made by any *person* detailing the particulars of the complaint; (d) whether the chimney and any heating devices comply with any relevant Australian Standard; and (e) the nature of the fuel used in the heating device.	37	([Deleted]	Smoke from chimneys and wood heaters is regulated under the Environment Protection Act 2017 and the Public Health and Wellbeing Act 2008; and enforced by the Shire's Health Team. Clause deleted to avoid duplication of state legislation.

Community Amenity Local Law 2022 – Part 4 Open Air Burning comparative analysis of new draft against existing document

Section	CURRENT - Community Amenity Local Law 2022 Clause	Section	NEW – draft Community Amenity Local Law 2022 Clause	Key changes
NEW	NEW	37 NEW	**Restrictions on Burning in the Open Air in Public Places and on Council Land** A *person* must not, without a *permit* or the relevant land manager's written consent, light or allow to be lit, a fire in the open air on; (a) a *road*; (b) *Council land* or *reserve*; (c) Crown land; or (d) any *public place* unless the fire is authorised by signs placed on the land by *Council.*	New clause introduced to regulate fires in a public place and on Council land.

Community Amenity Local Law 2022 – Part 4 Open Air Burning comparative analysis of new draft against existing document

SCHEDULE 1

PENALTIES FOR INFRINGEMENT NOTICES

Clause	Topic	CURRENT Penalty Unit for infringement notices	Penalty Unit (new proposed)	Comment
	Part 4 Open Air Burning			
28	Restriction on Burning in the Open Air – land 1,500 sq metres or less	2	2	
29	Restriction on Burning in the Open Air – land above 1,500 sq metres	2	2	
30	Restriction on Burning in the Open Air – land 40,000 sq metres or above	2	5	Higher penalty reflects increased risk to community due to larger volumes burnt on bigger properties.
34	Nuisance Burning and Incinerators	2	2	
35	Direction to Extinguish Fires	2	3	Increased to be consistent and to align with Clause 81 = 3 penalty units
36	General Provisions	2	2	
37	Restrictions on Burning in the Open Air in Public Places and on Council Land	2	2	

COMMUNITY IMPACT STATEMENT COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

MORNINGTON PENINSULA Shire

COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

1. Introduction

Council is proposing to make the COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023 (Amending Local Law) to amend Council's COMMUNITY AMENITY LOCAL LAW 2022 (Principal Local Law) which commenced operation on 5 October 2022.

The following information is provided to the community in respect of the proposed local law.

2. Background

On 23 August 2022 Council adopted the Principal Local Law, which commenced operation on 5 October 2022, with Council officers committing to reviewing Part 4 that deals with open air burning, incinerators and chimneys, separately in 2022/23 to ensure that there was adequate opportunity to provide a greater level of focus on the topic and address community feedback. Feedback received via a community survey, as well as from internal and external stakeholders and Councillors was considered and utilised to prepare the Amending Local Law.

The Amending Local Law proposes amendments to the Principal Local Law in relation to:

- amendments to existing clauses;
- deletion of certain clauses;
- insertion of new clauses; and
- penalty amounts aligned under the new *Local Government Act 2020*.

The proposed amendments made by the Amending Local Law are generally consistent with the Principal Local Law, with changes that are considered:

- appropriate to improve the structure and readability of the Principal Local Law;
- prudent following a review of the operation of the Principal Local Law; and
- appropriate in the experience of Council and members of the public having regard to the operation of the Principal Local Law.

3. Objectives and intended effect

The purpose of the Amending Local Law is to amend the Principal Local Law.

The objective and intended effect of the Amending Local Law is consistent with the objectives and intended effect of the Principal Local Law.

COMMUNITY IMPACT STATEMENT COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

MORNINGTON PENINSULA Shire

4. Evaluation of the Amending Local Law

An evaluation of the Amending Local Law follows.

Issue	Evaluation
Measures of success	The success of the Amending Local Law will be best measured by the extent to which it regulates and controls open air burning.
Existing legislation which might be used instead	In preparing the Amending Local Law, Council has taken care to ensure that no clauses are included that relate to matters addressed under existing State or Federal legislation.
Overlap with existing legislation	Existing State legislation also deals with the following matters:, 1. pollution – *Environment Protection Act 2017*; and 2. nuisance – *Public Health and Wellbeing Act 2008*. It is believed that the Amending Local Law supplements the State legislation without duplicating, overlapping or creating any inconsistencies. The Amending Local Law deletes Clause 37– Chimneys in the Principal Local Law, as pollution and nuisance are regulated by State Legislation.
Overlap with Planning Scheme	The Amending Local Law does not overlap with the Mornington Peninsula Planning Scheme.
Risk assessment	Council does not believe there are any risks associated with the Amending Local Law. In reaching this view, Council considered the absence of such amendments and its impact on the effectiveness of the Principal Local Law. The proposed Amending Local Law is not considered to represent any risks to Council.

COMMUNITY IMPACT STATEMENT COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

MORNINGTON PENINSULA Shire

Issue	Evaluation
Legislative approach adopted	The Amending Local Law seeks to place the minimum imposition on the community. This is evidenced by: 1. reasonable penalties (infringement penalty amounts are now the same as state legislation); and 2. minimum possible number of provisions creating offences. Council has also, as far as possible, adopted a performance based, rather than prescriptive, approach in the Amending Local Law. The Amending Local Law focuses on the outcomes sought to be achieved, rather than the methodology to be applied.
New offences & penalties	The Amending Local Law creates the following new offences contained in the clauses indicated: • Restrictions on Burning in the Open Air in Public Places and on Council Land — Clause 7.27 of the Amending Local Law which substitute Clause 37 of the Principal Local Law; 20 Penalty Units • General Provisions — Clause 7.24 & 7.25 of the Amending Local Law which amends Clause 36 of the Principal Local Law; 20 Penalty Units The penalty unit amounts are now the same as in state legislation.
Permits	The Amending Local Law deletes Clauses 32 & 33 as they are a duplication of Clause 80 of the Principal Local Law.
Fees	The Principal Local Law provides for Council to determine the fees and charges that will apply at any time. Those clauses of the Amending Local Law that require a permit will be subject to the fees and charges as determined by Council.
Restriction of competition	The Amending Local Law has been reviewed against National Competition Policy principles and is considered to be consistent with these.
Charter of Human Rights	The implications of the Amending Local Law have been assessed by Council as compatible with the requirements of the *Charter of Human Rights and Responsibilities Act 2006*. To the extent that any provisions engage rights, the limitations imposed are demonstrably justifiable, such that no incompatibility arises.

COMMUNITY IMPACT STATEMENT COMMUNITY AMENITY (AMENDMENT) LOCAL LAW 2023

MORNINGTON PENINSULA Shire

Issue	Evaluation
Consultation	The Amending Local Law has been developed in consultation with the community, Councillors, Council staff and Council's external legal advisors.
Submissions	Public consultation will be undertaken as part of the process of making the Amending Local Law and anyone interested in making a submission may do so, in accordance with section 73 of the *Local Government Act 2020*.

For further information on the proposed local law, please contact Council on (03) 5950 1375 or at LocalLawReview@mornpen.vic.gov.au

ARCHITECTURAL DRAWINGS

TOWN PLANNING

No.	Rev.	Drawing Name	Scale
FCD 001	0	cover page	NTS
FCD 101	0	land survey	NTS
FCD 102	1	site plan	1:500
FCD 102a	1	context Plan	1:1000
FCD 103	1	cut & fill plan - residence	1:200
FCD 103a	0	cut & fill plan - context plan	1:500
FCD 104	1	site plan - farming shed	1:200
FCD 105	0	site plan - farming shed floorplan	1:100
FCD 106	0	cut & fill plan - farming shed	1:200
FCD 107	0	driveway access - sections & crossover setout	1:200
FCD 201	1	ground floor plan - 1-200	1:200
FCD 202	1	ground floor plan - 1-100a	1:100
FCD 203	0	ground floor plan - 1-100b	1:100
FCD 204	1	roof plan - 1-200	1:200
FCD 205	1	roof plan - 1-100a	1:100
FCD 206	0	roof plan - 1-100b	1:100
FCD 301	0	material elevations	1:100
FCD 302	1	material elevations	as indicated
FCD 303	1	material elevations	as indicated
FCD 401	0	window schedule	1:50
FCD 402	0	window schedule	1:50
FCD 403	0	window schedule	1:50
FCD 404	0	farm shed -elevations	1:100
FCD 405	0	farm shed elevations	1:100
FCD 501	1	3D Perspectives	NTS
FCD 502	1	3D Perspectives	NTS
FCD 503	1	3D Perspectives	NTS
FCD 600	0	appendix - farming shed elevations	1:200



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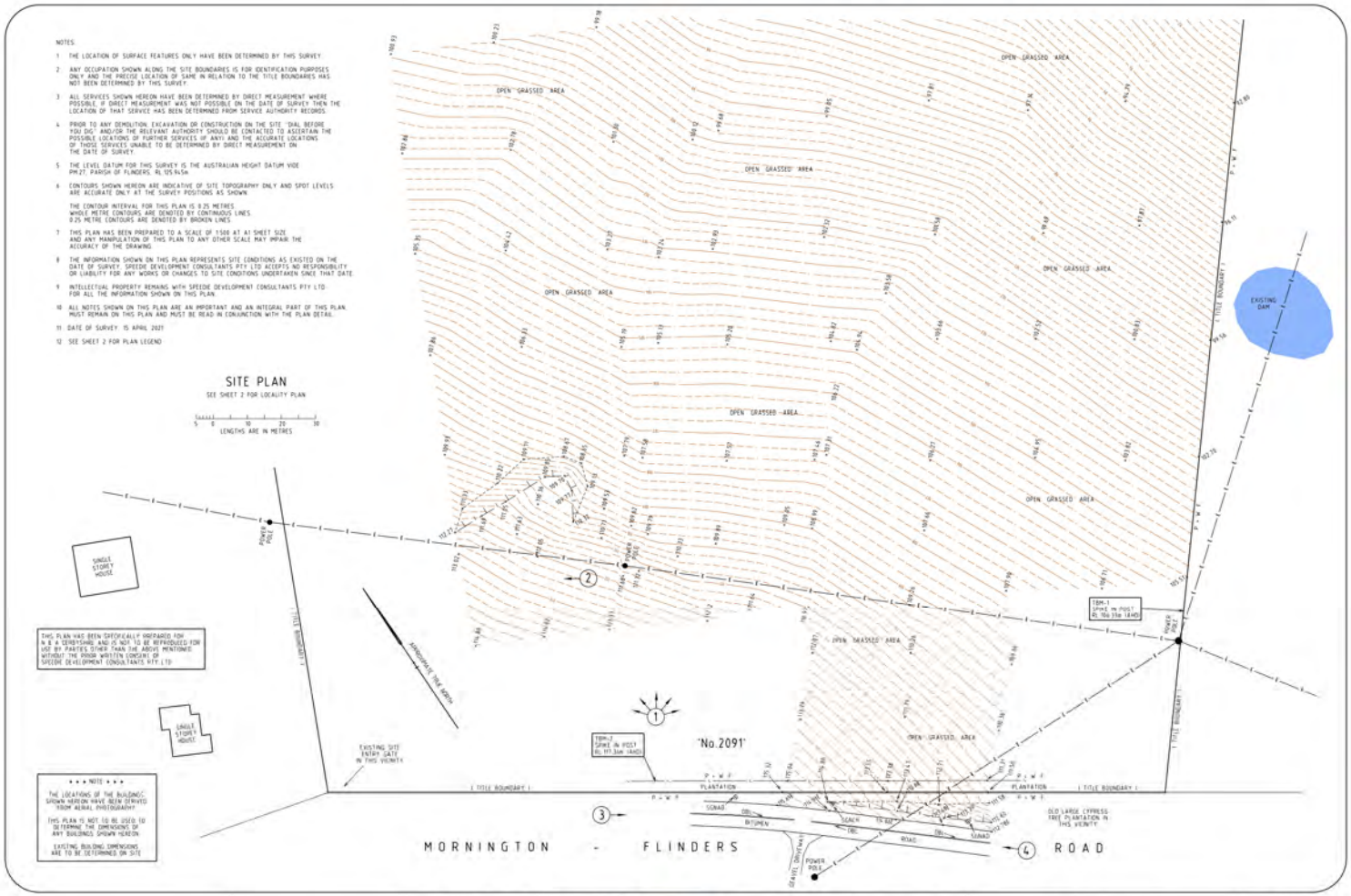
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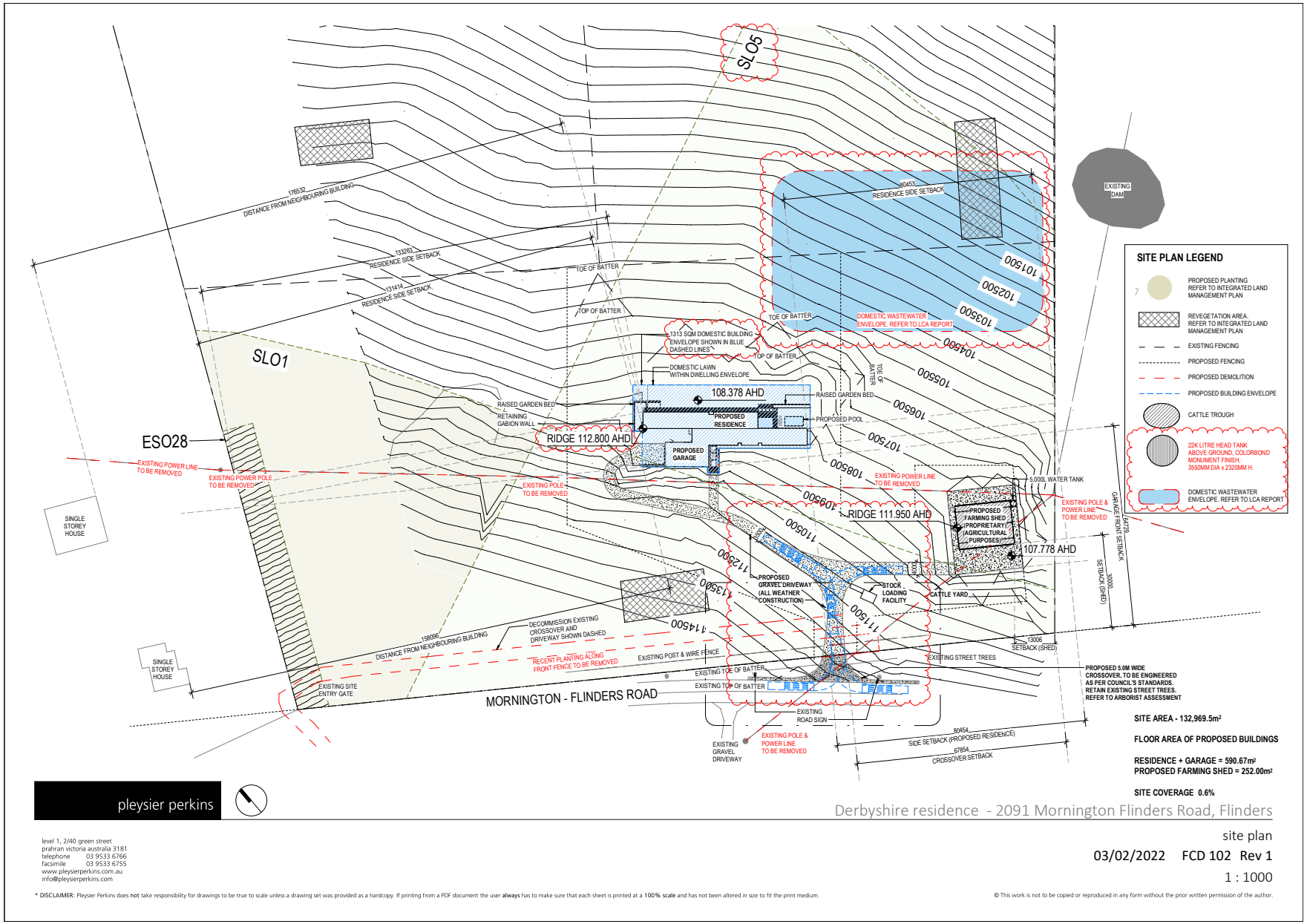
land survey

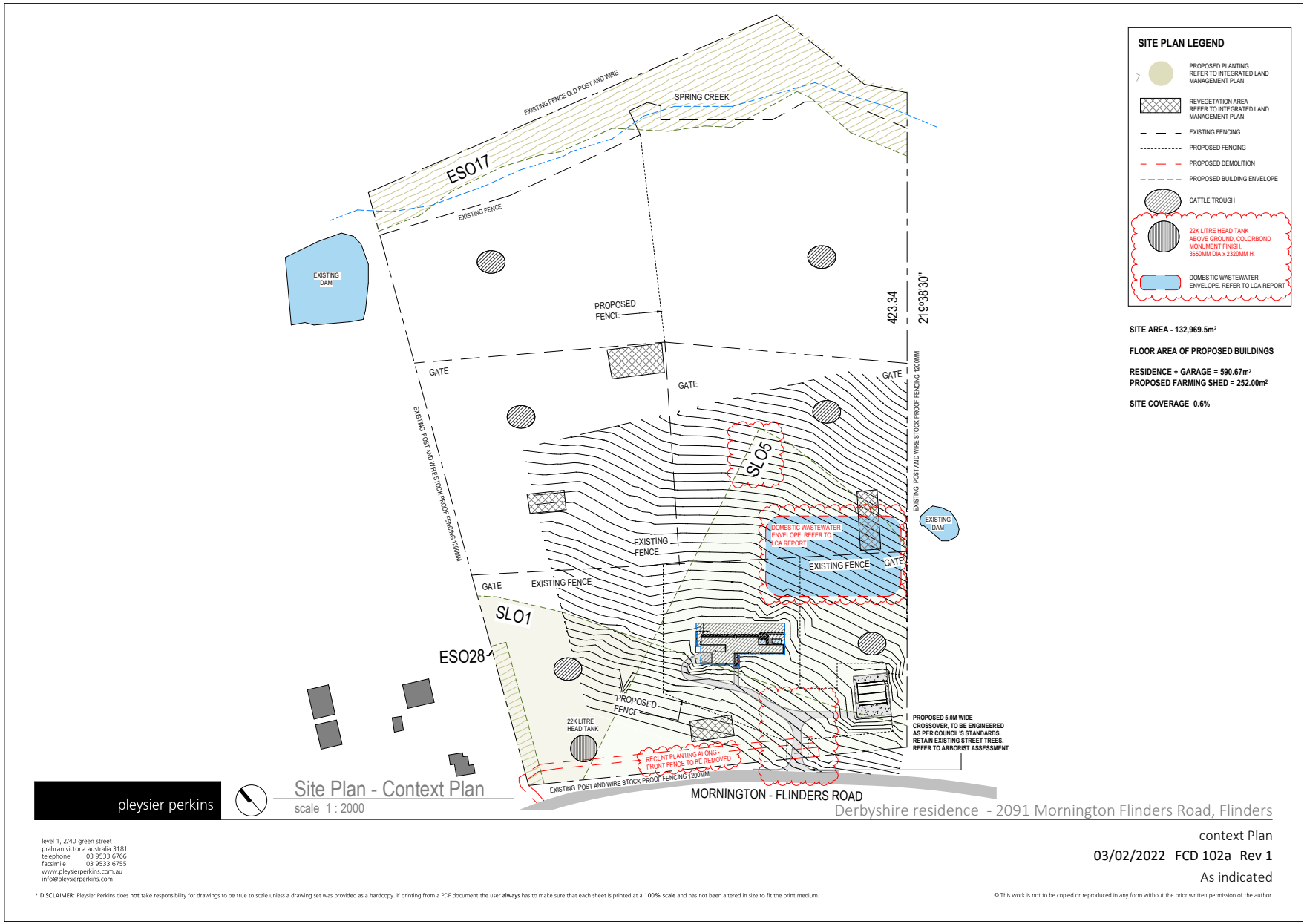
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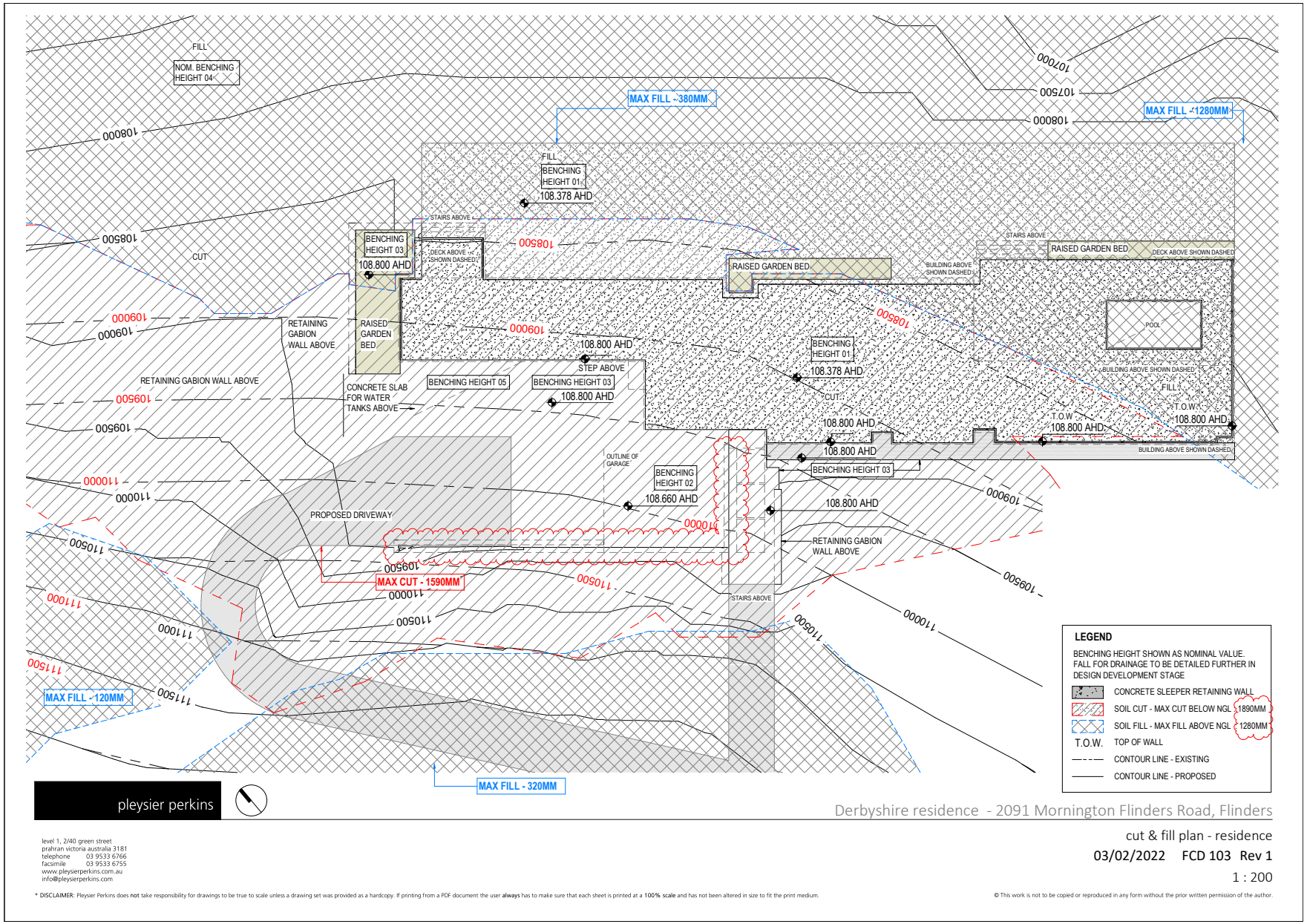
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SLO5
SLO1
ESO28
SITE PLAN LEGEND
PROPOSED PLANTING REFER TO INTEGRATED LAND MANAGEMENT PLAN
REVEGETATION AREA. REFER TO INTEGRATED LAND MANAGEMENT PLAN
EXISTING FENCING
PROPOSED FENCING
PROPOSED DEMOLITION
PROPOSED BUILDING ENVELOPE
CATTLE TROUGH
22K LITRE HEAD TANK ABOVE GROUND, COLORBOND MONUMENT FINISH, 3550MM DIA x 2320MM H.
DOMESTIC WASTEWATER ENVELOPE. REFER TO LCA REPORT
EXISTING DAM
DOMESTIC WASTEWATER ENVELOPE. REFER TO LCA REPORT
1313 SQM DOMESTIC BUILDING ENVELOPE SHOWN IN BLUE DASHED LINES
DOMESTIC LAWN WITHIN DWELLING ENVELOPE
108.378 AHD
PROPOSED RESIDENCE
PROPOSED GARAGE
RIDGE 112.800 AHD
RIDGE 111.950 AHD
107.778 AHD
RAISED GARDEN BED
RETAINING GABION WALL
PROPOSED POOL
TOE OF BATTER
TOP OF BATTER
EXISTING POWER LINE TO BE REMOVED
EXISTING POLE TO BE REMOVED
EXISTING POLE & POWER LINE TO BE REMOVED
5,000L WATER TANK
PROPOSED FARMING SHED (PROPRIETARY) (AGRICULTURAL PURPOSES)
PROPOSED GRAVEL DRIVEWAY (ALL WEATHER CONSTRUCTION)
STOCK LOADING FACILITY
CATTLE YARD
SINGLE STOREY HOUSE
SINGLE STOREY HOUSE
DISTANCE FROM NEIGHBOURING BUILDING
176832
133261
131414
158096
80453
RESIDENCE SIDE SETBACK
80454
SIDE SETBACK (PROPOSED RESIDENCE)
67854
CROSSOVER SETBACK
64728
GARAGE FRONT SETBACK
30000
SETBACK (SHED)
13006
SETBACK (SHED)
DECOMMISSION EXISTING CROSSOVER AND DRIVEWAY SHOWN DASHED
RECENT PLANTING ALONG FRONT FENCE TO BE REMOVED
EXISTING POST & WIRE FENCE
EXISTING TOE OF BATTER
EXISTING TOP OF BATTER
EXISTING SITE ENTRY GATE
EXISTING STREET TREES
PROPOSED 5.0M WIDE CROSSOVER, TO BE ENGINEERED AS PER COUNCIL'S STANDARDS. RETAIN EXISTING STREET TREES. REFER TO ARBORIST ASSESSMENT
EXISTING ROAD SIGN
EXISTING GRAVEL DRIVEWAY
MORNINGTON - FLINDERS ROAD
SITE AREA - 132,969.5m²
FLOOR AREA OF PROPOSED BUILDINGS
RESIDENCE + GARAGE = 590.67m²
PROPOSED FARMING SHED = 252.00m²
SITE COVERAGE 0.6%
pleysier perkins
Derbyshire residence - 2091 Mornington Flinders Road, Flinders
site plan
03/02/2022 FCD 102 Rev 1
1 : 1000
level 1, 2/40 green street
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SITE PLAN LEGEND
PROPOSED PLANTING REFER TO INTEGRATED LAND MANAGEMENT PLAN
REVEGETATION AREA REFER TO INTEGRATED LAND MANAGEMENT PLAN
EXISTING FENCING
PROPOSED FENCING
PROPOSED DEMOLITION
PROPOSED BUILDING ENVELOPE
CATTLE TROUGH
22K LITRE HEAD TANK ABOVE GROUND. COLORBOND MONUMENT FINISH. 3550MM DIA x 2320MM H.
DOMESTIC WASTEWATER ENVELOPE. REFER TO LCA REPORT
SITE AREA - 132,969.5m²
FLOOR AREA OF PROPOSED BUILDINGS
RESIDENCE + GARAGE = 590.67m²
PROPOSED FARMING SHED = 252.00m²
SITE COVERAGE 0.6%
SPRING CREEK
EXISTING FENCE OLD POST AND WIRE
ESO17
EXISTING FENCE
EXISTING DAM
PROPOSED FENCE
423.34
219°38'30"
GATE
EXISTING POST AND WIRE STOCK PROOF FENCING 1200MM
SLO5
SLO1
ESO28
EXISTING FENCE
22K LITRE HEAD TANK
RECENT PLANTING ALONG FRONT FENCE TO BE REMOVED
EXISTING POST AND WIRE STOCK PROOF FENCING 1200MM
PROPOSED 5.0M WIDE CROSSOVER, TO BE ENGINEERED AS PER COUNCIL'S STANDARDS. RETAIN EXISTING STREET TREES. REFER TO ARBORIST ASSESSMENT
MORNINGTON - FLINDERS ROAD
pleysier perkins
Site Plan - Context Plan
scale 1 : 2000
Derbyshire residence - 2091 Mornington Flinders Road, Flinders
context Plan
03/02/2022 FCD 102a Rev 1
As indicated
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cut & fill plan - residence

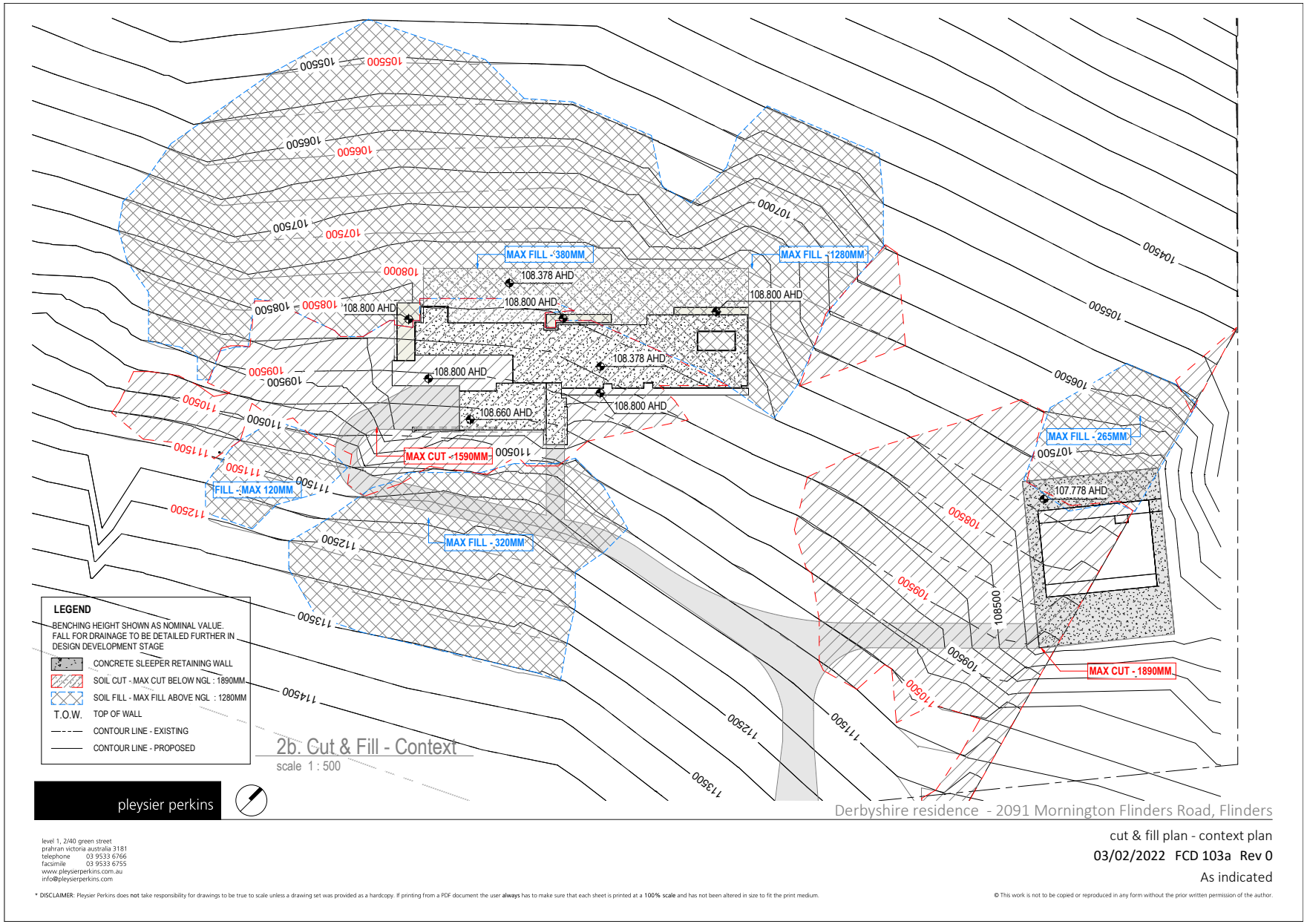
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1 : 200

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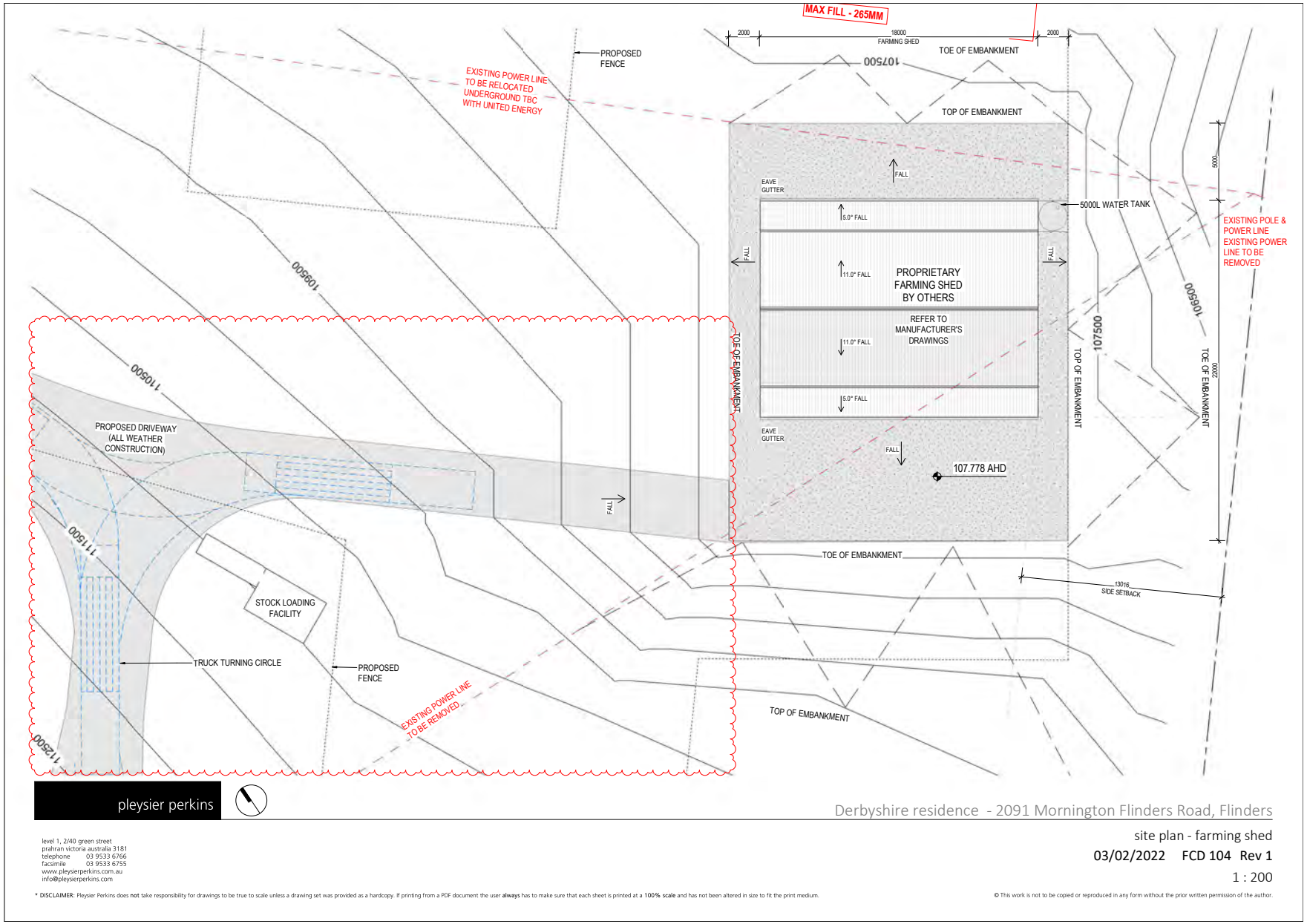
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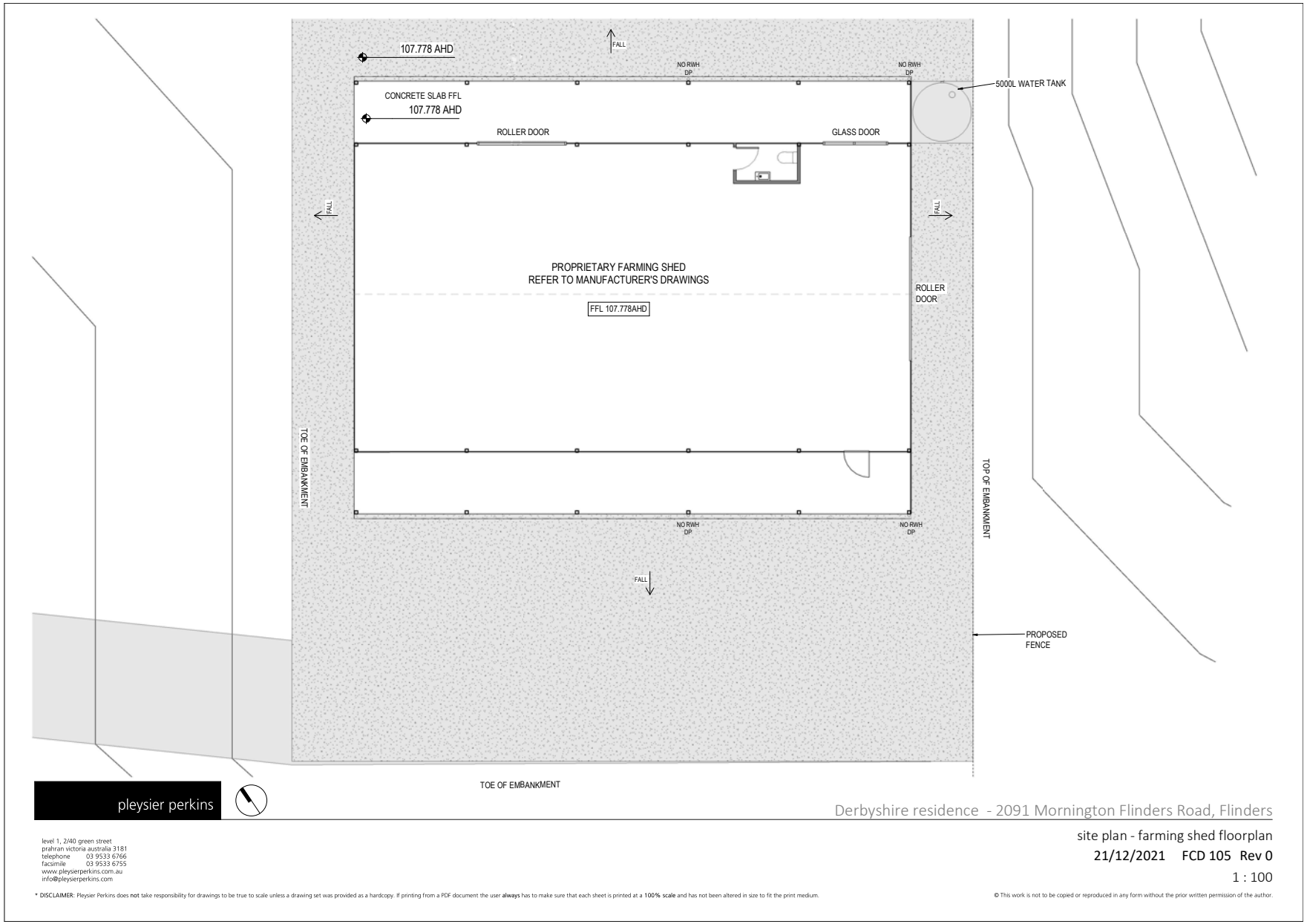
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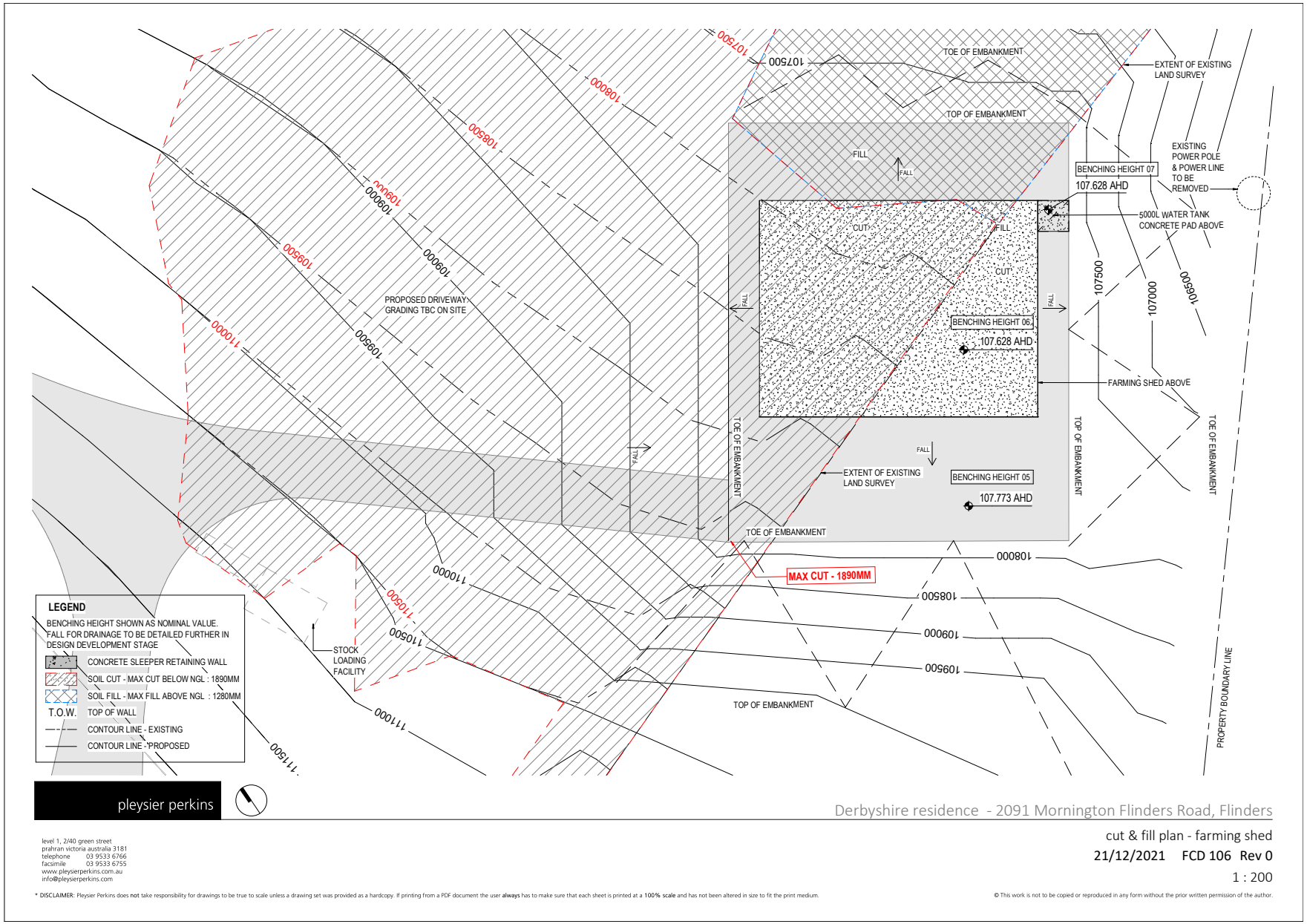
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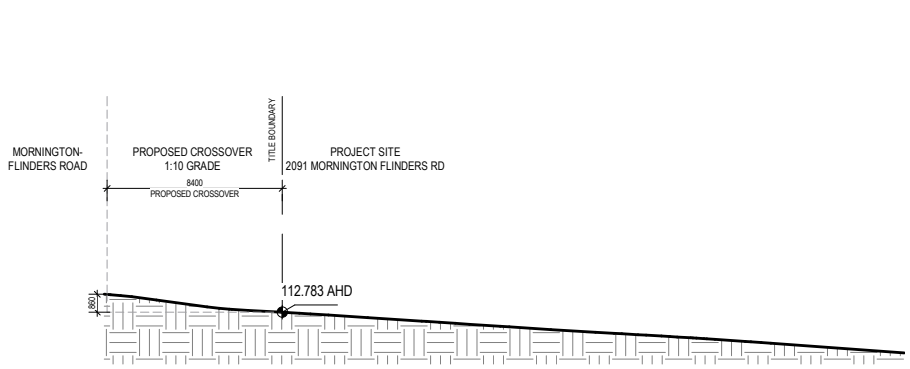
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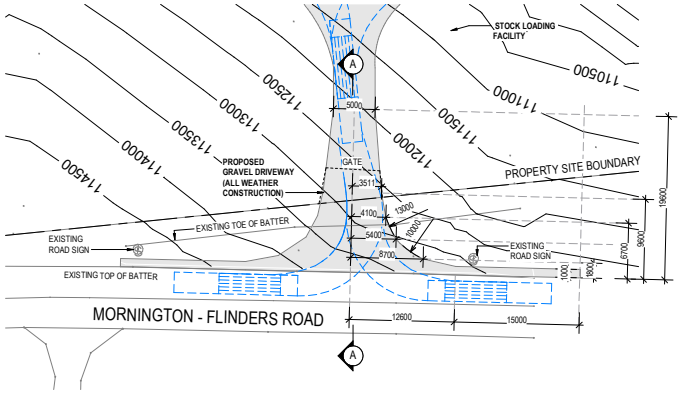
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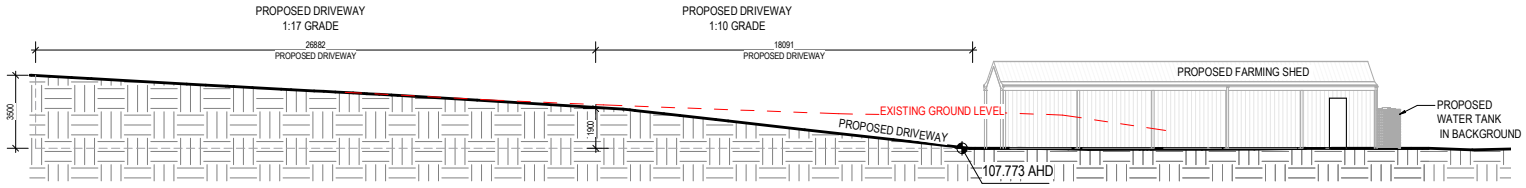
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Section A - Crossover & Driveway
scale 1 : 200



2. Crossover Setout
scale 1 : 500



Section - Driveway to Farming Shed
scale 1 : 200

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driveway access - sections & crossover setout

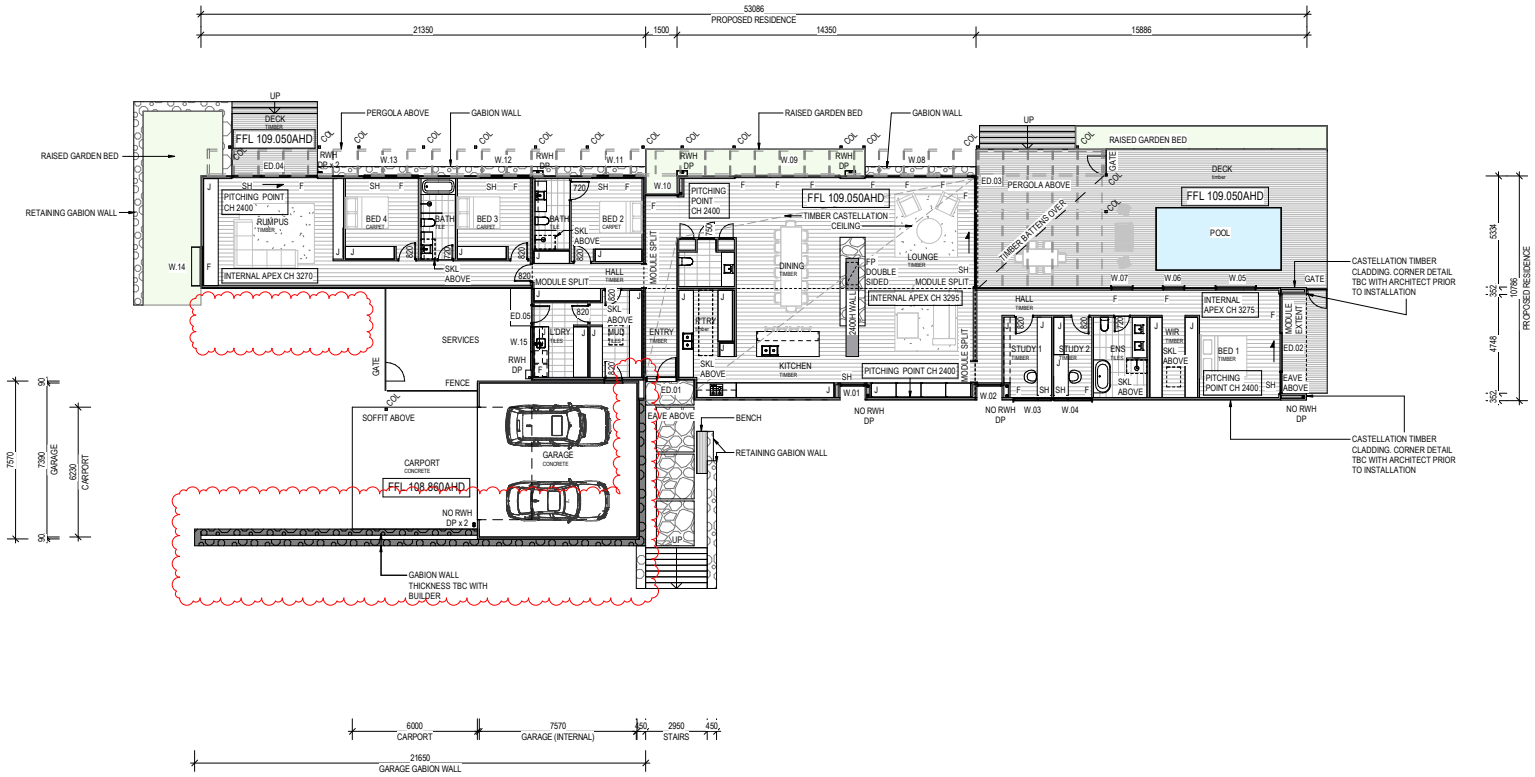
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ground floor plan - 1-200

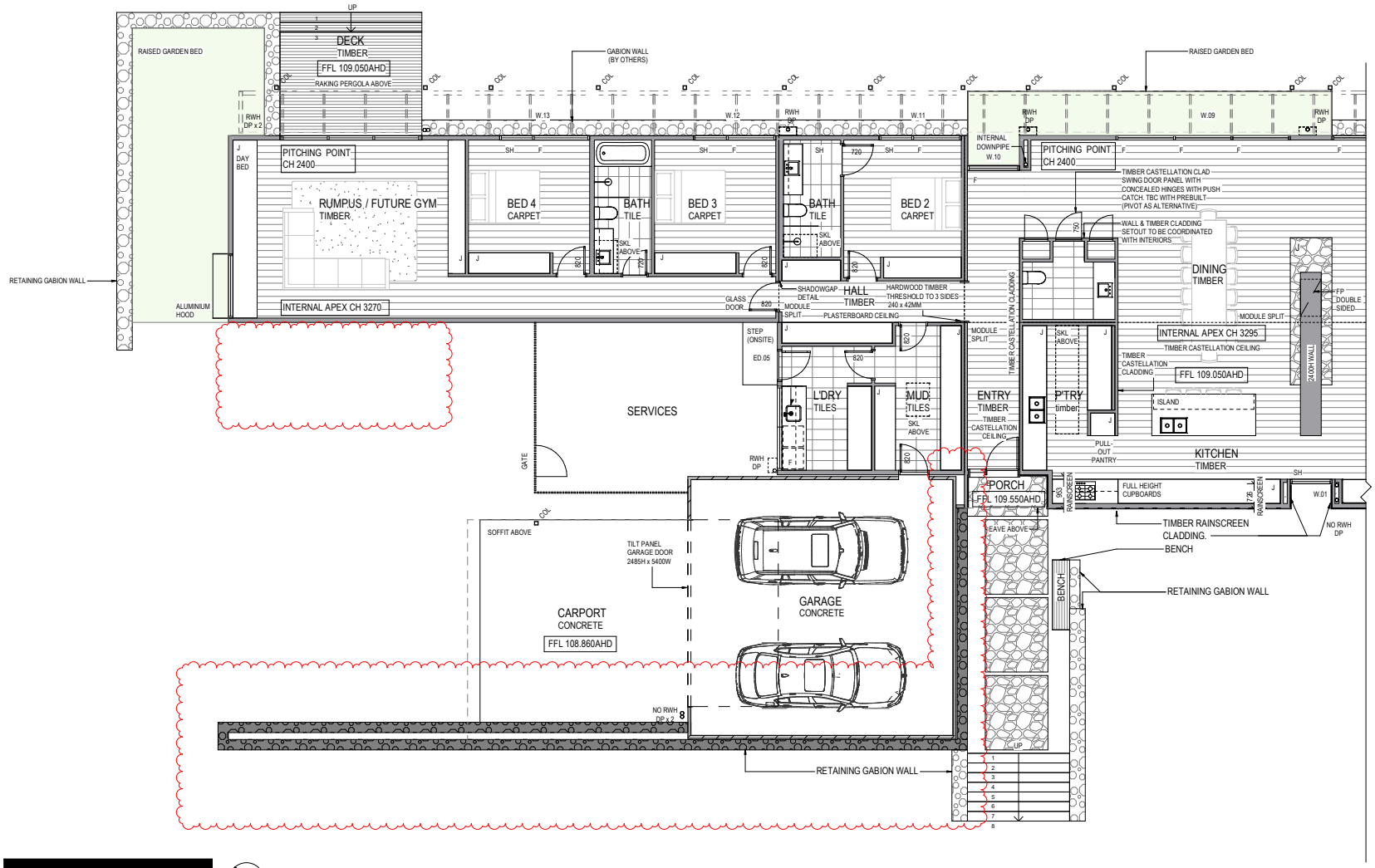
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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

ground floor plan - 1-100a

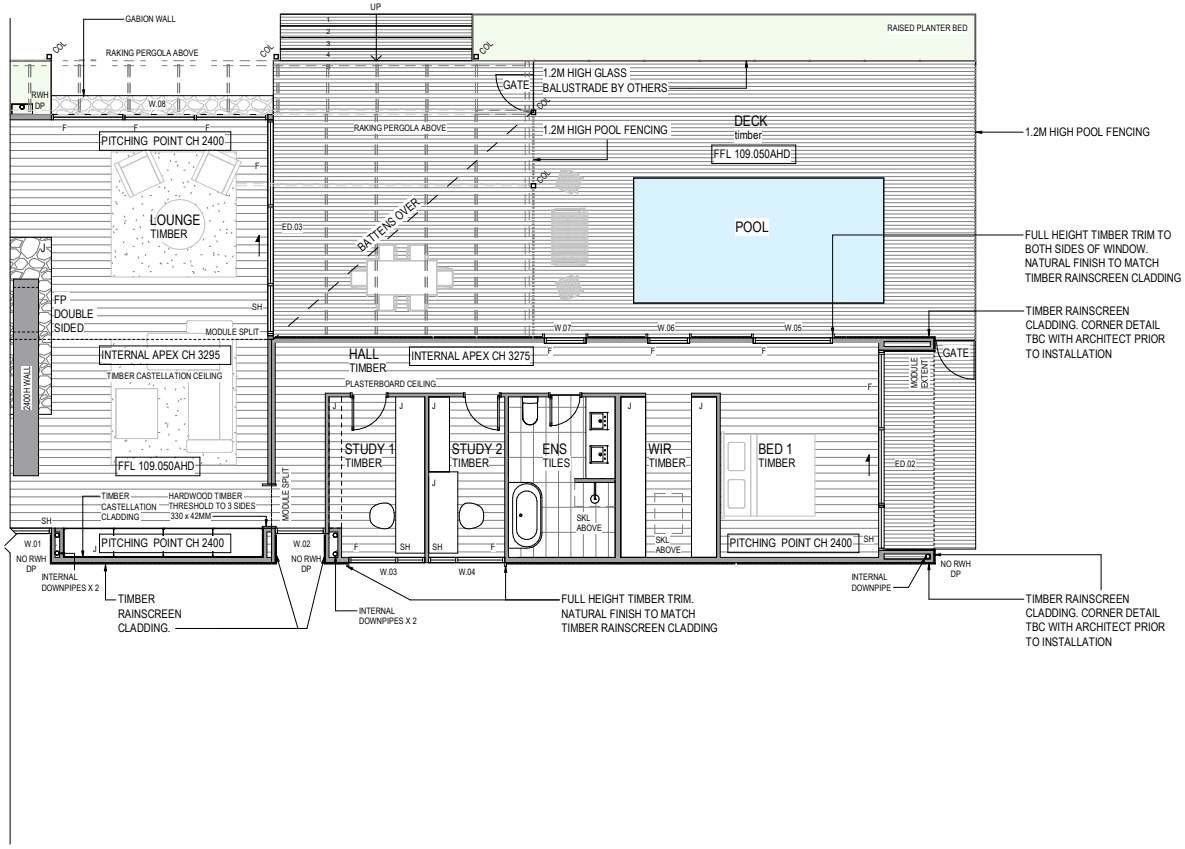
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1 : 100

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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

ground floor plan - 1-100b

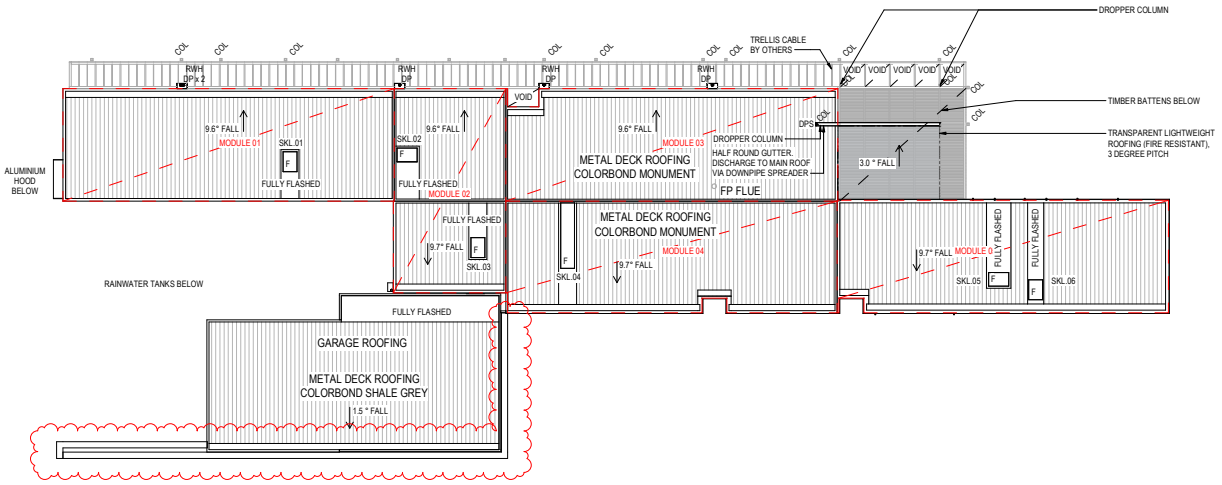
21/12/2021 FCD 203 Rev 0

1 : 100

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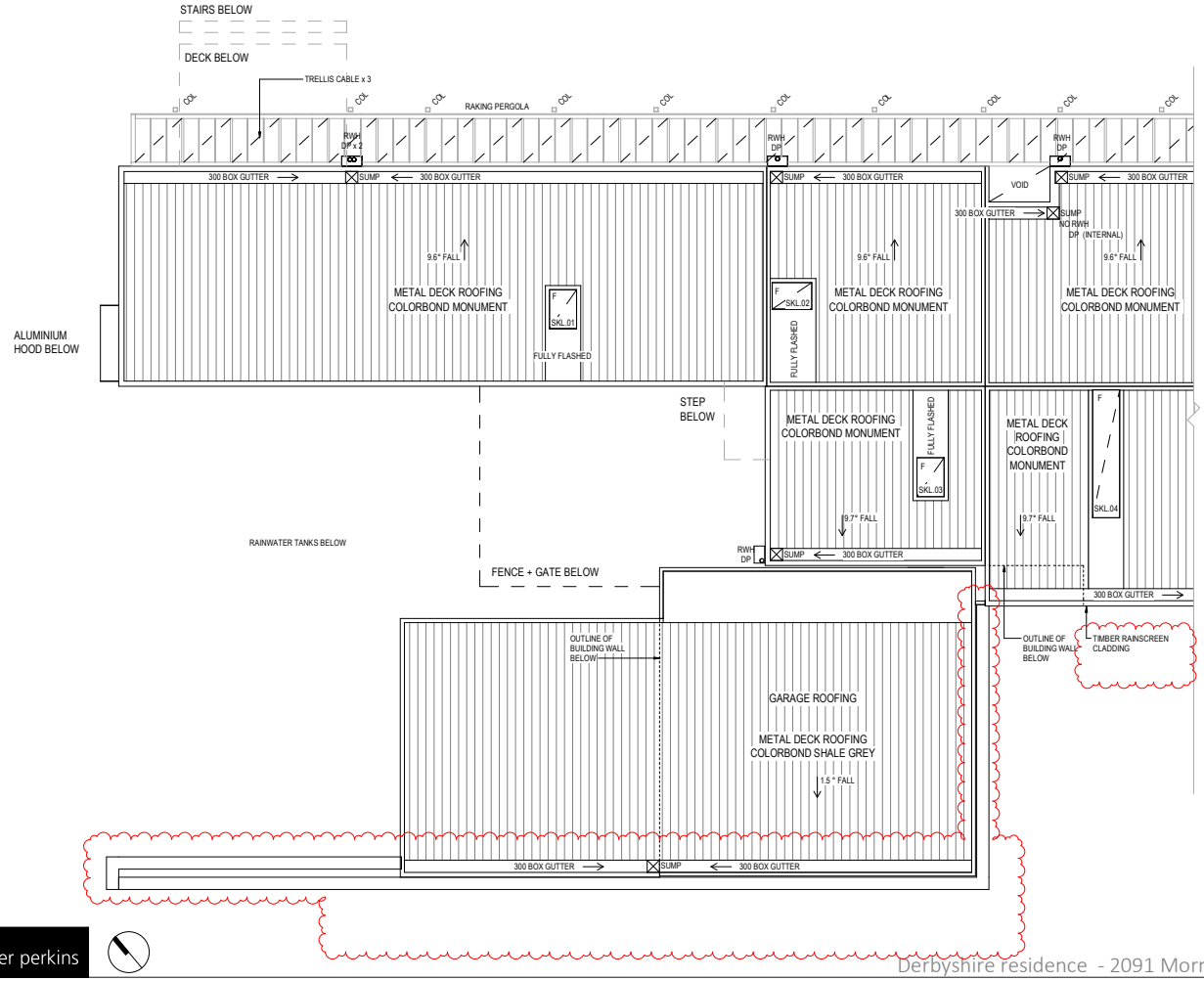
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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

roof plan - 1-200
03/02/2022 FCD 204 Rev 1
1 : 200

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roof plan - 1-100a

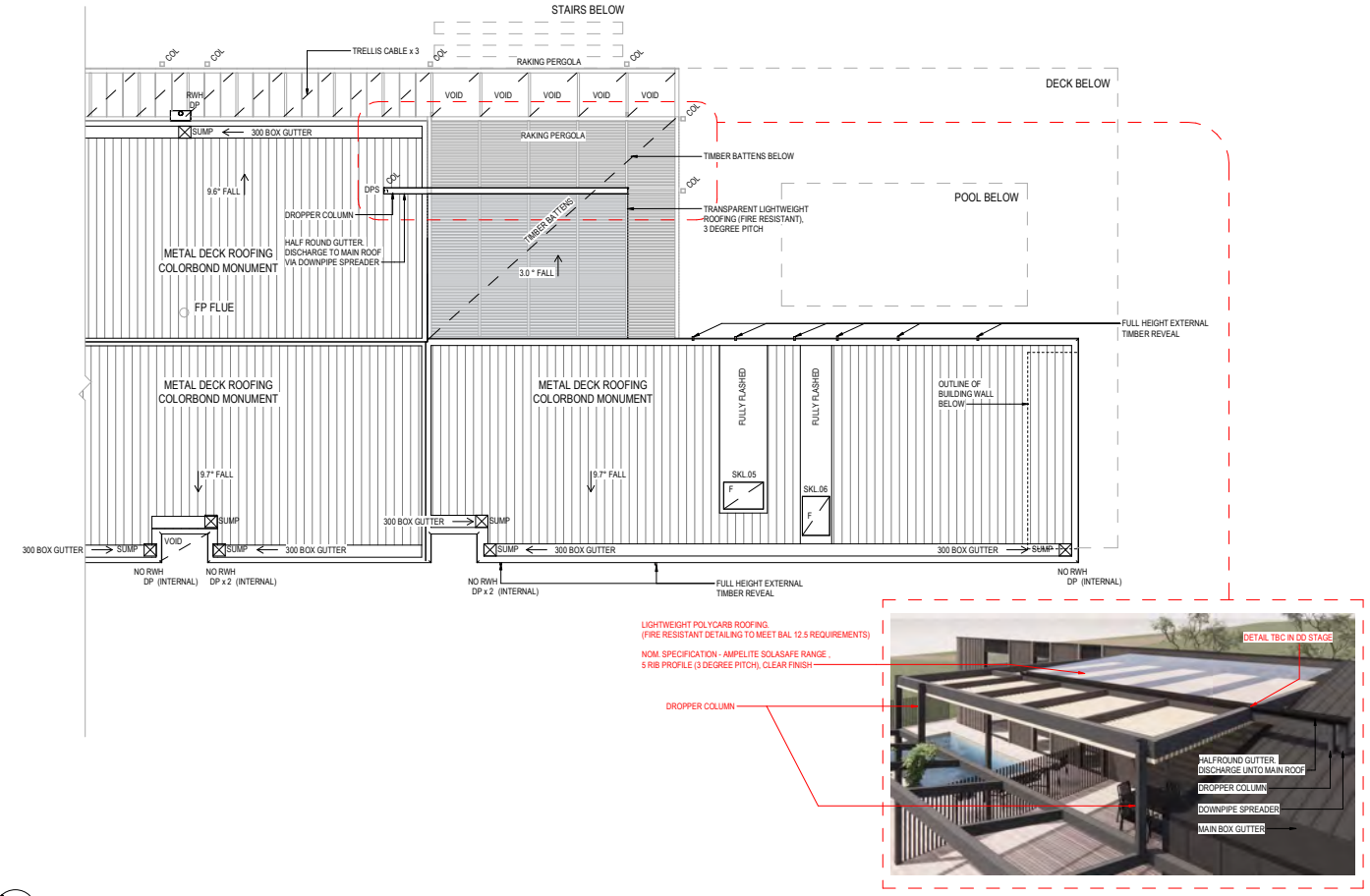
03/02/2022 FCD 205 Rev 1

1 : 100

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roof plan - 1-100b

21/12/2021 FCD 206 Rev 0

1 : 100

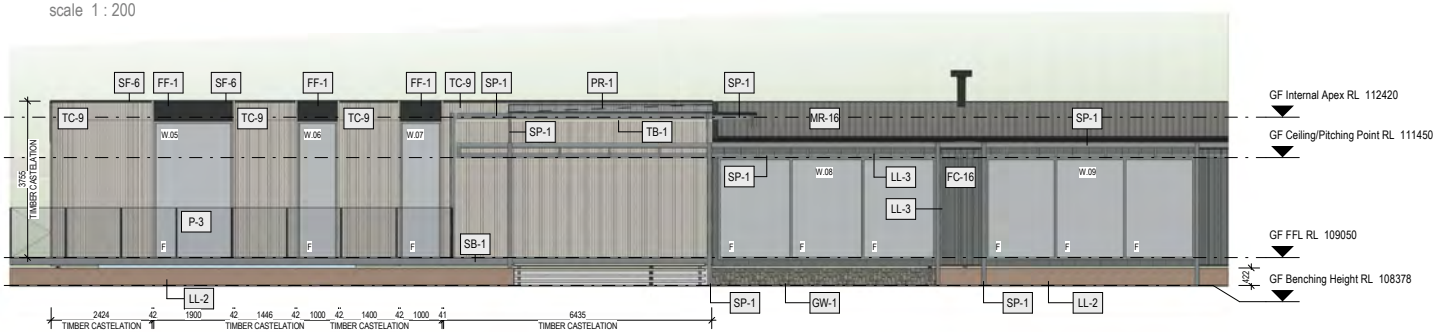
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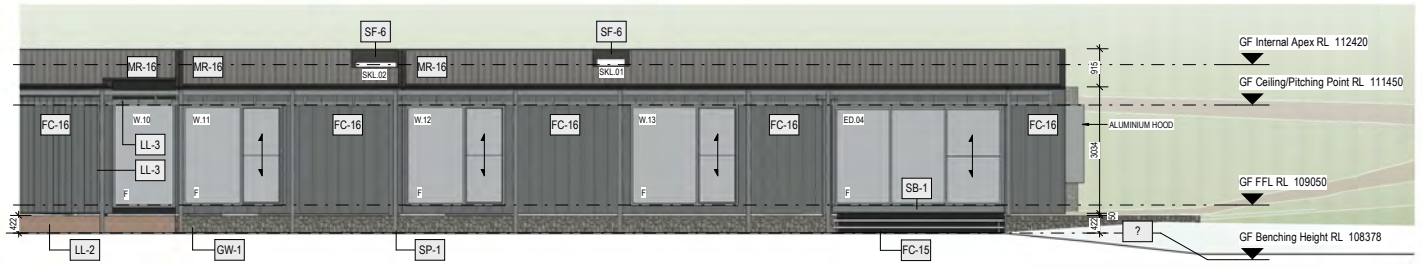
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North-East Elevation
scale 1 : 200



North-East Elevation - Part 01
scale 1 : 100



North-East Elevation - Part 02
scale 1 : 100

EXTERIOR FINISHES LEGEND

CS-2	concrete slab - washed aggregate concrete slab
FC-15	fibre cement cladding - matrix cladding, setout and joint detail tbc - painted shale grey
FC-16	fibre cement cladding - scyon stria cladding, vertical, smooth, 325mm - painted dulux monument
FF-1	fibre cement fascia - scyon matrix, setout and joint detail tbc - painted dulux monument or similar
GW-1	gabion wall - rock selection tbc
LL-2	landscaping - corten planter box
MR-16	metal roofing - metal deck roofing - monument
P-3	frameless glass balustrade – clear glazing
PR-1	polycarbonate roofing - Ampelite Solasafe Range - 5 Rib profile - clear
PT-1	pavers/tiles - paver selection tbc - built onsite
RP-2	roof plumbing - colorbond rainwater head and downpipe - monument matt
RW-1	retaining wall - concrete sleeper wall
SB-1	steel base - exposed steel base edge to deck - painted dulux micaceous iron oxide, natural grey or similar
SF-6	steel flashing/capping - colorbond steel flashing/capping - monument matt
SP-1	steel pergola - steel pergola structure, galvanised - painted dulux micaceous iron oxide, natural grey or similar
TC-9	timber cladding –full length,proprietary pre-oiled timber batten rainscreen

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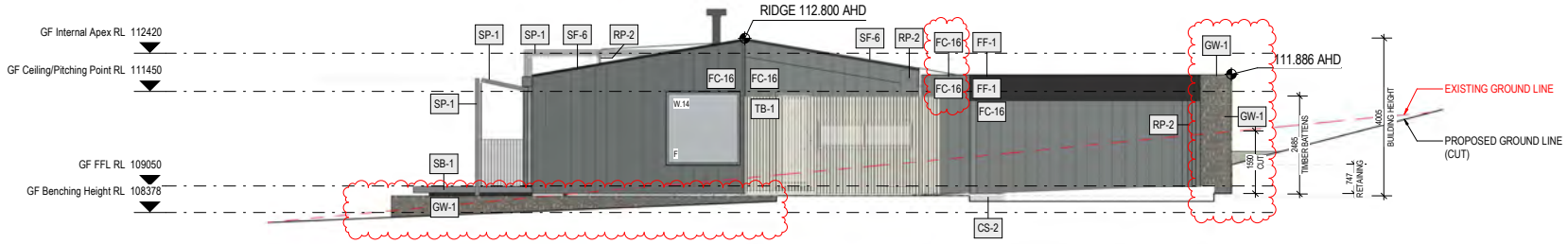
Derbyshire residence - 2091 Mornington Flinders Road, Flinders

material elevations
21/12/2021 FCD 301 Rev 0
As indicated

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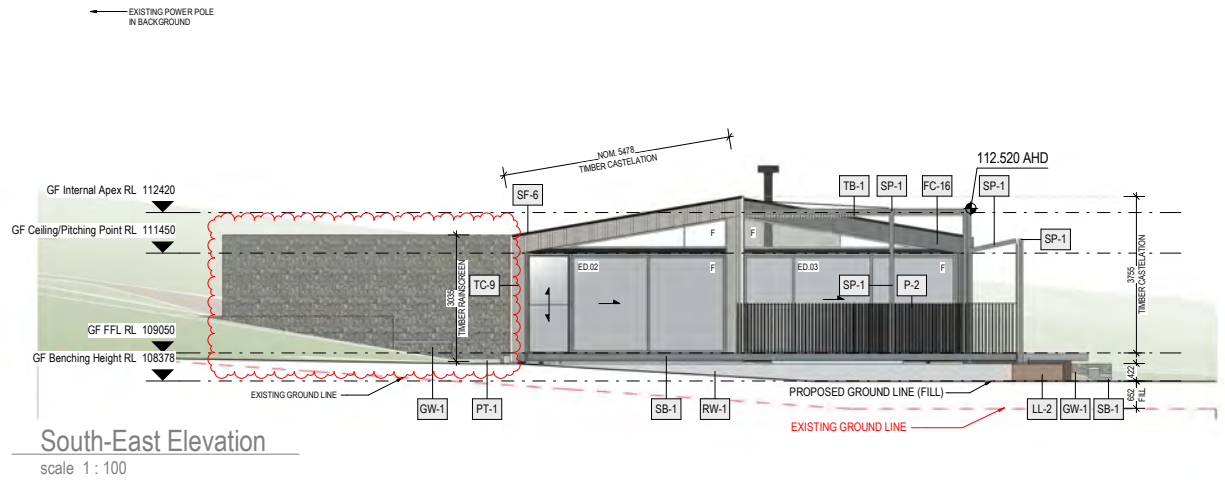
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North-West Elevation

scale 1 : 100



South-East Elevation

scale 1 : 100

EXTERIOR FINISHES LEGEND

CS-2	concrete slab - washed aggregate concrete slab
FC-15	fibre cement cladding - matrix cladding, setout and joint detail tbc - painted shale grey
FC-16	fibre cement cladding - scyon stria cladding, vertical, smooth, 325mm - painted dulux monument
FF-1	fibre cement fascia - scyon matrix, setout and joint detail tbc - painted dulux monument or similar
GW-1	gabion wall - rock selection tbc
LL-2	landscaping - corten planter box
MR-16	metal roofing - metal deck roofing - monument
P-3	frameless glass balustrade – clear glazing
PR-1	polycarbonate roofing - Ampelite Solasafe Range - 5 Rib profile - clear
PT-1	pavers/tiles - paver selection tbc - built onsite
RP-2	roof plumbing - colorbond rainwater head and downpipe - monument matt
RW-1	retaining wall - concrete sleeper wall
SB-1	steel base - exposed steel base edge to deck - painted dulux micaceous iron oxide, natural grey or similar
SF-6	steel flashing/capping - colorbond steel flashing/capping - monument matt
SP-1	steel pergola - steel pergola structure, galvanised - painted dulux micaceous iron oxide, natural grey or similar
TC-9	timber cladding –full length,proprietary pre-oiled timber batten rainscreen

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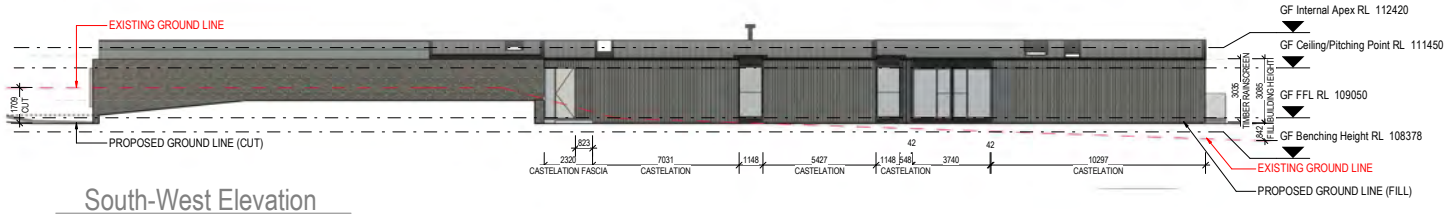
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03/02/2022 FCD 302 Rev 1

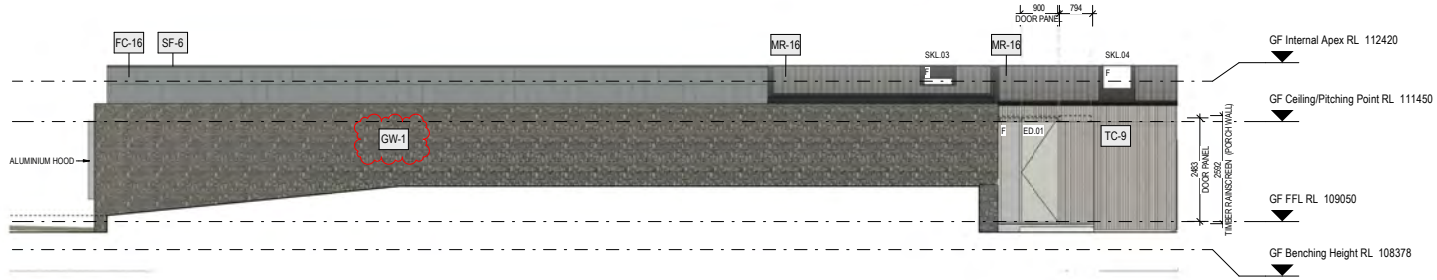
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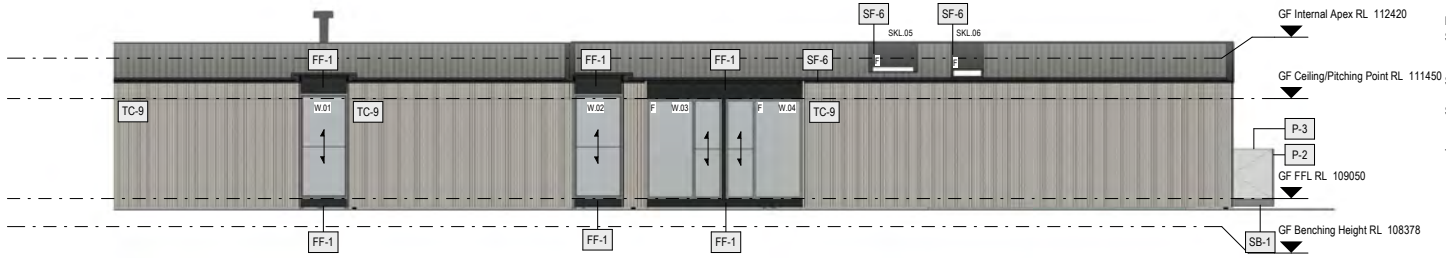
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South-West Elevation
scale 1 : 200



South-West Elevation - Part 01
scale 1 : 100



South-West Elevation - Part 02
scale 1 : 100

EXTERIOR FINISHES LEGEND

CS-2	concrete slab - washed aggregate concrete slab
FC-15	fibre cement cladding - matrix cladding, setout and joint detail tbc - painted shale grey
FC-16	fibre cement cladding - scyon stria cladding, vertical, smooth, 325mm - painted dulux monument
FF-1	fibre cement fascia - scyon matrix, setout and joint detail tbc - painted dulux monument or similar
GW-1	gabion wall - rock selection tbc
LL-2	landscaping - corten planter box
MR-16	metal roofing - metal deck roofing - monument
P-3	frameless glass balustrade – clear glazing
PR-1	polycarbonate roofing - Ampelite Solasafe Range - 5 Rib profile - clear
PT-1	pavers/tiles - paver selection tbc - built onsite
RP-2	roof plumbing - colorbond rainwater head and downpipe - monument matt
RW-1	retaining wall - concrete sleeper wall
SB-1	steel base - exposed steel base edge to deck - painted dulux micaceous iron oxide, natural grey or similar
SF-6	steel flashing/capping - colorbond steel flashing/capping - monument matt
SP-1	steel pergola - steel pergola structure, galvanised - painted dulux micaceous iron oxide, natural grey or similar
TC-9	timber cladding –full length,proprietary pre-oiled timber batten rainscreen

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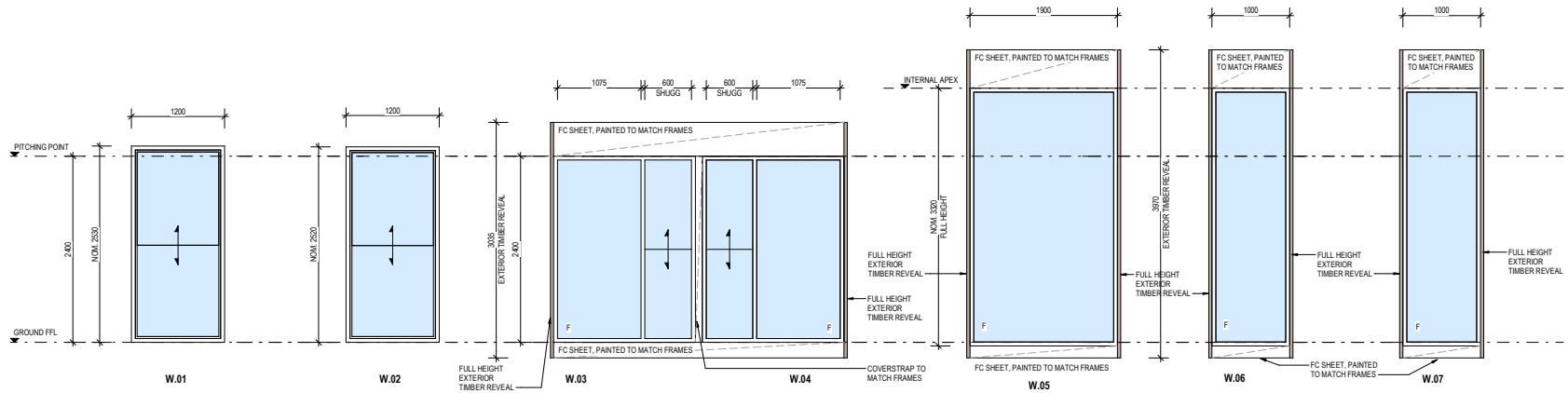
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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

material elevations
03/02/2022 FCD 303 Rev 1
As indicated

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W.01

TYPE-	SHUGG
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	FULL HEIGHT ALUMINIUM MESH SCREEN

W.02

TYPE-	SHUGG
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	FULL HEIGHT ALUMINIUM MESH SCREEN

W.03

TYPE-	FIXED + SHUGG
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	ALUMINIUM MESH SCREEN TO OPERABLE WINDOW FULL HEIGHT TIMBER TRIM TO ONE SIDE, 90 x 42MM NATURAL FINISH TO MATCH CLADDING

W.04

TYPE-	SHUGG + FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	ALUMINIUM MESH SCREEN TO OPERABLE WINDOW FULL HEIGHT TIMBER TRIM TO ONE SIDE, 90 x 42MM NATURAL FINISH TO MATCH CLADDING

W.05

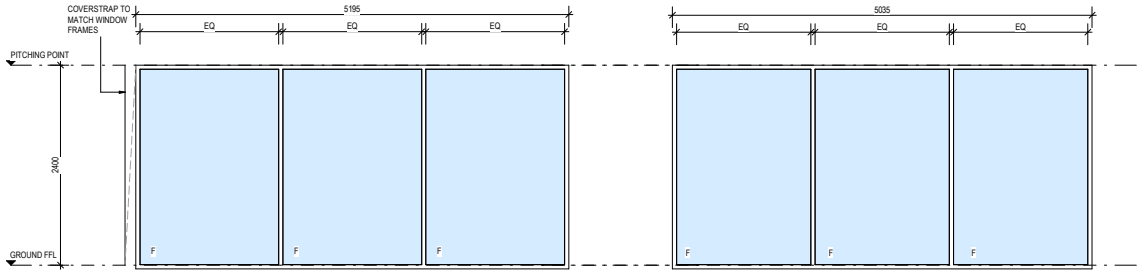
TYPE-	FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	FULL HEIGHT TIMBER TRIM TO TWO SIDES, 90 x 42MM NATURAL FINISH TO MATCH CLADDING OPT. RECESSED SILL

W.06

TYPE-	FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	FULL HEIGHT TIMBER TRIM TO TWO SIDES, 90 x 42MM NATURAL FINISH TO MATCH CLADDING OPT. RECESSED SILL

W.07

TYPE-	FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	FULL HEIGHT TIMBER TRIM TO TWO SIDES, 90 x 42MM NATURAL FINISH TO MATCH CLADDING OPT. RECESSED SILL



W.08

TYPE-	3 FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	OPT. RECESSED SILL

W.09

TYPE-	3 FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	OPT. RECESSED SILL

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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

window schedule

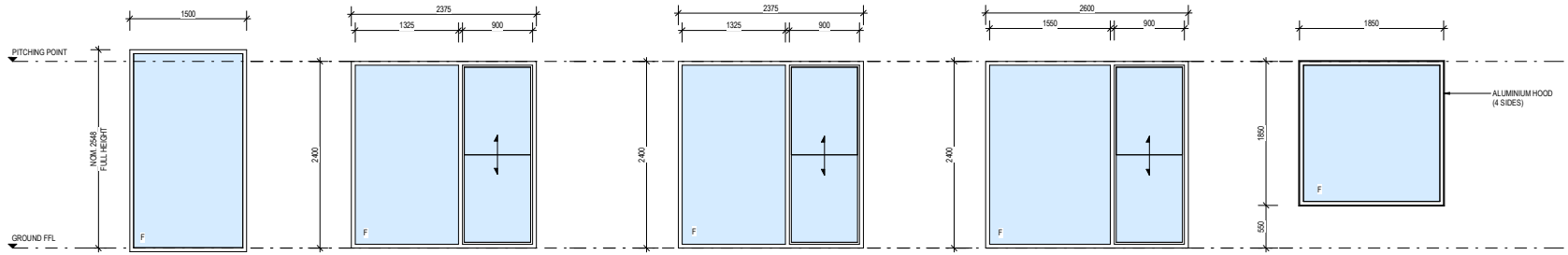
21/12/2021 FCD 401 Rev 0

1 : 50

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W.10

TYPE-	FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	OPT. RECESSED SILL

W.11

TYPE-	FIXED + SHUGG
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	ALUMINIUM MESH SCREEN

W.12

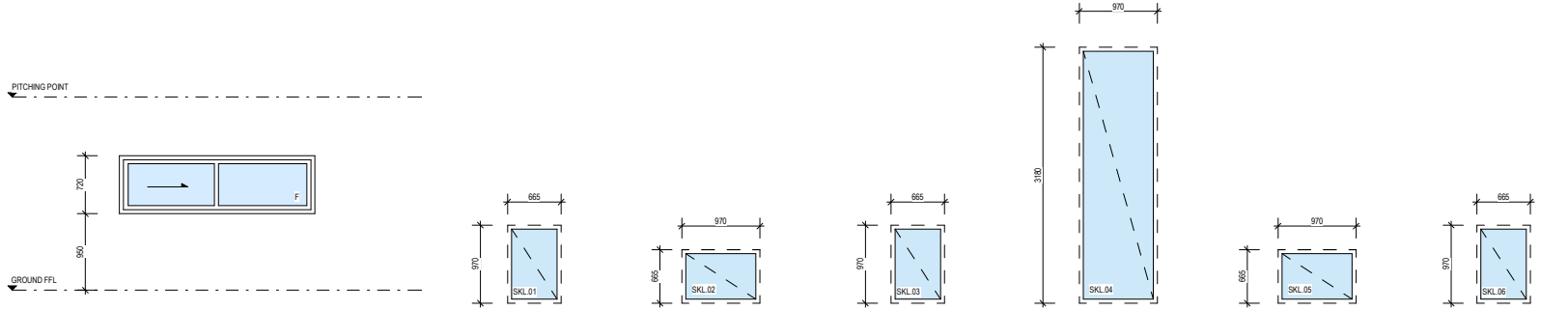
TYPE-	FIXED + SHUGG
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	ALUMINIUM MESH SCREEN

W.13

TYPE-	FIXED + SHUGG
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	ALUMINIUM MESH SCREEN

W.14

TYPE-	FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	INTERNAL TIMBER REVEAL
NOTE-	ALUMINIUM HOOD TO 4 SIDES, 450MM DEEP HOOD FINISH TO MATCH FRAME



W.15

TYPE-	SLIDING + FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	SILL TO JOINERY

TYPE-	FIXED VELUX SKYLIGHT FCM
FRAME-	ALUMINIUM HIDDEN
GLAZING-	DOUBLE, LOW-E
REVEAL-	PLASTER, EXTERNAL GRADE

TYPE-	FIXED VELUX SKYLIGHT FCM
FRAME-	ALUMINIUM HIDDEN
GLAZING-	DOUBLE, LOW-E
REVEAL-	PLASTER, EXTERNAL GRADE

TYPE-	FIXED VELUX SKYLIGHT FCM
FRAME-	ALUMINIUM HIDDEN
GLAZING-	DOUBLE, LOW-E
REVEAL-	PLASTER, EXTERNAL GRADE

TYPE-	FIXED CUSTOM SKYLIGHT
FRAME-	ALUMINIUM HIDDEN
GLAZING-	DOUBLE, LOW-E
REVEAL-	PLASTER, EXTERNAL GRADE

TYPE-	FIXED VELUX SKYLIGHT FCM
FRAME-	ALUMINIUM HIDDEN
GLAZING-	DOUBLE, LOW-E
REVEAL-	PLASTER, EXTERNAL GRADE

TYPE-	FIXED VELUX SKYLIGHT FCM
FRAME-	ALUMINIUM HIDDEN
GLAZING-	DOUBLE, LOW-E
REVEAL-	PLASTER, EXTERNAL GRADE

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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

window schedule

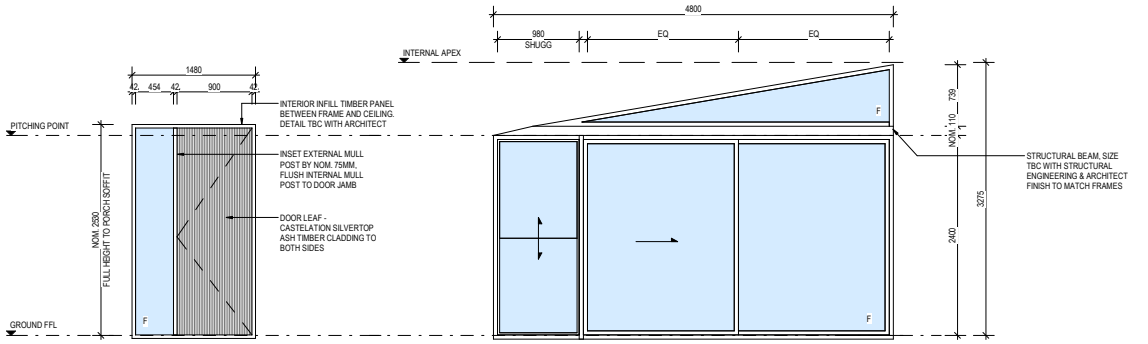
21/12/2021 FCD 402 Rev 0

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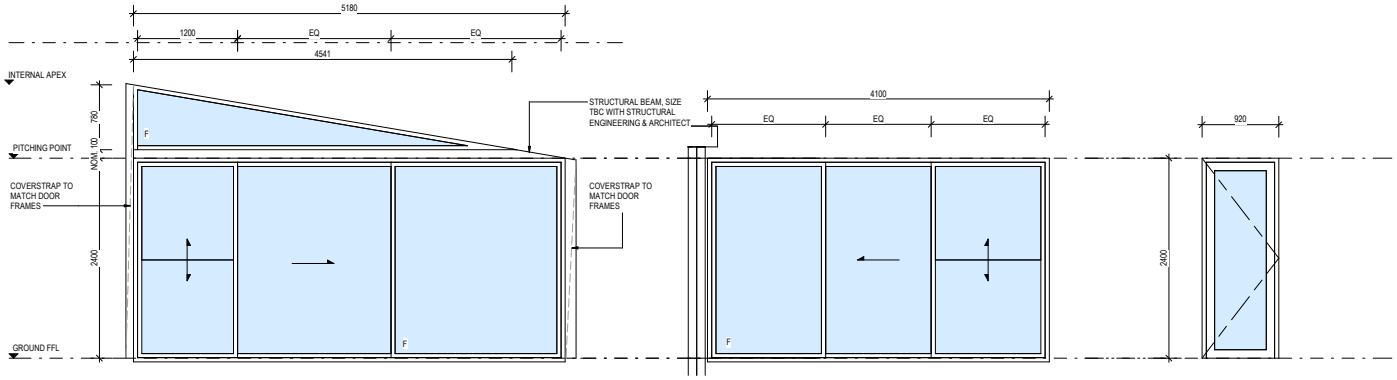


ED.01

TYPE-	FIXED + TIMBER HINGED DOOR
FRAME-	240 x 42 HARDWOOD TIMBER
GLAZING-	LOW-E, DOUBLE GLAZING
REVEAL-	N/A
NOTE-	RECESSED SILL LEAF - CASTELATION SILVERTOP ASH TIMBER TO BOTH SIDES, NATURAL OIL FINISH TO MATCH CLADDING PROPRIETARY FLUSH TIMBER HANDLE TBC WITH CLIENT

ED.02

TYPE-	SLIDING + FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	RECESSED SILL 100MM FRAME DEPTH OPT. RETRACTABLE FLYSCREENS TBC ALUM. MESH TO OPERABLE WINDOW



ED.03

TYPE-	SHUGG + SLIDING + FIXED
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	RECESSED SILL 100MM DEEP FRAMING OPT. RETRACTABLE FLYSCREENS

ED.04

TYPE-	FIXED + SLIDING + SHUGG
FRAME-	BLACK ALUMINIUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	RECESSED SILL 100MM DEEP FRAMING ALUM. MESH TO OPERABLE WINDOW

ED.05

TYPE-	HINGED DOOR
FRAME-	BLACK ALUMINUM
GLAZING-	DOUBLE GLAZING, LOW-E
REVEAL-	PLASTER
NOTE-	RECESSED SILL 100MM DEEP FRAMING

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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

window schedule

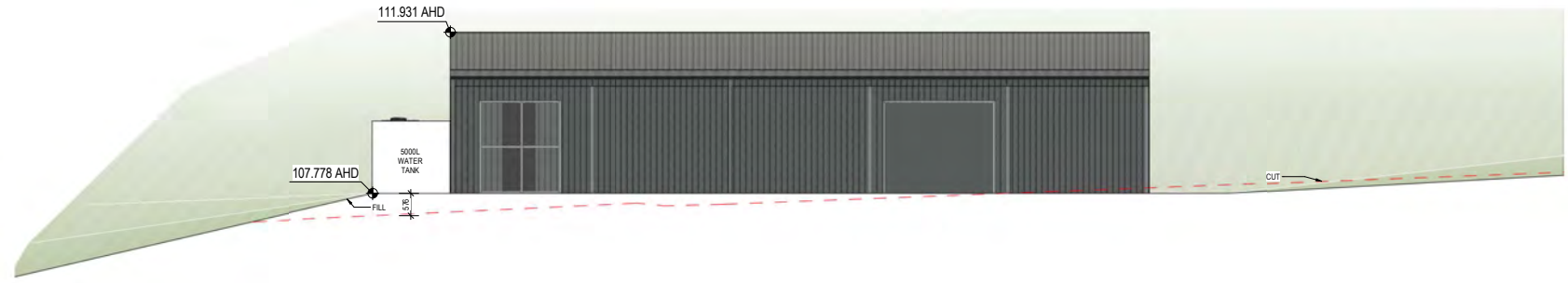
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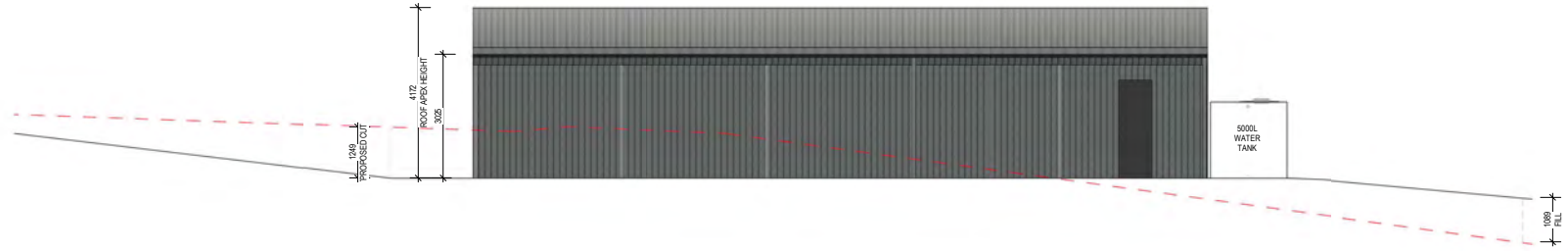
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Shed - North Elevation
scale 1 : 100



Shed - South Elevation
scale 1 : 100

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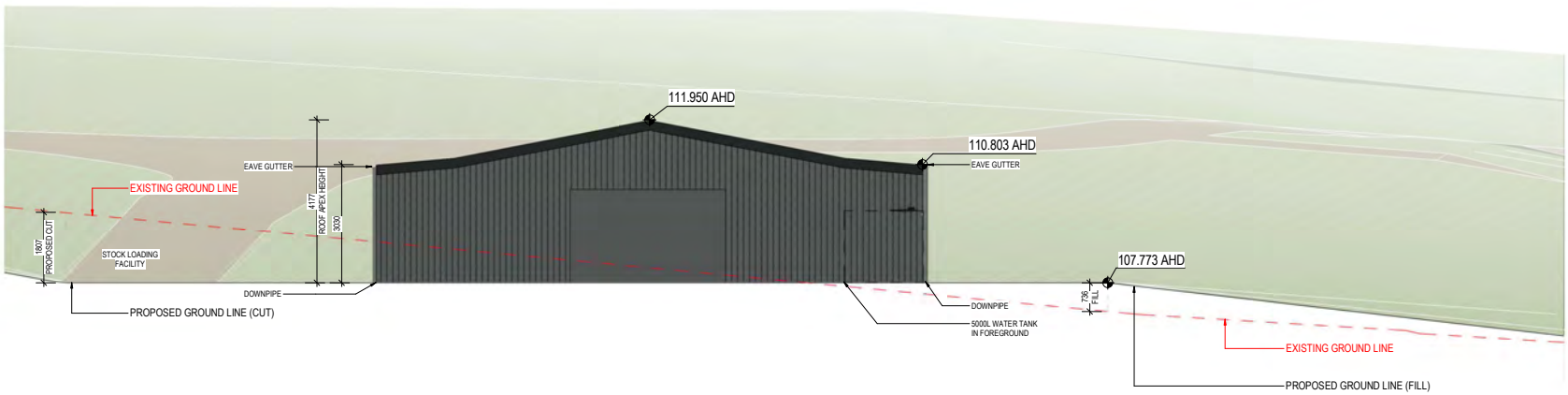
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farm shed -elevations
21/12/2021 FCD 404 Rev 0
1 : 100

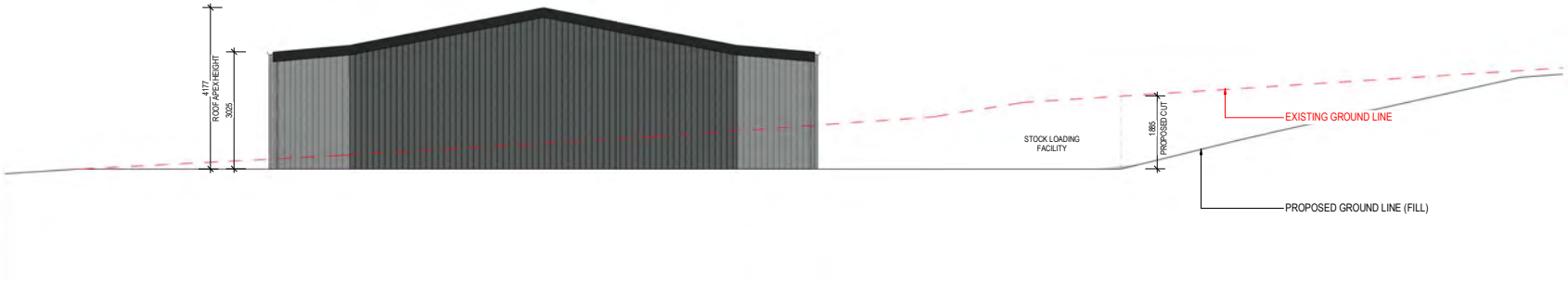
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Shed - East Elevation

scale 1 : 100



Shed - West Elevation

scale 1 : 100

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farm shed elevations

21/12/2021 FCD 405 Rev 0

1 : 100

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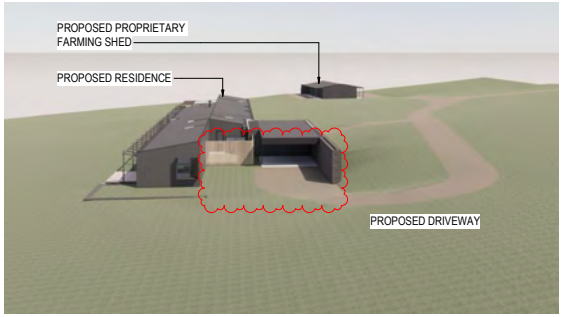
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FRONT FACADE - SOUTH WEST ELEVATION



REAR FACADE - NORTH EAST FACADE



AERIAL VIEW - PROPOSED DRIVEWAY, RESIDENCE AND FARMING SHED

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Derbyshire residence - 2091 Mornington Flinders Road, Flinders

3D Perspectives

03/02/2022 FCD 501 Rev 1

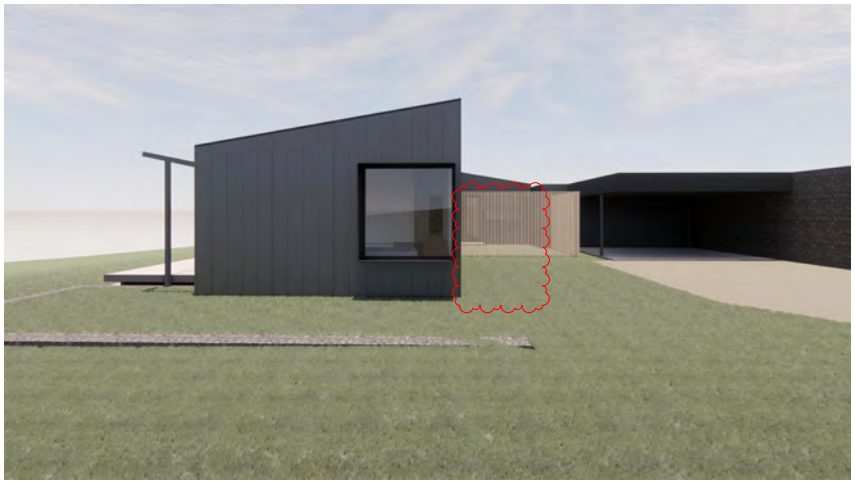
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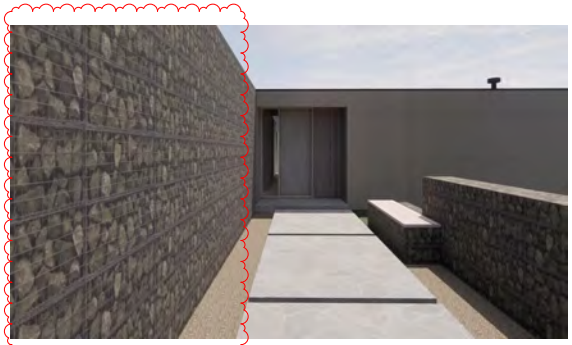
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SIDE FACADE - SOUTH EAST ELEVATION



SIDE FACADE - NORTH WEST ELEVATION



ENTRY



TIMBER CASTELATION FACADE



POOL AND PERGOLA

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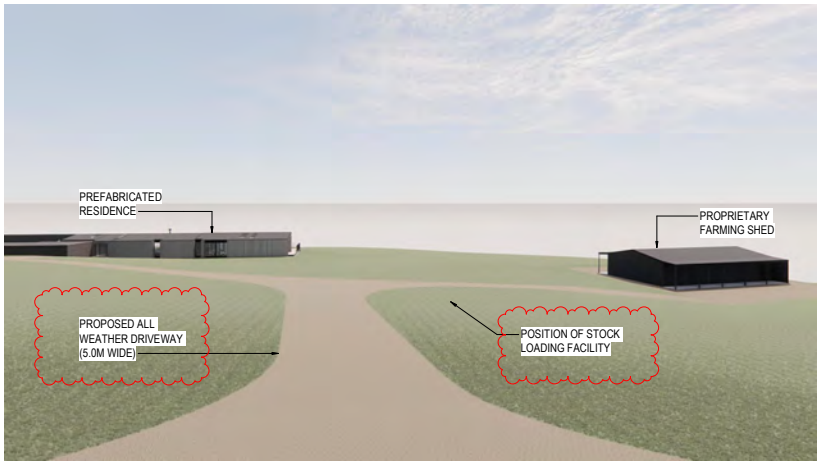
Derbyshire residence - 2091 Mornington Flinders Road, Flinders

3D Perspectives

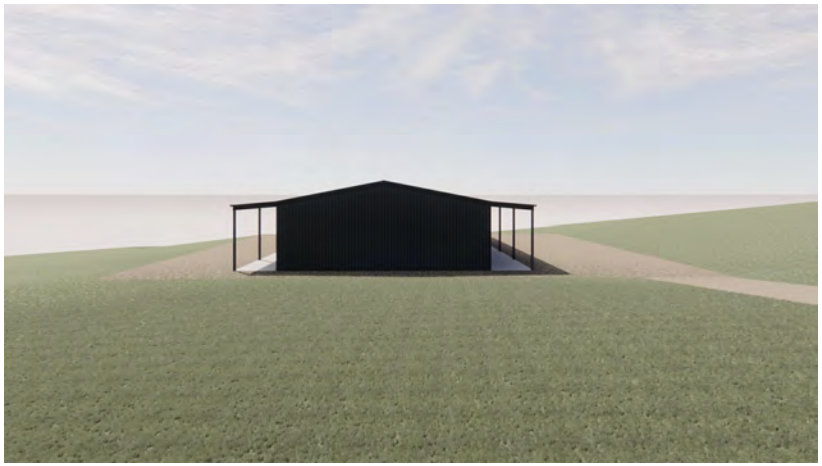
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FARMING SHED FACADE - SOUTH WEST ELEVATION - ENTRY DRIVEWAY



FARMING SHED FACADE - NORTH WEST ELEVATION



FARMING SHED FACADE - NORTH EAST ELEVATION



FARMING SHED FACADE - SOUTH EAST ELEVATION

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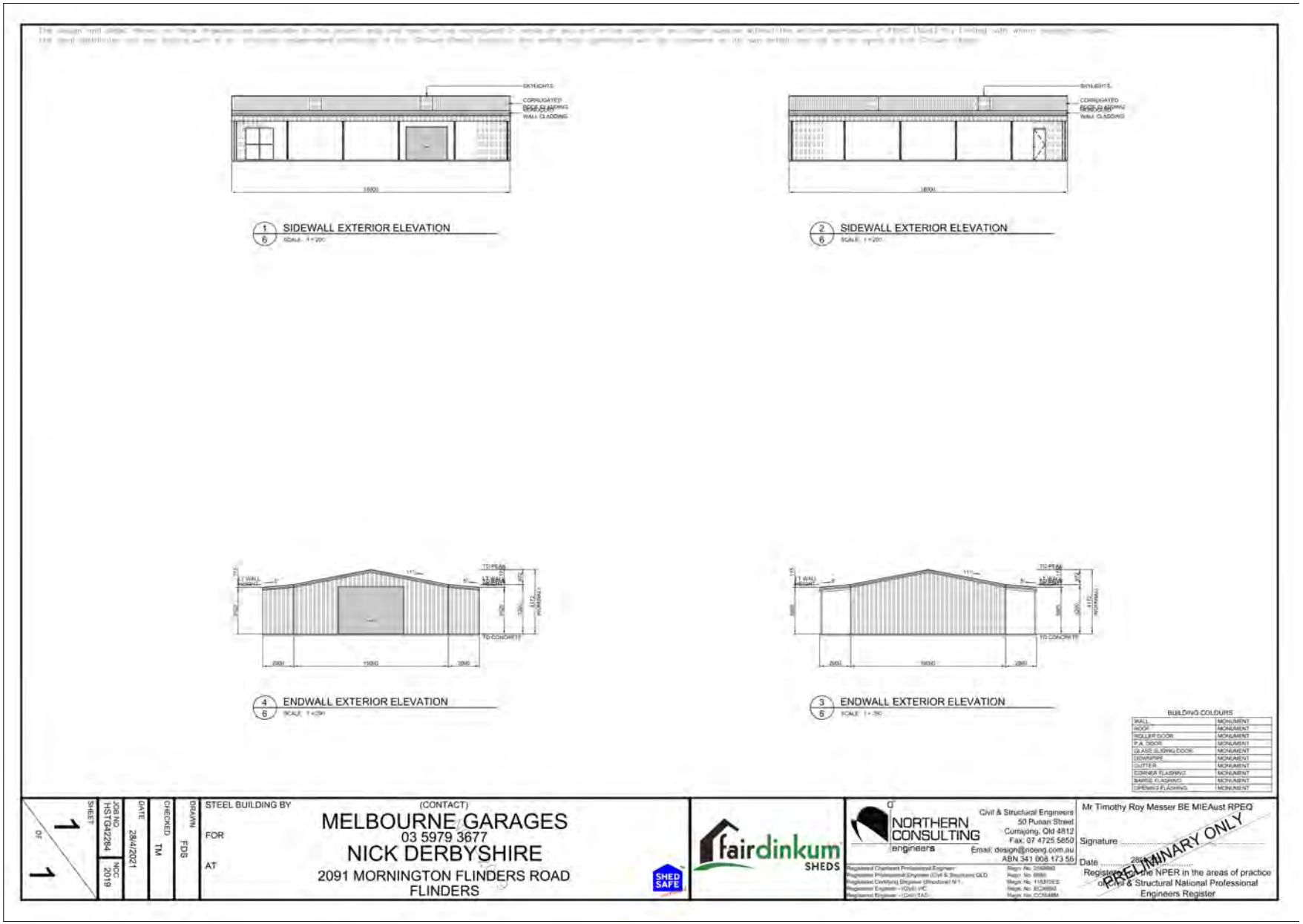
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3D Perspectives
03/02/2022 FCD 503 Rev 1

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SKYLIGHTS
CORRUGATED ROOF CLADDING
WALL CLADDING
1 6 SIDEWALL EXTERIOR ELEVATION
2 6 SIDEWALL EXTERIOR ELEVATION
4 6 ENDWALL EXTERIOR ELEVATION
3 6 ENDWALL EXTERIOR ELEVATION
BUILDING COLOURS
WALL MONUMENT
ROOF MONUMENT
ROLLER DOOR MONUMENT
P.A. DOOR MONUMENT
GLASS SLIDING DOOR MONUMENT
DOWNPIPE MONUMENT
GUTTER MONUMENT
CORNER FLASHING MONUMENT
BARGE FLASHING MONUMENT
OPENING FLASHING MONUMENT
SHEET 1 OF 1
JOB NO HSTG42284
NCC 2019
DATE 28/4/2021
CHECKED TM
DRAWN FDS
STEEL BUILDING BY
FOR
AT
(CONTACT)
MELBOURNE GARAGES
03 5979 3677
NICK DERBYSHIRE
2091 MORNINGTON FLINDERS ROAD
FLINDERS
SHED SAFE
fairdinkum SHEDS
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punan Street
Cornjong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56
Mr Timothy Roy Messer BE MIEAust RPEQ
Signature
Date 28/4/2021
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
PRELIMINARY ONLY



No.	Species	Common name	DBH cm.	TPZ m R	Tree Retain	Remarks
1	*Acacia implexa*	Lightwood	35/33	5.8	1	Road reserve
2	*Acacia implexa*	Lightwood	19	2.3	1	Road reserve
3	*Acacia implexa*	Lightwood	33	4.0	1	Road reserve
4	*Pinus radiata*	Monterey Pine	124	14.9	1	Road reserve
5	*Pinus radiata*	Monterey Pine	90	10.8	1	Road reserve
6	*Pinus radiata*	Monterey Pine	72	8.6	1	Road reserve

Table 2 Existing trees on road reserve

PLOT NO	SPECIES	COMMON NAME	QUANTITY	PLOT SIZE
1	*Acacia melanoxylon* *Eucalyptus radiata* **PLOT TO BE REMOVED VEGETATION EXEMPT 52.17-7 LESS THAN 10 YEARS OLD**	Blackwood Small leaf Peppermint	80 Planted	540 sq m
2	Eucalyptus pryoriana	Manna gum	80 Planted	240
3	Eucalyptus pryoriana	Manna gum	80 Planted	240
4	Eucalyptus pryoriana	Manna gum	80 Planted	240
5	Eucalyptus pryoriana	Manna gum	80 Planted	240
6	Driveway advanced stock 40L pots *Eucalyptus radiata*	Peppermint	15 Proposed	10 metre spacings

Table 1 revegetation quantities and species

INTEGRATED LAND MANAGEMENT PLAN

REFER LAND MANAGEMENT IMPLEMENTATION REPORT

2091 MORNINGTON-FLINDERS ROAD
FLINDERS
24 MARCH 2022





No.	Species	Common name	DBH cm.	TPZ m R	Tree Retain	Remarks
1	*Acacia limplexa*	Lightwood	35/33	5.8	1	Road reserve
2	*Acacia limplexa*	Lightwood	19	2.3	1	Road reserve
3	*Acacia limplexa*	Lightwood	33	4.0	1	Road reserve
4	*Pinus radiata*	Monterey Pine	124	14.9	1	Road reserve
5	*Pinus radiata*	Monterey Pine	90	10.8	1	Road reserve
6	*Pinus radiata*	Monterey Pine	72	8.6	1	Road reserve

Table 2 Existing trees on road reserve

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5	Eucalyptus pryoriana	Manna gum	80 Planted	240
6	Driveway advanced stock 40L pots *Eucalyptus radiata*	Peppermint	15 Proposed	10 metre spacings

Table 1 revegetation quantities and species

INTEGRATED LAND MANAGEMENT PLAN
REFER LAND MANAGEMENT IMPLEMENTATION REPORT
2091 MORNINGTON-FLINDERS ROAD
FLINDERS
24 MARCH 2022





LAND MANAGEMENT IMPLEMENTATION REPORT VERSION 2

2091 Mornington Flinders Road Flinders

for Nicholas and Amanda Derbyshire

as per instructions Melinda Ryan melinda@townplanningco.com.au

23rd March 2022

Integrated Land Management Plan Version 2
Integrated Land Management Schedule

mobile 0438 841942 email alidaburke@bigpond.com

Land Management Implementation Report 2091 Mornington Flinders Road Flinders March 23 2022



Photopoint 1 *Melaleuca ericifolia* Swamp Scrub thickets with *Leptospermum lanigerum* Woolly Teatree in foreground Nov. 25 2021

PROJECT DESCRIPTION

2091 Mornington Flinders Road Flinders was assessed by Jane Burke Bush Restoration on 25 November 2021 in order to prepare an Integrated Land Management Plan as per instructions from Nic Derbyshire. The plan will specify the management actions to be carried out by the Landowner on the riparian zone of Spring Creek on the northern boundary on the property and provide details of indigenous tree tubestock planting throughout the property.

The Proponent intends to develop a small Angus cattle breeding business. A new dwelling is proposed to provide accommodation for the landowner as the cattle operations need to be regularly inspected on a daily basis.
2091 Mornington Flinders Road Flinders is located in the Green Wedge Zone (GWZ) of the Mornington Peninsula Shire Council and is affected by the following overlays:

- Green Wedge Zone (GWZ3)
- Environmental Significance Overlay (ESO12 & ESO17 and ESO28)
- Significant Landscape Overlay (SLO1, SLO5 & SLO6)
- Vegetation Protection Overlay on roadside vegetation.

Relevant documentation was reviewed as follows

Meridian Farm Management Plan 6/12/2021 Final Version
Drawing Pleysier Perkins FCD102 Rev 1 03/02/2022
Relevant mapping of planning zones and overlays VicPlan mapshare.vic.gov.au
Land Capability Assessment 1211736-1 CivilTest Pty Ltd
NatureKit pre-1750 native vegetation data
Bioregional EVC environment.vic.gov.au
Invasive Plants and Animals Framework Biosecurity Agriculture Victoria

2 SITE DESCRIPTION

The property is in the Port Phillip and Westernport Catchment and Gippsland Plain Bioregion. The land has a history of broadscale grazing with large areas of pasture, open landscape character and glimpses of Bass Strait; the land gently sloping northeast to Spring Creek forming a confluence downstream with Double Creek to discharge at the Flinders ocean beach at Bass Strait. The creek provides an undisturbed habitat corridor between larger areas of remnant vegetation including Flinders Naval Base.

The site supports good quality pasture over approximately 80% of the land. A dam is sited on the property to the east, with an unconstructed spillway which occasionally releases surplus flow across the boundary interface into the subject site.
Spring Creek meanders through an established cover of Swamp Scrub, Ecological Vegetation Class 53 of Endangered Conservation Status in the Port Phillip and Westernport Bioregion. The stream and verges support mature *Melaleuca ericifolia*

thickets, with extensive areas of Cumbungi on the western section of the area subject to Environmental Significance Overlay 17.



Photopoint 2 Cumbungi wetland and *Melaleuca ericifolia* thickets near gate

3 STREAM MANAGEMENT ACTIONS

Swamp scrub canopy species *Melaleuca ericifolia* is not proposed for revegetation as it is far more likely to recruit vegetatively by clonal growth from existing genets in environments with suitable hydrology (Robinson R., 2007 School of Biomedical Sciences, Institute of Sustainability and Innovation, Victoria University, St Albans, Vic.) Farm fencing has been installed to exclude stock, and to control the intrusion of pasture species. Several small patches of Spiny Rush *Juncus acutus* and Blackberry *Rubus* spp. aff. were observed on the stream banks. These should be manually removed from pasture and fenced stream area as a priority in the first year of management. The Cumbungi serves to reduce stream flow and thus prevent bank erosion.

4 PROPERTY MANAGEMENT ACTIONS

200 tubestock of *Eucalyptus radiata* Peppermint and *Acacia melanoxylon* Blackwood were planted in late 2021 in a 3 metre wide fenced lot along the front boundary. These trees will be removed to comply with the requirements of Significant Landscape Overlay 5 Scenic Vantage Points.

Four fenced tree lots of 3200 square metres have been planted with indigenous tubestock *Eucalyptus pryoriana* coast Manna Gum on the proposed paddocks. An avenue of *Eucalyptus radiata* advanced trees are proposed along the driveway on the southern side of the house to provide a screen planting to soften the views of the building from significant sightlines from the Mornington Flinders Road.



Fig.1 Ecological Vegetation Classes SS Swamp Scrub, Orange is GW Grassy Woodland Blue is Swamp Scrub

Flora species recorded during site inspection of Spring Creek ESO17 Streamline Area

**Anthoxanthum odoratus*	Sweet vernal grass
**Juncus acutus*	
**Juncus articulatus*	Jointed Rush
**Rubus* sp. aff	Blackberry
Austrodanthonia sp.	
Isolepis inundata	Swamp clubrush
Leptinella reptans	Creeping Cotula
Leptospermum lanigerum	Woolly Teatree
Lomandra filiformis	Wattle Mat Rush
Poa labillardieri	Common Tussock grass
Poa tenera	Slender Tussock grass
Schoenus apogon	Common Bog Sedge
Senecio biserratus	Fireweed
Typha sp.	Cumbungi ? latifolia

Flora recorded during site inspection in Spring Creek ESO17 zone. Limitations of flora survey due to area heavily inundated with deep ponding area
*denotes weed species

5 ECOLOGICAL VEGETATION CLASS PROFILES EVC 053 AND EVC 175

053 SWAMP SCRUB

Structure:	Scrub to 5 metres
Environment:	Fertile floodplains, usually wide but may be relatively narrow
Pre-1750 distribution:	Widespread along watercourses of the Mornington Peninsula
Present distribution:	Scattered and rare
Peninsula status:	Endangered
Bioregional status:	Endangered
Nearest relative:	Swampy Woodland
Adjacent EVCs:	Wide range: on dry, not flood-prone land includes Grassy Woodland, Herb-rich Foothill Forest; on wetter flood-prone land includes Reedswamp
Typical site:	Bittern Coastal Wetland, Bittern
Notes:	Distinguished by dominant Swamp Paperbark with little or no cover from Swamp Gum; where Swamp Gum forms a distinct canopy the EVC is Swampy Woodland

General Notes

(1) This profile is generalised with only the major species listed; individual sites may differ in composition due to site characteristics (geology, aspect, rainfall, drainage) and site history;
look at the composition of adjacent vegetation to fine tune the species list for your site.

(2) Heights for trees are in metres, other plants in centimetres.

(3) Availability from nurseries is for species, not necessarily for your soil-type genetic provenance within the species; plants should be sourced from same soil type / geology for genetic conservation and best growth; contact your local indigenous nursery and ask them to collect seed from local sites or ensure that plants are local provenance.

(4) Planting of locally sourced indigenous species appropriate for the EVC should be undertaken where remnant indigenous vegetation is absent or where carefully applied bush regeneration techniques have failed to stimulate adequate recruitment of new indigenous plants within remnant indigenous vegetation; managing for natural regeneration preserves the ecological integrity of native vegetation rather than turning it into a plantation.

Trees		
Acacia mearnsii	Black Wattle	12
Acacia melanoxylon	Blackwood	15
Eucalyptus ovata	Swamp Gum	20
Exocarpos cupressiformis	Cherry Ballart	8
Leptospermum lanigerum (some sites only)	Woolly Tea-tree	6
Shrubs		
Acacia verticillata	Prickly Moses	400
Cassinia aculeata	Common Cassinia	250
Exocarpos strictus (some sites only)	Pale-fruit Ballart	500
Goodenia ovata	Hop Goodenia	200
Leptospermum continentale	Prickly Tea-tree	200
Melaleuca ericifolia	Swamp Paperbark	700
Ozothamnus ferrugineus	Tree Everlasting	400
Grasses		
Eragrostis brownii	Common Love-grass	50
Microlaena stipoides	Weeping Grass	70
Notodanthonia semiannularis	Wetland Wallaby-grass	80
Poa clelandii	Noah's Ark	75
Poa labillardierei	Common Tussock-grass	100
Poa tenera	Slender Tussock-grass	60
Ground covers		
Acaena novae-zelandiae	Bidgee-widgee	20
Alisma plantago-aquatica	Water Plantain	200
Astroloma humifusum	Cranberry Heath	50
Carex appressa	Tall Sedge	150
Centella cordifolia	Centella	20
Crassula helmsii	Swamp Crassula	10
Deyeuxia quadriseta	Reed Bent-grass	150
Dianella longifolia	Pale Flax-lily	130
Dianella revoluta	Black-anther Flax-lily	80
Dichondra repens	Kidney-weed	4
Drosera peltata ssp. *auriculata*	Tall Sundew	50
Euchiton collinus	Creeping Cudweed	40
Gahnia radula	Thatch Saw-sedge	100
Gahnia sieberiana	Red-fruit Saw-sedge	300
Gonocarpus tetragynus	Common Raspwort	30
Goodenia elongata	Lanky Goodenia	40

Gratiola peruviana	Austral Brooklime	15	
Haloragis brownii	Swamp Raspwort	50	
Hemarthria uncinata	Mat Grass	50	
Hypericum gramineum	Small St John's Wort	40	
Hypericum japonicum	Matted St John's Wort	8	
Isolepis inundata	Swamp Club-sedge	20	
Juncus australis	Austral Rush	130	
Juncus pallidus	Pale Rush	150	
Juncus pauciflorus	Loose-flower Rush	100	
Lagenophora stipitata	Common Bottle-daisy	20	
Lepidosperma laterale var. *majus*	Variable Sword-sedge	150	
Lobelia anceps	Angled Lobelia	30	
Lomandra filiformis	Wattle Mat-rush	45	
Lomandra longifolia	Spiny-headed Mat-rush	100	
Lythrum hyssopifolia	Small Loosestrife	50	
Mazus pumilio	Swamp Mazus	14	
Oxalis exilis	Shady Wood-sorrel	8	
Persicaria decipiens	Slender Knotweed	80	**175**
Pterostylis furcata	Sickle Greenhood	30	
Schoenus apogon	Common Bog-sedge	25	
Selliera radicans	Shiny Swamp-mat	5	
Senecio glomeratus	Annual Fireweed	120	
Senecio minimus	Shrubby Fireweed	150	
Triglochin striatum	Streaked Arrowgrass	30	
Xanthorrhoea minor	Small Grass-tree	100	
Ferns			
Blechnum minus	Soft Water-fern	80	
Climbers, epiphytes			
Amyema pendula	Drooping Mistletoe		
Billardiera scandens	Common Apple-berry		
Cassytha pubescens	Downy Dodder-laurel		
Comesperma volubile	Love Creeper		

GRASSY WOODLAND EVC 175

Structure:	Woodland to 20 metres
Environment:	Gentle hills and plains, relatively well-drained topsoils with clay subsoils at depth (20 to 50 cm), strongly associated with Baxter Sandstone, also granodiorite and Palaeozoic bedrock sandstone/mudstone; moderate rainfall
Pre-1750 distribution:	Very extensive on northern Mornington Peninsula
Present distribution:	Scattered and rare
Peninsula status:	Endangered
Bioregional status:	Endangered
Nearest relative:	Herb-rich Foothill Forest
Adjacent EVCs:	Gully Woodland, Heathy Woodland, Herb-rich Foothill Forest etc.
Typical site:	Earimil Creek Bushland Reserve, Mount Eliza
Notes:	One of the most species-rich ecosystems in temperate Australia; rich in grasses, orchids and lilies; grassland form dominated by Kangaroo Grass,e.g. Mornington rail line, is listed as a threatened community under the *Flora and Fauna Guarantee Act 1988* (Vic.) as 'Central Gippsland Plains Grassland' Special note: Snow Gum and Narrow-leaf Peppermint do not occur throughout this EVC and are appropriate for planting only where they are site-indigenous

General notes:

(1) This profile is generalised with only the major species listed; individual sites may differ in composition due to site characteristics (geology, aspect, rainfall, drainage) and site history; look at the composition of adjacent vegetation to fine tune the species list for your site.

(2) Heights for trees are in metres, other plants in centimetres.

(3) Availability from nurseries is for species, not necessarily for your soil-type genetic provenance within the species; plants should be sourced from same soil type / geology for genetic conservation and best growth; contact your local indigenous nursery and ask them to collect seed from local sites or ensure that plants are local provenance.

(4) Planting of locally sourced indigenous species appropriate for the EVC should be undertaken where remnant indigenous vegetation is absent or where carefully applied bush regeneration techniques have failed to stimulate adequate recruitment of new indigenous plants within remnant indigenous vegetation; managing for natural regeneration preserves the ecological integrity of native vegetation rather than turning it into a plantation.

Trees		**Height**
Acacia mearnsii	Black Wattle	15
Acacia melanoxylon	Blackwood	15
Allocasuarina littoralis	Black Sheoak	15
Allocasuarina verticillata	Drooping Sheoak	15
Banksia marginata (tree form)	Silver Banksia	10

Bursaria spinosa	Sweet Bursaria	8
Eucalyptus ovata	Swamp Gum	20
Eucalyptus pauciflora (not all areas)	Snow Gum	15
Eucalyptus radiata (not all areas)	Narrow-leaf Peppermint	20
Eucalyptus viminalis ssp. *pryoriana*	Manna Gum	20
Exocarpos cupressiformis	Cherry Ballart	8
Shrubs		
Acacia paradoxa	Hedge Wattle	200
Cassinia aculeata	Common Cassinia	250
Cassinia arcuata	Drooping Cassinia	200
Correa reflexa	Common Correa	200
Daviesia latifolia	Hop Bitter-pea	500
Dillwynia cinerascens	Grey Parrot-pea	100
Epacris impressa	Common Heath	120
Goodenia ovata	Hop Goodenia	200
Hibbertia riparia	Erect Guinea-flower	100
Hovea heterophylla	Common Hovea	100
Kunzea ericoides	Burgan	500
Leptospermum continentale	Prickly Tea-tree	200
Leucopogon virgatus	Common Beard-heath	50
Olearia ramulosa	Twiggy Daisy-bush	150
Ozothamnus ferrugineus	Tree Everlasting	400
Platylobium obtusangulum	Common Flat-pea	100
Pultenaea gunnii	Golden Bush-pea	200
Rhytidosporum procumbens	White Marianth	40
Solanum laciniatum	Large Kangaroo Apple	300
Grasses		
Austrodanthonia caespitosa	Common Wallaby-grass	80
Austrodanthonia geniculata	Kneed Wallaby-grass	25
Austrodanthonia laevis	Smooth Wallaby-grass	60
Austrodanthonia pilosa	Velvet Wallaby-grass	100
Austrodanthonia racemosa	Stiped Wallaby-grass	60
Austrodanthonia setacea	Bristly Wallaby-grass	100
Austrostipa mollis	Supple Spear-grass	120
Austrostipa pubinodis	Tall Spear-grass	130
Austrostipa rudis	Veined Spear-grass	130
Austrostipa semibarbata	Fibrous Spear-grass	90
Deyeuxia quadriseta	Reed Bent-grass	150
Dichelechne crinita	Long-hair Plume-grass	100
Elymus scaber	Common Wheat-grass	80
Eragrostis brownii	Common Love-grass	50
Imperata cylindrica	Blady Grass	50
Lachnagrostis aemula	Leafy Blown-grass	80
Lachnagrostis filiformis	Common Blown-grass	60
Microlaena stipoides	Weeping Grass	70
Pentapogon quadrifidus	Five-awned Spear-grass	70

Poa morrisii	Soft Tussock-grass	80
Poa sieberiana	Grey Tussock-grass	80
Themeda triandra	Kangaroo Grass	100
Ground covers		
Acaena agnipila	Hairy Sheep's Burr	50
Acaena echinata	Sheep's Burr	40
Acaena novae-zelandiae	Bidgee-widgee	20
Acaena ovina	Australian Sheep's Burr	60
Acianthus caudatus	Mayfly Orchid	25
Acianthus exsertus s.l.	Gnat Orchid	30
Acianthus pusillus	Small Mosquito Orchid	20
Acrotriche prostrata	Trailing Ground-berry	5
Acrotriche serrulata	Honey-pots	30
Apalochlamys spectabilis	Showy Cassinia	200
Aphelia pumilio	Dwarf Aphelia	3
Arthropodium milleflorum	Pale Vanilla-lily	100
Arthropodium strictum	Chocolate Lily	120
Asperula scoparia	Prickly Woodruff	15
Astroloma humifusum	Cranberry Heath	50
Baumea acuta	Pale Twig-sedge	50
Billardiera scandens	Common Apple-berry	120
Bossiaea prostrata	Creeping Bossiaea	10
Brachyscome decipiens	Field Daisy	20
Brunonia australis	Blue Pincushion	50
Bulbine bulbosa	Bulbine Lily	50
Burchardia umbellata	Milkmaids	65
Caesia calliantha	Blue Grass-lily	70
Caesia parviflora	Pale Grass-lily	75
Caladenia carnea s.l.	Pink Fingers	25
Caladenia dilatata s.l.	Green-comb Spider-orchid	40
Caladenia pusilla	Tiny Caladenia	10
Calochilus robertsonii	Purplish Beard-orchid	45
Carex breviculmis	Common Grass-sedge	30
Carex inversa	Knob Sedge	50
Centella cordifolia	Centella	20
Centrolepis aristata	Pointed Centrolepis	10
Centrolepis strigosa	Hairy Centrolepis	10
Chamaescilla corymbosa	Blue Stars	15
Chiloglottis valida	Common Bird-orchid	6
Chrysocephalum apiculatum	Common Everlasting	60
Chrysocephalum semipapposum	Clustered Everlasting	100
Convolvulus erubescens	Pink Bindweed	15
Corybas incurvus	Slaty Helmet-orchid	2
Cymbonotus preissianus	Austral Bear's-ears	10
Cynoglossum suaveolens	Sweet Hound's-tongue	30
Dianella brevicaulis	Small-flower Flax-lily	50
Dianella longifolia	Pale Flax-lily	130
Dianella revoluta s.l.	Black-anther Flax-lily	80
Dichondra repens	Kidney-weed	4

Dipodium punctatum s.l.	Hyacinth Orchid	100
Diuris orientis	Wallflower Orchid	45
Drosera peltata ssp. *auriculata*	Tall Sundew	50
Drosera peltata ssp. *peltata*	Pale Sundew	50
Drosera whittakeri	Scented Sundew	5
Empodisma minus	Spreading Rope-rush	200
Epilobium billardierianum	Variable Willow-herb	100
Eriochilus cucullatus	Parson's Bands	20
Euchiton collinus	Creeping Cudweed	40
Euchiton involucratus s.l.	Common Cudweed	50
Euchiton involucratus s.s.	Star Cudweed	50
Gahnia radula	Thatch Saw-sedge	100
Galium australe	Tangled Bedstraw	40
Galium gaudichaudii	Rough Bedstraw	30
Galium propinquum	Maori Bedstraw	30
Gastrodia sesamoides s.l.	Cinnamon Bells	120
Geranium solanderi s.l.	Austral Cranesbill	30
Glossodia major	Wax-lip Orchid	30
Gonocarpus tetragynus	Common Raspwort	30
Goodenia geniculata	Bent Goodenia	10
Haloragis heterophylla	Varied Raspwort	50
Helichrysum scorpioides	Button Everlasting	50
Hydrocotyle callicarpa	Small Pennywort	8
Hydrocotyle foveolata	Yellow Pennywort	10
Hydrocotyle laxiflora	Stinking Pennywort	15
Hypericum gramineum	Small St John's Wort	40
Hypericum japonicum	Matted St John's Wort	8
Hypoxis glabella	Yellow star	30
Hypoxis hygrometrica	Golden Weather-glass	20
Isolepis marginata	Little Club-sedge	10
Ficinia nodosa	Knobby Club-sedge	100
Isolepis platycarpa	Broad-fruit Club-sedge	20
Juncus bufonius	Toad Rush	20
Juncus pallidus	Pale Rush	150
Juncus planifolius	Broad-leaf Rush	50
Kennedia prostrata	Running Postman	5
Lagenophora gracilis	Slender Bottle-daisy	35
Lagenophora stipitata	Common Bottle-daisy	20
Lepidosperma congestum	Clustered Sword-sedge	55
Lepidosperma curtisiae	Little Sword-sedge	25
Lepidosperma filiforme	Common Rapier-sedge	90
Lepidosperma gunnii	Slender Sword-sedge	40
Lepidosperma laterale	Variable Sword-sedge	80
Leptoceras menziesii	Hare Orchid	25
Leptorhynchos squamatus	Scaly Buttons	15
Leptorhynchos tenuifolius	Wiry Buttons	60
Linum marginale	Native Flax	60
Lomandra filiformis	Wattle Mat-rush	50
Lomandra longifolia	Spiny-headed Mat-rush	100
Lomandra multiflora	Many-flowered Mat-rush	80

Luzula meridionalis	Common Woodrush	30
Microseris sp.	Yam Daisy	60
Microtis parviflora	Slender Onion-orchid	50
Microtis unifolia	Common Onion-orchid	90
Myosotis australis	Austral Forget-me-not	30
Opercularia ovata	Broad-leaf Stinkweed	10
Opercularia varia	Variable Stinkweed	10
Oxalis exilis	Shady Wood-sorrel	8
Oxalis perennans	Grassland Wood-sorrel	15
Patersonia fragilis	Short Purple-flag	60
Pelargonium australe	Austral Stork's-bill	60
Picris angustifolia	Native Picris	80
Pimelea humilis	Common Rice-flower	30
Plantago varia	Variable Plantain	40
Podolepis jaceoides	Showy Podolepis	60
Poranthera microphylla	Small Poranthera	15
Pseudognaphalium luteoalbum	Jersey Cudweed	50
Pterostylis curta	Blunt Greenhood	30
Pterostylis longifolia	Tall Greenhood	80
Pterostylis nutans	Nodding Greenhood	30
Pterostylis parviflora	Tiny Greenhood	25
Pterostylis pedunculata	Maroonhood	25
Ranunculus lappaceus	Australian Buttercup	50
Ranunculus pumilio	Ferny Small-flower Buttercup	30
Ranunculus sessiliflorus	Annual Buttercup	30
Schoenus apogon	Common Bog-sedge	25
Schoenus tesquorum	Soft Bog-sedge	45
Senecio glomeratus	Annual Fireweed	120
Senecio hispidulus	Rough Fireweed	100
Senecio pinnatifolius	Variable Groundsel	120
Senecio quadridentatus	Cotton Fireweed	120
Senecio squarrosus	Leafy Fireweed	40
Senecio tenuiflorus	Slender Fireweed	100
Solenogyne dominii	Smooth Solenogyne	2
Solenogyne gunnii	Hairy Solenogyne	11
Stylidium graminifolium	Grass Trigger-plant	80
Thelymitra antennifera	Rabbit Ears	25
Thelymitra flexuosa	Twisted Sun-orchid	20
Thelymitra ixioides	Spotted Sun-orchid	60
Thelymitra nuda	Plain Sun-orchid	40
Thelymitra pauciflora	Slender Sun-orchid	50
Thysanotus tuberosus	Common Fringe-lily	50
Tricoryne elatior	Yellow Rush-lily	70
Veronica calycina	Hairy Speedwell	50
Veronica gracilis	Slender Speedwell	60
Veronica plebeia	Trailing Speedwell	20
Viola betonicifolia	Showy Violet	20
Viola hederacea	Ivy-leaf Violet	15
Wahlenbergia gracilenta	Annual Bluebell	35
Wahlenbergia gracilis	Sprawling Bluebell	80

Wahlenbergia multicaulis	Many-stemmed Bluebell	75
Wahlenbergia stricta	Tall Bluebell	90
Wurmbea dioica	Common Early Nancy	30
Xanthorrhoea minor	Small Grass-tree	100
Xanthosia dissecta s.l.	Cut-leaf Xanthosia	15
Xanthosia pusilla spp. agg.	Heath Xanthosia	10
Ferns		
Adiantum aethiopicum	Common Maidenhair	35
Lindsaea linearis	Screw Fern	20
Pteridium esculentum	Austral Bracken	100
Climbers, epiphytes		
Amyema pendula	Drooping Mistletoe	
Billardiera scandens	Common Apple-berry	
Cassytha melantha	Coarse Dodder-laurel	
Cassytha pubescens	Downy Dodder-laurel	
Clematis aristata	Mountain Clematis	
Clematis microphylla	Small-leaved Clematis	
Comesperma volubile	Love Creeper	

The species list for EVC 175 is included as a guide only for planting elsewhere on the property or the road reserve.

5 ATTACHED DOCUMENTS

The accompanying Ten Year Integrated Land Management Plan will show the following information

Approximate cadastral boundaries to refer to Copy of Plan
Extent of overlays
Proposed access, dwelling and new fences
Existing fences
Existing fenced revegetation plots
Extent of Swamp Scrub Ecological Vegetation Class mapping
Photopoint
Proposed Screen of eucalypts along driveway
Schedule of Management Actions, standards to be achieved, monitoring and reporting obligations

The Integrated Land Management Schedule will specify the following management actions over 10 years

- Retain all trees, dead or alive
- Exclude stock, vehicles, overburden and building equipment and vehicles from dam verges and creek banks
- Ensure that weed cover does not increase beyond current levels in riparian zone
- Monitor for new or emerging weeds and eliminate to <5% cover
- Employ a qualified contractor to remove all spiny rush and blackberry over the twelve months following occupation of dwelling
- Retain logs and fallen timber in Riparian Conservation Zone
- Retain organic litter in Riparian Conservation Zone
- Control rabbits
- Retention of all trees, dead or alive
- Monitor for emerging weeds and reduce to <1% cover in riparian zone
- Monitoring of weed cover, rabbits, extent of spiny rush patches in Year 1, 3, 5 and 10 post occupancy of dwelling.

Integrated Land Management Schedule 2121 Mornington Flinders Rd Flinders Refer Fig.1 Integrated Land Management Plan 23 March 2022

Management Action	Location	Timing	YEAR										Standard achieved/date
			1	2	3	4	5	6	7	8	9	10	
The landowner of 2121 Mornington Flinders Rd Flinders is responsible for carrying out the following actions	Stream verges ESO 17 streamlines Conservation Zone	**ten years from Planning Permit date**											
Exclude stock, machinery and vehicles from riparian zone except for mechanised weed removal in ESO 17 streamlines extent to eastern boundary	Stream verges ESO 17 streamline Spring Creek	Ongoing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Reduce noxious weed cover to <10% cover by manual removal Blackberry *Rubus* spp. aff Karamu *Coprosma robusta* Spiny Rush *Juncus acutus*	From stream fencing to boundary and in paddock C		✓	✓	✓								
Reduce noxious weed cover to <5% Blackberry, Karamu and Spiny Rush by manual removal	From stream fencing to boundary and in paddock C					✓	✓	✓	✓				
Maintain Spiny rush, Karamu and Blackberry cover at less than 1%	patches of as shown in Fig.1 Integrated Land Management Plan	Ongoing								✓	✓	✓	
Retain all standing trees, dead or alive	ESO 17 streamlines extent	Ongoing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Monitor property for signs of rabbits (scats, warrens) and engage contractor to eliminate them if any signs or rabbits observed	Entire property	Spring Autumn	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Retain fallen logs and leaf litter	ESO 17 streamlines extent		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Monitor plant survival and replace plants lost	Revegetation Zone inside fencing Creek		✓		✓								
Take photo records using photopoints shown on Fig.1, and submit to Environmental Officer Mornington Peninsula Shire by June 30 in year 1,3, 5, 10			✓		✓		✓					✓	

Refer to Victorian Resources on Line Spiny Rush *Juncus acutus* vro.agriculture.vic.gov.au for weed status

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Farm Management Plan

2091 Mornington-Flinders Road, Flinders

Date: 06/04/2022
Version: Final revised

Author: Jim Shovelton
Recipient/s: Nicholas and Amanda Derbyshire

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DISCLAIMER

The following report and forecasts have been based on a number of assumptions that have been supplied by the client to the writer. Due care and attention has been given to the projections; however, projections by their very nature are subject to significant uncertainties and contingencies. There can be no guarantee that the projections will be achieved or that the proposed action steps will achieve the required outcomes.

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1. EXECUTIVE SUMMARY

Nicolas and Amanda Derbyshire (the proponents) purchased the property at 2091 Mornington-Flinders Road, Flinders in November 2020 and intend to develop a small commercial Angus cow-calf breeding enterprise. The property is well suited to running beef cattle and the proponents have the appropriate support and knowledge, in concert with their advisors, to commence the venture.

The enterprise will require strict management and it will be necessary for the proponents to construct a dwelling and live on the farm to improve the property, develop the business and adequately manage livestock. A dwelling is essential for the animal husbandry under the Victorian Department of Agriculture's Code of Accepted Farming Practice for the welfare of Cattle.

The proponents will underpin the development of the property through external income.

2091 Mornington-Flinders Road, Flinders is located in the Green Wedge Zone (GWZ) of the Mornington Peninsula Shire Council and is affected by the following overlays:

- Green Wedge Zone (GWZ3)
- Environmental Significance Overlay (ESO12, ESO17 & ESO28)
-
- Significant Landscape Overlay (SLO1, SLO5 & SLO6)
- Vegetation Protection Overlay (VPO2)

In addition, part of the property is an 'area of cultural heritage sensitivity'. Other overlays in the vicinity not directly affecting this land include a Bushfire Management Overlay (BMO) and Erosion Management Overlay (EMO). The development and improvement of the property will be undertaken within the constraints of these overlays.

2. PURPOSE OF THE FARM MANAGEMENT PLAN

This Farm Management Plan has been prepared based upon the information provided by the proponents and their advisors. All income estimates and establishment costs are derived from the information provided.

In broad terms the purpose of this plan is to:

- Assess the suitability of the property for agricultural use;
- Identify a potential agricultural enterprise that the proponents have the capacity to develop, manage and operate effectively on the property;
- Identify key aspects of farm management in relation to this particular property; and,
- Identify any environmental constraints or considerations in relation to the operation of agricultural pursuits on the property.

3. PROPERTY DESCRIPTION

The property, which can be identified as 2091 Mornington-Flinders Road, Flinders Vic 3929 is situated north-west of the intersection of Mornington-Flinders Road and Boyds Road. The Lot and Plan number for the property is Lot 1 LP83947. The property is situated in an area administered by the Mornington Peninsula Council and the Council property number is 149808.

The total area of the property is approximately 13.5 hectares (ha). Figure 1 shows the property, outlined in red, is adjacent to other farms with grazing enterprises.



Figure 1: 2091 Mornington-Flinders Road, Flinders Property Outline

4. PHYSICAL DESCRIPTION

The property slopes to the north east from the Mornington-Flinders Road towards Spring Creek which runs along the north eastern boundary of the property (Figure 2.)



Figure 2. General view of the property looking north east

4.1. TOPOGRAPHY AND SOILS

The topography of the area is described as a plateau with ridges of friable acidic brown soils (Db3.21) surrounded by moderate to steep slopes of (Db3.2) and dark cracking clays (Ug5.13) and dissected by narrow creek valleys with swampy areas.

The property itself consists an area of moderate slope of approximately eight hectares and a lower creek flat of approximately 3.5 hectares. The frontage to Spring Creek, at the northern end of the property, has been fenced off and is excluded from stock. The creek area is approximately two hectares.

The topography makes it suitable for the chosen enterprise of an Angus cow-calf operation. It also offers the opportunity for an efficient and relevant fencing layout for the enterprise. The boundary fences are in good order as shown in Figure 3, Figure 4 and Figure 5.



Figure 3: Eastern boundary fence



Figure 4: Fence between the flat and the creek reserve, looking south east



Figure 5: Fence between the flat and the creek reserve, looking north west

5. AGRICULTURAL ACTIVITY

Most recently the property has been used to run beef cattle although it appears that hay was cut from the rising section last spring.

The proponents propose to operate an Angus beef breeding operation on the property. The activity will require significant investment in infrastructure and animals will need close supervision due to the required husbandry practices.

Angus beef cattle are easy to handle and ideal for a small cow-calf operation. This allows for high stocking rates. They have good feed efficiency and produce sought after quality beef in the market.

The development will require significant investment in livestock, in addition to the investment in pasture improvement, fencing and cattle yards. The property will be ideal for this purpose.

The Victorian Department of Agriculture is responsible for the establishment and maintenance of the Code of Accepted Farming Practice for the Welfare of Cattle. The cattle will be run at the rate of up to 22DSE/ha. The cattle will be managed on pasture and will

need intensive supervision. The code states that intensive cattle operations require daily supervision that:

- In any situation, supervision should be by competent stock persons;
- Frequency in the level of inspection should be related to the potential risk to the welfare of cattle and may vary from daily to much longer periods;
- Cattle kept under intensive management in sheds, lots or yards, should be inspected and fed at least daily and have ready access to water. Individual attention should be given to shy feeders.

6. PROPERTY SUITABILITY

6.1. SUITABILITY FOR AGRICULTURAL ACTIVITIES

With improvements, the property is suited to the proponents intended agricultural activity. An Angus cow-calf enterprise will ensure that the land can be grazed according to land type and accessibility.

The property has historically been used for cow calf breeding as part of a larger livestock operation. The proponents' decision to breed Angus cattle is commercially sound because the breed and husbandry activities are ideally suited to small area production. Sheep are unsuitable because of the likelihood of problems with feet under wet conditions, a much higher requirement for infrastructure and potential predation by dogs.

The property in its current form is limited for other agricultural use. Due to its size and the shape of the block, any broad-acre cropping activity would be considerably limited and horticultural activities would be limited by the lack of water for irrigation.

6.2. SUITABILITY OF THE PROPOSED ENTERPRISE

There are a number of criteria which this property meets in considering its suitability for an agricultural pursuit. These are:

- Within close proximity to Melbourne and to properties whose owners are running beef cattle enterprises. This will provide easy access to markets, transportation and sourcing of feed supplies and freight depots;
- Suitable climate with adequate rainfall (Avg. < 700mm pa) and growing season to allow pasture growth and to supply the stock water required for the enterprise (See Appendix 1 for mean rainfall data);
- Suitability to be fenced into smaller paddocks;
- Access to veterinarians;
- Ability to strategically positon a dwelling within close proximity of the facilities so that close monitoring of stock can be undertaken.

6.3. STOCKING RATE

The cattle will be primarily run on pasture, but may be supplemented at certain times of the year. Given the scale of the property the more sensible strategy will be to purchase feed as required, rather than cut hay from the property. The proposed internal fencing sub-division will ensure that neither over-grazing nor under-grazing of pastures is likely to occur, as animals will be rotated through the paddocks.

It is assumed that with supplementary feed, a stocking rate of 22 Dry Sheep Equivalents (DSEs) can be achieved. A DSE (a 50 kg merino wether, bare shorn and in condition score 3, maintaining weight) is the standard animal used to compare stocking rates in southern Australia. Potential stocking rate for any location is based on the following factors, developed by Saul and Kearney (2002):

a) The length of growing season for the region (estimated to be 9 months);
b) The adequate soil phosphorus (Olsen P greater than 15 mg/kg)
c) Paddock size is less than 20 ha

After allowing for roads, stream frontage, buildings and yards, there will be approximately 11.5 ha across the proposed five paddocks available for grazing. This area will allow the proponents to run 165 DSE, or 16 Angus cattle (plus calves) at foot, at an average of 15 DSE/cow.

6.4. MANAGEMENT OF SOIL TYPE

A soil sample (0 – 10 cm) was taken from both the sloping section and the flat section adjacent to the stream reserve. The test results for these samples are presented in Appendix 2.

In summary, the acidity levels of both soils are satisfactory for pasture growth and lime is not required. Aluminium is toxic to plants and is associated with acid soils. The levels of 1.7% and 7.1% are at levels that won't limit the growth of pasture species and again indicate that lime is not necessary at this stage.

The major limiting nutrient is phosphorus. An adequate level of phosphorus is 15 mg/kg. The levels in these soils are 3.7 mg/kg for the soil from the Flat and 5.3 mg/kg for the Rise. Correcting these deficiencies will be required if the potential stocking rates are to be achieved.

A capital application program of single super phosphate (SSP) needs to be implemented to reach the critical Olsen P level. Given the current Olsen P and Phosphorus Buffering Index (PBI), the total capital P required is around 100 kg phosphorus/ha which can be applied as 400 kg/ha annually as SSP for three years. This recommendation equates to 4.4t SSP/year spread across the property. Assuming $400 per ton, the cost will be $1760 per year for the three year program.

In the first year, molybdenum (an essential trace element) should be included in the fertilizer at 0.015% to ensure effective clover growth.

Following the capital P application for three years, phosphorus should be applied at a maintenance level to balance the removal of nutrients through farming. Maintenance rates are is based on 0.8 kg P/DSE/year. In this situation this is equivalent to 180 kg/ha SSP per year. Therefore at $400/t SSP and spread over 11.5 ha (2.1t total) the cost would be $830/yr.

Sulphur levels are above the target range of 8 – 12 mg/kg. This level will be maintained through application of SSP at the recommended rates.

Potassium is adequate in both soils and apart from the need for molybdenum, (not accurately measurable in soils) the trace elements are in satisfactory supply.

The Cation Exchange Capacity (CEC) levels of 8.4 meq/100g and 14.3 meq/100g are moderately high indicating that these soil types have a good ability to hold onto key nutrients (calcium, magnesium and potassium).

Fertilizer should applied in autumn or early winter.

Nutrient Budgets:

Nutrient budgeting is a technique used to quantify and predict nutrient deficits or surpluses, and can be implemented either at a whole-farm or field scale to accurately determine fertiliser requirements. It significantly improves nutrient use efficiency and reduces nutrient losses from production areas. It is an accepted approach to improve nutrient management on intensive farming operations.

A nutrient budget will be developed each year in consultation with external expertise as part of the operational plan that includes:

a) Total nutrients inputs (i.e. fertilisers, trace elements, hay and other feed);
b) Total outputs (i.e. removal through carrying capacity each year)
c) Net nutrients (i.e. total outputs less total inputs)

Regular soil tests from each paddock will be used to accurately inform the development of a nutrient budget. The property should be retested at the completion of the capital application of fertilizer and every three to five years after that to confirm ongoing phosphorus, potassium and sulphur requirements.

6.5. PASTURE DEVELOPMENT

The dominant pasture on the property is a mix of perennial grass and clover species, which includes perennial ryegrass (*Lolium perenne*), subterranean clover (*Trifolium subterraneum*), bentgrass (*Agrostis capillaris*) and some flat weeds. (Figure 6)



Figure 6: Pasture species at 2091 Mornington-Flinders Road, Flinders

While the pastures have a good base they are open and reflect the current poor phosphorus status of the soil.

However, given the rainfall and favorable soil type (alluvial clay-loam) for growing highly productive forage, there is considerable opportunity to improve the pasture base with these already present improved species by addressing soil nutritional limitations, in the first instance (as indicated above). The productivity of the pastures should be assessed after the implementation of the fertilizer program and consideration given to the introduction of newer improved perennial ryegrass cultivars. This can be achieved through the use of herbicides to prepare areas for improvement and direct drilling into the prepared seedbed. Direct drilling refers to sow seed into the soil without cultivating and the associated risks of erosion.

There will be some limited requirement for strategic herbicide applications for the selective control of broadleaf pasture weeds and undesirable pasture grasses (eg *Vulpia)* which will promote growth of the perennial grass and annual clover base.

The sub-division of the paddocks will also allow the proponents to implement an intensive rotational grazing program to allow greater pasture productivity and utilization, maximize stocking rate potential as well as promotion of highly desired perennial grass and clover species.

A rotational grazing plan will be implemented on the property once it is adequately fenced and improved. This will ensure that no individual paddock will be overgrazed and that groundcover will be maintained. This will reduce the risk of erosion and the subsequent threat of soil loss for the property and a consequent water quality degradation which would affect neighboring properties and waterways. Rotational grazing systems are important for maximizing pasture growth.

6.6. PROPOSED INFRASTRUCTURE

The proponents propose a significant infrastructure investment program in the first five years of operation to improve the standard of the property. The property will be divided into five paddocks to allow for an effective rotational grazing system. The investment in fencing will

occur in the first year. The proposed paddock plan is shown in Figure 8 of this report. An all-weather drive way will be constructed which will allow access to the dwelling all year round and access to the cattle yards which will be located at the south east corner of the property.

Paddocks will be watered from a centralised reticulated water system and troughs. The proponents have purchased and will install cattle handling facilities on the property.

7. ENVIRONMENTAL CONSIDERATIONS

7.1. OVERLAYS

There are four significant planning controls over this property which collectively demand that the agricultural enterprise be closely monitored to complement environmental and vegetation conditions.

7.1.1. PLANNING ZONE – GREEN WEDGE ZONE (GWZ3)

The property at 2091 Mornington-Flinders Road, Flinders is in a Green Wedge Zone (GWZ) and is affected by the GWZ Schedule 3. The Green Wedge Zone is in place to provide for the use of land for agriculture and to encourage use and development that is consistent with sustainable land management practices. Furthermore, the GWZ is in place to encourage sustainable farming activities and provide the opportunity for a variety of productive agricultural uses, whilst also protecting and enhancing the cultural significance and character of open rural and scenic non-urban landscapes. In accordance with the guidelines of the Mornington Peninsula Shire Council, the proposed enterprise will ensure land use in accordance with GWZ3.

7.1.2. ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) – SCHEDULE 12 (ESO12), SCHEDULE 17 (ESO23) AND SCHEDULE 28 (ESO28)

The environmental significance overlay identifies areas where the development of land may be affected by environmental constraints and aims to ensure that development is compatible with identified environmental values. The environmental significance overlay Schedule 12 (ESO12), under which the property falls, relates to Southern Basalt Slopes. This schedule is in place to protect and conserve the environmental systems and native vegetation. A permit will not be required for the removal of vegetation, as the proponents will not be removing, lopping or destroying any of the native vegetation.

The Environmental Significance Overlay Schedule 17 (ESO17), under which the property falls, relates to Streamlines and maintaining environment flows and water quality. The proponents have considered the environmental objectives of this schedule and the Angus cattle enterprise proposed for the property will comply with this ESO. The proponents intend to protect and conserve the streamline on the property – including maintaining the current fencing along the streamline.

The Environmental Significance Overlay Schedule 28 (ESO28), under which the property falls, relates to the Mornington Peninsula Bushland and is in place to protect and conserve the native vegetation and habitat areas. The Angus cattle enterprise proposed for the property will not contravene this Environmental Significance Overlay as the proponents do

not intend to remove native vegetation nor will stock have access to the Spring Creek frontage.

7.1.3. SIGNIFICANT LANDSCAPE OVERLAY (SLO) – SCHEDULE 1 (SLO1), SCHEDULE 5 (SLO5) AND SCHEDULE 6 (SLO6)

The Significance Landscape Overlay (SLO) identifies the importance of significant landscapes and is in place to conserve and enhance the character of significant landscapes. The SLO Schedule 1 (SLO 1), under which the property falls, relates to the Ridge and Escarpment area and is in place to protect and enhance the visual, natural and cultural heritage values of ridge and escarpment landscapes. The SLO Schedule 5 (SLO 5), under with the property falls, relates to Scenic Vantage Points and is in place to protect scenic vantage points from visual intrusion resulting from the inappropriate siting or design of buildings and works. The SLO Schedule 6 (SLO 6), under with the property falls, relates to National Trust classified landscapes and is in place to protect and enhance the visual, natural and cultural heritage values of classified landscapes. The proponents are aware of their obligations under these three overlay schedules and the Angus cattle enterprise will not contravene with these SLO.

7.1.4. VEGETATION PROTECTION OVERLAY SCHEDULE 2 (VPO2)

The Vegetation Protection Overlay is in place to protect areas of significant vegetation, preserve existing trees and other vegetation and ensure that habitat corridors for indigenous fauna are maintained and enhanced. The Vegetation Protection Overlay Schedule 2 (VPO02), under which the property falls, relates to Significant Tree lines and is in place to protect and conserve native vegetation and habitat areas along roadsides, streamlines, linear reserves and other tree lines. The Angus cattle enterprise proposed for the property will not contravene with this Vegetation Protection Overlay as the proponents are not considering removing, destroying or lopping native vegetation. Stock will not have access to the Spring Creek frontage.

7.2. PESTS

No major pests impacting or threatening the proposed enterprise on the property were observed during the inspection.

7.3. NATIVE ANIMALS

The proponents will ensure that provisions are made to maintain an environment for native animals through the care and maintenance the creek environs.

7.4. WEEDS

The monitoring and management of weeds is an important factor in the development of a residence on the property. Weeds can significantly impact and limit pasture production and reduce the stocking rates on grazing properties.

The only weeds of significance observed were isolated blackberry plants adjacent to the stream frontage which if not controlled can spread. These will be controlled through spot spraying with selective herbicides.

The broadleaf pasture weeds observed at the inspection will normally be controlled through the development of a vigorous pasture.

7.5. WATER

The Victorian Department of Agriculture is responsible for the establishment and maintenance of the Code of Accepted Farming Practice for the Welfare of Cattle dictates that *'cattle must have access to an adequate supply of suitable drinking water'.* The below table shows water requirements for cattle.

Table 1: Cattle water requirements

	Quantity of Water (Litres) per day	Maximum Total Soluble Salts (p.p.m.)	Maximum Magnesium Salts (p.p.m)
Cows	50	6,000	250
Yearlings	40	10,000	400
Weaners	25	4,000	250

Source: Agriculture Victoria (http://agriculture.vic.gov.au/agriculture/animal-health-and-welfare/animal-welfare/animal-welfare-legislation/victorian-codes-of-practice-for-animal-welfare/code-of-accepted-farming-practice-for-the-welfare-of-cattle)

There two small dams at the northern boundary of the property as shown in Figure 8. One is accessible to stock while the other has been fence into the stream reserve. However both are shallow and are overgrown with cumbungi. (Figure 7)Figure 8

While these dams could be deepened, a more secure water supply would be obtained from water reticulated from a bore to troughs.



Figure 7. Overgrown dam, with stock access

7.6. ENVIRONMENTAL OUTCOMES

2091 Mornington-Flinders Road, Flinders will benefit from more consistent management and monitoring of environmental factors for productivity as well as biodiversity maintenance.

The environmental outcomes to be delivered through effective management include:

- Improved soil health;
- Improved grass diversity, ground cover and erosion mitigation;
- Associated improvements in water quality;
- Integrated pest management.

The management practices that will be put in place for achievement of these biodiversity values include:

- Livestock grazing rotation;
- Weed management;
- Trough reticulation system for stock water supply so they do not impact the natural environment
- A nutrient budget will be need to be developed and implemented through the fertilizing program to ensure that all soil nutrients and maintained, replaced and any leaching is completely eliminated as a sustainable land management practice.

8. ENTERPRISE RISK FACTORS

The following risk factors have been identified for the proposed business:

8.1. FINANCIAL RISK

The business will be reliant on off farm income in order to maintain financial security. While the business will be expected to perform in a profitable manner, the size of the operation and the environmental/production constraints of the property will be limiting. For this reason,

it will be important for the proponents to maintain their off farm employment, especially during the development phase.

8.2. CATTLE SALE PRICES

The prices achieved for selling Angus yearling steers, heifers and cull cows through the enterprise will essentially be governed by demand and reputation in the market place. Regular monitoring of the Eastern Young Cattle Index (EYCI) will provide the best indication of current market price for cattle livestock. Marketing and cost control will be critical. The proponents will need to ensure that costs are managed and efficiencies gained for a sustainable business.

8.3. SEASONAL RISK

This property faces the same seasonal risk as any other agricultural operation. In different periods the operations will have to be adjusted to suit the pasture quantity and pasture growth rates by reducing cattle numbers, increasing per season and fodder purchase.

8.4. FIRE RISK

The property is in a bushfire prone area and the proponents are required to build the dwelling to a minimum bushfire attack level of 12.5. The proposed site for the dwelling provides several access options from the property.

It is also worth noting that fire presents a significant risk to any property. Pasture species can be selected to include summer activity and provide paddocks with low fire fuel. These paddocks can then be used as a fire break to protect buildings and to hold stock on days with a very high fire danger rating, and/or when there is risk from regional fires.

To protect livestock and property the proponents will develop a bushfire strategy plan.

8.5. DISEASE RISK

There is always some risk of disease within any livestock operation. Given that this operation will involve animals coming from other properties there will be an induction process put in place to minimise the risk of any disease threats coming onto the property. This will be limited by the size of the property. An understanding of potential diseases and the symptoms will assist the proponents to prevent, diagnose and treat any type of disease threat. If any doubt exists as to the current condition of an animal on the property, advice should be sought from a registered vet.

9. OPERATION OF CATTLE ENTERPRISE

Pregnant cows that have calved previously will be purchased. While more expensive than if non-pregnant cows are bought and joined this strategy will minimise the risk of calving difficulties and provide a quicker cash flow. The option of leasing a bull rather than the purchase of a bull will be explored to maximise the area available for grazing the cows.

The cows sourced should be due to calve in late winter early spring

10.SITE / PADDOCK PLAN & STOCK MOVEMENT

A site plan for the property showing where proposed fencing, gates, troughs, cattle yards, shed, house and dwelling footprints would be located on the property is shown in Figure 8.

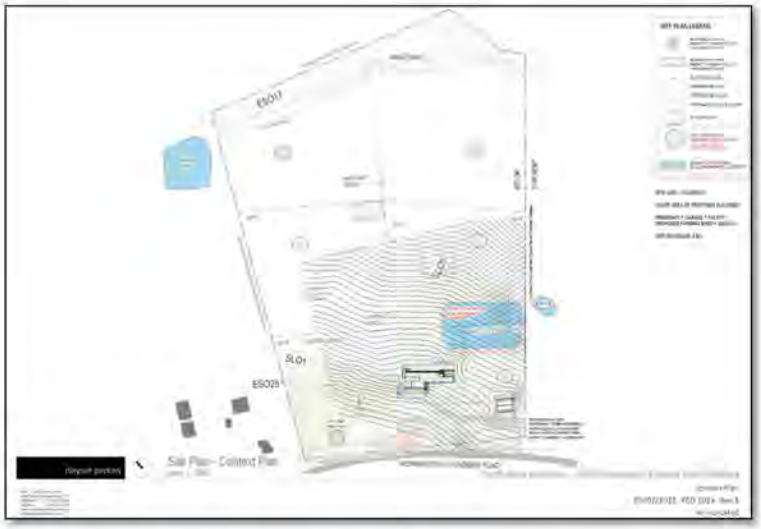


Figure 8: Site Plan for 2091 Mornington-Flinders Road, Flinders

11.CAPITAL INVESTMENT

There is significant capital investment required to improve infrastructure and pastures on 2091 Mornington-Flinders Road, Flinders. The proponents will need to invest in internal fencing, improvement in cattle handling facilities, improve carrying capacity and security of water supply and install a reticulated water system with troughs.

The following table estimates the capital contribution of the proponents over a five year development period.

Table 2: Capital Contribution Estimate in initial 5 year period

Item	Number	Unit Cost $	Total $
Cattle	16	2,500	$40,000
Bull Lease	1	500	$500
Internal fencing	1.050km	12,000	$12,600
Gates and gate assemblies	8	300	$2,400
Water Pump	1	2,400	$2,400
Pipe	0.450km	1,200	$540
Troughs	3 X 600L	1000	$3,000
All weather Road works			
Cattle Yard Facilities	1	30,000	$30,000
Total			**$90,440**

12. LIVESTOCK FORECAST

Table 3: Five year Livestock Forecast

Drop	Calving				
	2021	2022	2023	2024	2025
2017	16	16	13	7	4
2021			3	3	3
2022				3	3
2023					3
Total Calving	16	16	11	11	11
Heifers retained	3	3	3	3	3
Heifers sold	4	4	4	4	4
Steers sold	8	8	8	8	8
Empty cows sold	0	0	3	3	3
Less Deaths	1	1	1	1	1
Cows culled on age	0	0	0	0	0
Total Head (excluding calves)	16	16	16	16	16

**Figures based on following assumptions: 90% calving, 2% deaths, 0% heifers retained first calf at 2-year old, therefore 100% heifers sold but all figures rounded down to whole numbers.*

13.GROSS MARGIN OUTCOMES FROM THE ENTERPRISE

Table 4: Estimated Annual Operating Budget

Class	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025
Commercial					
Heifers Sold (@ $1300/hd)	$5,200	$5,200	$3,900	$3,900	$5,200
Store Steers Sold (@ $1300/hd)	$10,400	$10,400	$10,400	$10,400	$10,400
Empty cows sold (@ $1500/hd)			$4,500	$4,500	$4,500
Bull sold (replacement)					
Gross Income	**$15,600**	**$15,600**	**$18,800**	**$18,800**	**$20,100**
Annual Expenditure					
Animal Health Costs **($30/hd/Yr- see Appendix 6)**	$630	$630	$630	$630	$630
Bull Replacement	500	500	500	$500	500
Animal Husbandry	$400	$400	$400	$400	$400
Selling costs **(@ 5%)**	$780	$780	$940	$940	$1,005
Supplements **($50/pa/Yr)**	$880	$880	$880	$880	$880
Pasture Top Dressing	$1,760	$1,760	$1,760	$830	$830
Pregnancy Testing **($20/cow)**	$320	$320	$320	$320	$320
Fencing Maintenance	$100	$100	$200	$200	$300
Vet Expenses	$330	$330	$330	$330	$330
Total Expenditure	$5,700	$5,700	$5,960	$5,030	$5,195
Gross Margin	**$9,900**	**$9,900**	**$12,840**	**$13,770**	**$14,905**

*It is worth noting that this is a gross margin budget only. It does not take into account overheads such as fuel, labour, finance costs or capital expenditure.

14.TIMEFRAMES

The timeframe for the work to be a carried out on 2091 Mornington-Flinders Road, Flinders is set out in the following Table.

Table 5: Five Year Action Plan

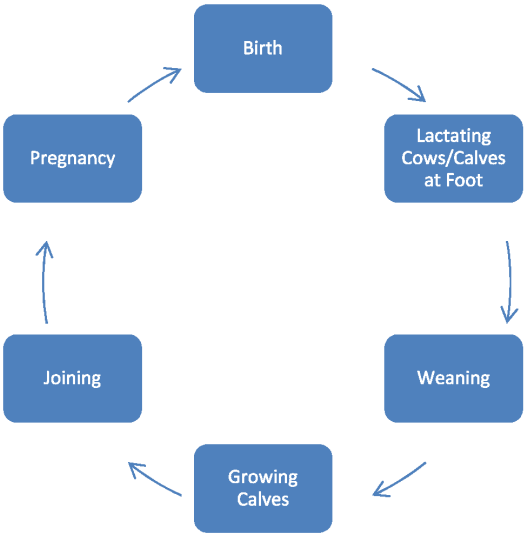
	Year 1	Year 2	Year 3	Year 4	Year 5
Property Development	• House Built • All weather driveway installed • Internal fencing completed – 1 km internal fencing • Implementation of water reticulation system to developed paddocks • Install cattle yards • Pasture improvement program implemented • Soil testing	• Continue pasture fertilizer program	• Continue pasture fertilizer program	• Continue pasture fertilizer program	• Continue pasture fertilizer program • Soil testing
Pasture Renovation	• Selective control of weed species as required	• Selective control of weed species as required	• Selective control of weed species as required	Selective control of weed species as required	Selective control of weed species as required
Angus Cattle Purchases	Purchase of 16 Angus cows (3 yo) Purchase of Angus bull				

15. REQUIREMENT FOR A DWELLING

In order to supervise the cow-calf enterprise, the proponents will need to live on the property. The cattle are valuable and require supervision at joining and calving, as well as supplementary feeding when required. In addition, in order to be able to market the cattle they will need to be very quiet. This can be achieved by keeping close contact with them so that they are accustomed to always having human beings around them. This level of contact would be difficult to maintain if the proponents were living away from the property.

The importance of living on the property is highlighted further through the management cycle of cattle in a management system, which can be described as follows:

Figure 9: Lifecycle of Cattle



At each stage of the husbandry cycle attention needs to be given to adequate shelter, nutrition, health, growth rates, condition of animal, stress, bull and cow management in terms of condition and seasonal influences. The investment in high value breeding cattle and the intensive management for grazing management requires constant supervision and daily monitoring. In addition, the Department of Agriculture Code of accepted farming practice for the welfare of cattle recommends that calving cows should be inspected, fed and watered daily.

The annual operations demanded for a cattle breeding enterprise are as follows:

Table 6: Operations Schedule for a Commercial Cattle Enterprise

Month	Activity
January	Calf handling, supplementary feeding
February	Weaning, Supplementary feeding; Bull sales
March	Parasite control;
April	Sale preparation commences, pasture re-sowing
May	Grazing management – supplementary feeding
June	Grazing management – supplementary feeding
July	Grazing management – supplementary feeding
August	Selling steers and heifers commences
September	Calving, tagging, weighing and recording. Bull Sales
October	Calving tagging ,weighing and recording
November	Parasite treatment. Commence joining
December	Continue Joining

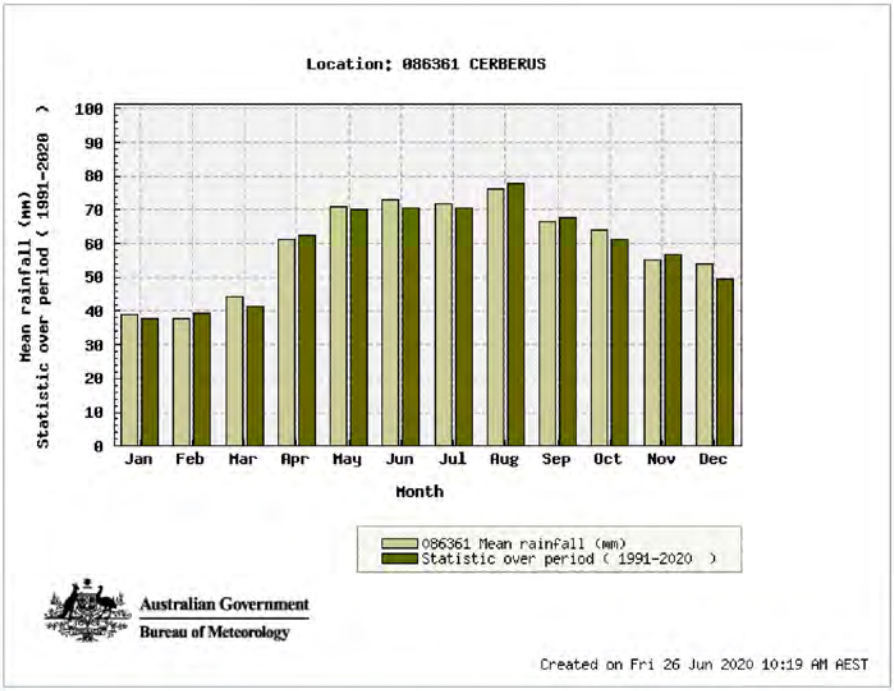
16.CONCLUSION

The proponents have collected and presented various pieces of information to assist in formulating this plan. The proponents have developed a thorough understanding of the property, its potential and its constraints and has carried out research into the local environment and its impact of agricultural activity.

The development of this property by the proponents would ensure that the land was used for its highest and best agricultural use with sensitivity to the environmental constraints.

17.APPENDICES

Appendix 1: Average Rainfall for Cerberus BoM Weather Station – 1986 - 2020



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean rainfall (mm) for years 1986 to 2020	38.8	37.7	44.3	61.2	71.0	72.9	71.9	76.4	66.7	64.2	55.1	53.9	711.9	29
Statistics	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Annual**	**Years**
Mean rainfall (mm) for years 1994 to 2020	37.7	39.4	41.4	62.3	70.1	70.6	70.7	77.9	67.8	61.3	56.7	49.7	704.3	26

12.3 = Not quality controlled

Appendix 2: Soil Test Results

1. Flat Soil Test Results

Analysis Report [200SS3469MER] Page 1 of 2

MERIDIAN Agriculture

Analysis Report Shallow Soil

Client	Derbyshire	**Sample Number**	200SS3469MER
Address		**Dealer**	
Town		**Dealer Number**	
State		**GPS (Easting,Northing)**	,
Postcode		**Sample Date**	17/03/2021
Phone		**Report Date**	Wednesday, 7 April 2021
Mobile		**Billing**	210214
Paddock Name	Flat		
Enterprise Type	SHEEP_BEEF	**DSE**	22.00

Nutrient Analysis

Nutrient	Result	Adequate Range		Classification	Comments
Ammonium (N) [mg/kg]	44	0	20	High	Guide only
Nitrate (N) [mg/kg]	23	20.01	60	Adequate	Guide only
Phosphorus (P) [BSES mg/kg]	0	0	0		
Phosphorus (P) [Olsen mg/kg]	3.70	12.01	18	Deficient	Production will be limited
Phosphorus (P) [Colwell mg/kg]	10	30.01	45		
Potassium (K) [mg/kg]	275	140.01	250	High	
Nitric (K) [me%]	0	0	0	Not Tested	Not Tested
Sulphur (S) [KCl40 mg/kg]	11.10	8.01	12	Adequate	
Chloride (Cl)	0	0	0	Not Tested	Not Tested
Exc K [meq/100gm]	0.64	0	0	No Standard Found	No Standard Found
Organic Carbon [%]	4.22	...		High	High
Conductivity [dS/m]	0.12	...		Marginal	Salinity may cause some loss.
pH [CaCl2]	4.90	...		Moderately acidic	Acidity potentially limiting to growth. Discuss liming.
pH [H2O]	5.60	...		Moderately acidic	Acidity potentially limiting to growth. Discuss liming.
Aluminium (Al) [CaCl2 mg/kg]	1.94	...		No Standard Found	No Standard Found
Free Lime		...		Not Tested	Not Tested
Texture	2.0	...		SL	Sandy/Loam
Phosphorus Buffering Index (PBI)	227.1	...		Moderate	Soils require moderate phosphorus inputs to build soil phosphorus. Leaching losses unlikely to occur
Grass Tetany	0.10	...		...	There is a risk of Grass Tetany developing.

Trace Elements

Nutrient	Result	Adequate Range		Classification	Comments
Zinc [DTPA - mg/kg]	3.32	0.8	1.5	High	Guide only
Copper [DTPA - mg/kg]	1.39	0.7	1.5	Adequate	Guide only
Manganese [DTPA - mg/kg]	270.29	2.0	4.0	High	Guide only
Iron [DTPA - mg/kg]	125.10	30.0	500.0	Adequate	Guide only
Boron [Hot CaCl2 - mg/kg]	0.89	0.2	2.0	Adequate	Guide only
Silicon [Sulphuric - mg/kg]	0.00	0	0	not set	not set
Silicon [Cal Chloride - mg/kg]	0.00	0	0	not set	not set

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FARM MANAGEMENT PLAN
2091 Mornington-Flinders Road, Flinders

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MERIDIAN Agriculture

Analysis Report Shallow Soil

Client	Derbyshire	Sample Number	200SS3469MER

Cation Exchange Capacity (CEC)

Nutrient	Result	CEC %	Adequate Range (CEC %)		Classification (CEC %)	Comments (CEC %)
Calcium [Meq/100 gms]	**4.20**	51.60	65.0	80.0	Low	Low
Magnesium [Meq/100 gms]	**2.31**	28.38	10.0	15.0	High	High
Potassium [Meq/100 gms]	**0.64**	7.86	3.0	10.0	Adequate	Adequate
Sodium [Meq/100 gms]	**0.41**	5.04	0.0	5.0	High	High
Aluminium [Meq/100 gms]	**0.58**	7.13	0.0	5.0	High	Check soil pH, liming should be considered
Calcium:Magnesium Ratio	**1.82 : 1**					Soil surface structure may respond to soil ameliorants.
Total CEC [Meq/100 gms]	**8.14**				**Adequate**	**Good capacity to hold nutrients**

Nutrient Requirements

Nutrient	Requirement (unit)	Comments
Nitrogen Required	**20 kg/ha**	Strategic nitrogen applications are not generally required at the nominated stocking rate.
Phosphorus Maintenance	20 kg/ha	Is required and has been calculated.
Phosphorus Build Up	83 kg/ha	Is required and has been calculated.
Phosphorus Required	**103 kg/ha**	Is required and has been calculated.
Potassium Maintenance	0 kg/ha	Is not required.
Potassium Build Up	0 kg/ha	Is not required.
Potassium Required	**0 kg/ha**	**Is not required.**
Sulphur Maintenance	22 kg/ha	Is required and has been calculated.
Sulphur Build Up	0 kg/ha	Is not required.
Sulphur Required	**22 kg/ha**	**Is required and has been calculated.**
pH Adjustment	**0 t/ha**	**Has not been calculated.**

Product Recomendations

The attached are recommendations by Meridian Agriculture based on the results of tests carried out by C.S.B.P. Western Aust and while all care is taken Meridian Agriculture makes no representation or provides any guarantee in relation to the recommendations nor do they accept any responsibility or liability from the adoption or implementation of such recommendations.

2. Rise Soil Tests

Analysis Report [200SS3468MER] Page 1 of 2

MERIDIAN Agriculture

Analysis Report Shallow Soil

Client	Derbyshire	**Sample Number**	200SS3468MER
Address		**Dealer**	
Town		**Dealer Number**	
State		**GPS (Easting,Northing)**	,
Postcode		**Sample Date**	17/03/2021
Phone		**Report Date**	Wednesday, 7 April 2021
Mobile		**Billing**	210213
Paddock Name	Rise		
Enterprise Type	SHEEP_BEEF	**DSE**	22.00

Nutrient Analysis

Nutrient	Result	Adequate Range		Classification	Comments
Ammonium (N) [mg/kg]	67	0	20	High	Guide only
Nitrate (N) [mg/kg]	1	20.01	60	Deficient	Guide only
Phosphorus (P) [BSES mg/kg]	0	0	0		
Phosphorus (P) [Olsen mg/kg]	5.30	12.01	18	Deficient	Production will be limited
Phosphorus (P) [Colwell mg/kg]	10	30.01	45		
Potassium (K) [mg/kg]	181	140.01	250	Adequate	
Nitric (K) [me%]	0	0	0	Not Tested	Not Tested
Sulphur (S) [KCl40 mg/kg]	33.30	8.01	12	Excess	Validation of this result is required
Chloride (Cl)	0	0	0	Not Tested	Not Tested
Exc K [meq/100gm]	0.41	0	0	No Standard Found	No Standard Found
Organic Carbon [%]	5.41	...		High	High
Conductivity [dS/m]	0.51	...		High	Production losses of greater than 10% are likely.
pH [CaCl2]	5.00	...		Moderately acidic	Acidity potentially limiting to growth. Discuss liming.
pH [H2O]	5.80	...		Moderately acidic	Acidity potentially limiting to growth. Discuss liming.
Aluminium (Al) [CaCl2 mg/kg]	1.24	...		No Standard Found	No Standard Found
Free Lime		...		Not Tested	Not Tested
Texture	2.0	...		SL	Sandy/Loam
Phosphorus Buffering Index (PBI)	250.0	...		Moderate	Soils require moderate phosphorus inputs to build soil phosphorus. Leaching losses unlikely to occur
Grass Tetany	0.04	...		...	Grass Tetany risk is low.

Trace Elements

Nutrient	Result	Adequate Range		Classification	Comments
Zinc [DTPA - mg/kg]	2.01	0.8	1.5	High	Guide only
Copper [DTPA - mg/kg]	1.32	0.7	1.5	Adequate	Guide only
Manganese [DTPA - mg/kg]	163.65	2.0	4.0	High	Guide only
Iron [DTPA - mg/kg]	201.50	30.0	500.0	Adequate	Guide only
Boron [Hot CaCl2 - mg/kg]	1.53	0.2	2.0	Adequate	Guide only
Silicon [Sulphuric - mg/kg]	0.00	0	0	not set	not set
Silicon [Cal Chloride - mg/kg]	0.00	0	0	not set	not set

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2091 Mornington-Flinders Road, Flinders

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MERIDIAN Agriculture

Analysis Report Shallow Soil

Client	Derbyshire	Sample Number	200SS3468MER

Cation Exchange Capacity (CEC)

Nutrient	Result	CEC %	Adequate Range (CEC %)		Classification (CEC %)	Comments (CEC %)
Calcium [Meq/100 gms]	3.98	27.77	65.0	80.0	Low	Low
Magnesium [Meq/100 gms]	6.73	46.96	10.0	15.0	High	High
Potassium [Meq/100 gms]	0.41	2.86	3.0	10.0	Low	Low
Sodium [Meq/100 gms]	2.97	20.73	0.0	5.0	High	High
Aluminium [Meq/100 gms]	0.24	1.67	0.0	5.0	Adequate	Adequate
Calcium:Magnesium Ratio	0.59 : 1					Soil surface structure may respond to soil ameliorants.
Total CEC [Meq/100 gms]	**14.33**				**Adequate**	**Good capacity to hold nutrients**

Nutrient Requirements

Nutrient	Requirement (unit)	Comments
Nitrogen Required	**20 kg/ha**	Strategic nitrogen applications are not generally required at the nominated stocking rate.
Phosphorus Maintenance	20 kg/ha	Is required and has been calculated.
Phosphorus Build Up	67 kg/ha	Is required and has been calculated.
Phosphorus Required	**87 kg/ha**	Is required and has been calculated.
Potassium Maintenance	0 kg/ha	Is not required.
Potassium Build Up	0 kg/ha	Is not required.
Potassium Required	**0 kg/ha**	**Is not required.**
Sulphur Maintenance	0 kg/ha	Is not required.
Sulphur Build Up	0 kg/ha	Is not required.
Sulphur Required	**0 kg/ha**	**Is not required.**
pH Adjustment	**0 t/ha**	**Has not been calculated.**

Product Recomendations

The attached are recommendations by Meridian Agriculture based on the results of tests carried out by C.S.B.P. Western Aust and while all care is taken Meridian Agriculture makes no representation or provides any guarantee in relation to the recommendations nor do they accept any responsibility or liability from the adoption or implementation of such recommendations.

Appendix 3: Animal Cost Appendix

Animal Heath	Approximate Cost
Ivomec drench (best)	$14.70/dose*
Ultravac 7 in 1 vaccine	$2.03/dose
Pestigard vaccine	$5.55/dose
Leptoshield vaccine	$1.41/dose
Vibrovax vaccine	$2.80/dose

Total Animal Health Cost: Allow $30/hd per year

**Ivomec Drench: the rate is 1ml/10kg LWT and the cost is 0.21c/ml. The dosage given above is based on a 700kg beast.*


MERIDIAN
Agriculture

Town Planning Response

2091 Mornington-Flinders Rd FLINDERS

Version 2.0 | April 2022

Purpose

To introduce the Proposed Development
To introduce the Subject Site and spatial context
To introduce the relevant Planning Considerations
To respond to relevant Application Requirements
To assist the Responsible Authority in their assessment

Author Contact

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Accompanying Documents

Document	Date	Author
Development Plans	3.02.2022	Pleysier Perkins P/L
Planning Application Form	12.2021	Town Planning & Co. Pty Ltd
Certificate of Title	05.11.2021	SAI GLOBAL
BAL report	16.04.2021	BAL Assessment Reports
Farm Management Plan	06.04.2022	Meridian Agriculture P/L
Arboricultural Assessment	28.03.2022	TreeLogic P/L
Land Capability Assessment	12.2021	CivilTest P/L
Land Management Plan	29.03.2022	Jane Burke Bush Restorations

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Planning Submission

Executive Summary

Background

Applicant	Amanda Derbyshire & Nicolas Derbyshire
Name of Owner	Nicolas Derbyshire
Site Address	2091 Mornington-Flinders Road FLINDERS
Property Description	Lot 1 on Plan of Subdivision 083497 Vol 08767 Folio 560
Pre-lodgement/Consultation History	Nil

Application Details

Description of Proposal	The use and development of a dwelling, outbuilding, stock loading facility, creation of access to land in a Transport Zone Category 2 and associated works, generally in accordance with the submitted plans.
Permit Trigger/s	GWZ3, ESO12, SLO1,5 & 6, Clause 52.29

Relevant Planning Controls

Zone	Green Wedge Zone Schedule 3 (GWZ3)
Overlays	Environmental Significance Overlay Schedule 12 (ESO12) Environmental Significance Overlay Schedule 17 (ESO17) Environmental Significance Overlay Schedule 28 (ESO28) Significant Landscape Overlay Schedule 1 (SLO1) Significant Landscape Overlay Schedule 3 (SLO3) Significant Landscape Overlay Schedule 5 (SLO5) Significant Landscape Overlay Schedule 6 (SLO6) Vegetation Protection Overlay Schedule 2 (VPO2)

Town Planning & Co.

Executive Summary continued

Planning Policy Framework	Clause 11 – Settlement
	Clause 11.01-1R - Green Wedges – Metropolitan Melbourne
	Clause 11.01-1L-02 - Green Wedges – Mornington Peninsula
	Clause 11.03-5S - Distinctive areas and landscapes
	Clause 12 - Environmental and Landscape Values
	Clause 12.01-1S - Protection of Biodiversity
	Clause 12.01-2S - Native Vegetation Management
	Clause 12.05-1S - Environmentally Sensitive Areas
	Clause 12.05-2S - Landscapes
	Clause 13.02 - Bushfire
	Clause 13.02-1S - Bushfire planning
	Clause 13.04-2S - Erosion and landslip
	Clause 14.01-1S - Protection of agricultural land
	Clause 14.01-1R - Protection of agricultural land – Metropolitan Melbourne
	Clause 14.01-1L - Protection of agricultural land - Mornington Peninsula
	Clause 14.01-2S - Sustainable agricultural land use
	Clause 14.01-2L - Sustainable agricultural land use – Mornington Peninsula
	Clause 15.01-6S - Design for rural areas
	Clause 16.01-3S - Rural residential development
Particular Provisions	Clause 52.29 - Land adjacent to a road in a Road Zone Category 1

1. Introduction

TOWN PLANNING & CO acts for the landowners of 2091 Mornington- Flinders Road Flinders (the Site) and seek approval for the use and development of a dwelling, outbuilding, vegetation removal and associated works on the land, together with creation of access from a road in a rod zone category 1 (RDZ1).

The land is zoned Green Wedge Zone Schedule 3 (GWZ3) and affected by the Significant Landscape Overlay Schedules 1, 5 and 6 (SLO1, SLO5 and SLO6), Environmental Significance Overlay Schedules 12, 17 and 28 (ESO12 ESO17 and ESO28) and partly by the Vegetation Protection Overlay Schedule 2 (VPO2).

It is understood that the area of the proposed development is not affected by the SLO1 (other than driveways), SLO5, VPO2/ ESO28 (along the western boundary) or ESO17 (to the rear of the site). The land abuts land within a Road Zone Category 1 (RDZ1) and Significant Landscape Overlay Schedule 3 (SLO3).

A permit is required for the use of the land for a dwelling pursuant to GWZ3 and for the development pursuant to GWZ3, ESO12, SLO1, SLO5, and SLO6 as discussed in detail in this response. A permit is also required to create access from land in a RDZ1 pursuant to Clause 52.29. No vegetation removal is proposed from the road reserve to accommodate the access point.

The relevant Planning Policy Framework, GWZ, ESO and SLO schedules seek to protect green wedge land from fragmentation to protect its agricultural viability, and encourage site responsive development that respects the landscape character and environmental values of the rural Southern Basalt Slopes Landscape. The ESO and SLO Schedules also promote protection of significant native vegetation.

The development is logically sited to the front of the Site on higher ground to promote observation of the Site and the associated agricultural use of cattle breeding as outlined within the accompanying Farm Management Plan (FMP), and sensitively sited and oriented with a low profile to minimise visual prominence in light of the ESO and SLO schedules affecting the land.

We submit that the Application, as proposed, presents an orderly planning outcome that is most worthy of support.

2. The Proposal

The Application involves:

The use and development of a dwelling, outbuilding, stock loading facility, creation of access to land in a Road Zone Category 1 and associated works, generally in accordance with the submitted plans.

USE

It is proposed to use the land for Angus beef cattle breeding, Grazing Animal Production, nested within Agriculture, an as-of-right (Section 1) use in the GWZ, in accordance with the attached Farm Management Plan. The dwelling will promote observation, management and surveillance of the cattle to be accommodated on the land. This is consistent with surrounding land uses and the historical use of the Site as part of a larger agricultural operation prior to the subdivision of the land.

DEVELOPMENT

A dwelling, stock loading facility and shed are proposed. The development maintains generous setbacks to all boundaries, and is logically sited to the front of the Site on higher ground to promote observation of the Site and the associated agricultural use of cattle breeding as outlined within the accompanying Farm Management Plan (FMP), and sensitively sited and oriented with a low profile to minimise visual prominence in light of the SLO schedules affecting the land.

The development is proposed to be accessed via a 3.5m wide gravel (all weather construction) driveway access from a new crossover to Mornington-Flinders Road, resulting in a new access point from a road in a Road Zone Category 1.

Wastewater is proposed to be contained on site as per the findings of the attached Land Capability Assessment and substantial replanting is proposed in accordance with the attached Integrated Land Management Plan.

Water tanks are proposed: 2 x 20,000L to the dwelling and 5,000L to the rear of the shed.

No vegetation removal is proposed from the Site or road reserve and replanting is proposed in accordance with the attached landscape plan, with consideration of view retention from the scenic vantage points along Mornington-Flinders Road.

The dwelling features are described at Table 1 to follow:

Table 1. Dwelling Features

	Inclusions
Ground Floor	Open plan main lounge, dining and kitchen with walk-in pantry 5 x Bedrooms including ensuite and WIR to master 2 X Studies Laundry and mud
Front setback	Dwelling: 64.729m Shed 30m Stock loading facility: 22.226m
South-east side setback	13m
Max. building height	3.755m (Dwelling), 4.717m (Shed)
Floor area	Dwelling & garage: 590.67 sqm; shed 252sqm sqm
Total Site Cover	0.6%

3. Site & Site Context

3.1 Title Particulars

The Site is formally known as Lot 1 on Plan of Subdivision 083947 contained within Volume 08767 Folio 560 created 25 March 1969.

The attached title documents dated 5 November 2021 demonstrate that the Site is not burdened by any restrictions such as restrictive covenants, Section 173 Agreements or easements.

3.2 Site Description

The irregularly shaped 13.5 ha Site, featuring a frontage of approx. 244 m and a maximum depth of 423.34m, is located on the northeast side of Mornington-Flinders Road and is currently vacant other than temporary shipping containers to the front of the Site and a water tank. The Site is predominantly cleared of vegetation other than its periphery and part of the road reserve and has historically been used for agriculture (cow/ calf breeding as proposed) as part of a larger operation as confirmed in the accompanying FMP.

No formal access exists and the Site is informally accessed from its western front corner.

The land falls by approximately 30 m from the front (southwest) to the Spring Creek to the rear (northeast).

The land is partly classified by Council as flood prone, is designated bushfire prone and is beyond 500 m from any former landfill sites.

3.3 Aboriginal Cultural Heritage Sensitivity

The land is classified as partly subject to Aboriginal cultural heritage sensitivity, however the use and development of a single dwelling on a lot is not classified as a high impact activity therefore a Cultural Heritage Management Plan is not required to be submitted in this instance.

3.4 Permit History

A review of the Mornington Peninsula Planning Register identified that no recent planning permit applications have been considered regarding the Site.

Planning application **P21/0974**, seeking approval for the use and development of the land for a dwelling on the adjoining land at No. 2121 Mornington-Flinders Road Flinders to the southeast, is currently under consideration.

4. Controls, Triggers & Referrals

4.1 Planning Controls

Zone	Clause 35.04, GWZ3
Overlays	Clause 42.01, ESO12, ESO17, ESO28 Clause 42.03, SLO1, SLO5, SLO6
Abuttals	TRZ2, SLO3

4.2 Permit Triggers

GWZ3	Use and development associated with a Section 2 use
ESO12	Buildings and works associated with a Section 2 use,
SLO1,5,6	Buildings and works
Clause 52.29	Create access to TRZ2

4.3 Referrals

It is anticipated that the Application will be referred internally to Council's Environmental Health Officer. An external referral to the Department of Transport (DoT) as a determining referral authority is required pursuant to Clause 52.29.

4.3 Relevant Exemptions

We submit that no permit is required for the development of the swimming pool pursuant to Clause 62.02: - Buildings and Works.

4.4 Expectations

It is anticipated that:

- The decision will be issued within 60 statutory days, pursuant to Section 79 of the Planning and Environment Act 1979 (The Act) and Regulation 31 (1) of Planning and Environment Regulations 2015.
- The Application will be advertised by way of a sign on site and letters to adjoining and abutting owners and occupiers pursuant to Section 52 of the Act.
- The Application be referred internally and externally without delay.

5. Planning Policy Framework

5.1 Relevant Planning Provisions

Clause 11	Settlement
Clause 11.01-1R	Green Wedges – Metropolitan Melbourne
Clause 11.01-1L-02	Green Wedges – Mornington Peninsula
Clause 11.03-5S	Distinctive areas and landscapes
Clause 12	Environmental and Landscape Values
Clause 12.01-1S	Protection of Biodiversity
Clause 12.01-2S	Native Vegetation Management
Clause 12.05-1S	Environmentally Sensitive Areas
Clause 12.05-2S	Landscapes
Clause 13.02	Bushfire
Clause 13.02-1S	Bushfire Planning
Clause 14.01 – 1S	Protection of agricultural land – Metropolitan Melbourne
Clause 14.01-1L	Protection of agricultural land – Mornington Peninsula
Clause 14.01-2S	Sustainable agricultural land use
Clause 14.01-2L	Sustainable agricultural land use – Mornington Peninsula
Clause 15.01-6S	Design for rural areas
Clause 16.01-3S	Rural residential development

5.2 State and Local Planning Policies Response

As the application seeks to introduce the use of a dwelling on green wedge, the use and development must each be considered. It is proposed to use the land for Angus beef cattle breeding, Grazing Animal Production, in accordance with the attached Farm Management Plan. The dwelling will promote observation, management and surveillance of the cattle to be accommodated on the land. This is consistent with surrounding land uses and the historical use of the Site as part of a larger agricultural operation prior to the subdivision of the land and furthers the objectives of Clauses 14.01-1S Protection of agricultural land, 14.01-1S - Protection of agricultural land– Metropolitan Melbourne, 14.01-1L - Protection of agricultural land - Mornington Peninsula, 14.01-2S - Sustainable agricultural land use and 14.01-2L - Sustainable agricultural land use – Mornington Peninsula.

As outlined in the zone and overlay responses within this submission, the siting and built form respond to Clause 15.01-6S Design for rural areas. Bushfire safety has been addressed as per Clause 13.02.1S – Bushfire planning. In bushfire affected areas planning and responsible authorities must prioritise the protection of human life over all other policy considerations. Although the land is not affected by a BMO, it is designated as bushfire prone and the dwelling will be constructed to the relevant bushfire attack level of BAL 12.5 as nominated by the relevant building surveyor in the attached BAL assessment report.

No vegetation removal is proposed, further to the objectives of Clauses 12.01-1S Protection of Biodiversity and 12.01- 2S Native Vegetation Management. An Integrated Land Management Plan is attached, proposing revegetation of the Site in designated planting areas. Further, mature boundary vegetation is retained and planting is proposed around the dwelling in accordance with the objectives of Clause 12.05-2S Landscapes, therefore the environmental and landscape values of the site and the wider undulating 'Southern Basalt Slopes' landscape of Flinders and surrounding localities will be maintained.

5.3 Interim Green Wedge Policy

This policy applies to development of rural dwellings, including dwelling additions and replacement dwellings.

The Mornington Peninsula has a combination of versatile soil types, access to water and proximity to markets that provides good opportunities for agricultural production. Strong subdivision controls have also been established since the mid 1970's and have been reinforced by the Green Wedge policy under Melbourne 2030, so there are now very limited opportunities to create additional lots. However, there remain a significant number of vacant lots, only some of which may be suitable for a dwelling. This policy is based on an understanding that it is essential for proposed dwellings to be carefully assessed and regulated so that they will not significantly prejudice, either by themselves or through incremental change, the implementation of State and local policies.

The application as detailed in this submission seeks to introduce a dwelling use on the site in conjunction with grazing animal production (Angus beef cattle breeding). Accordingly, the use and development are required to be considered and we have focused on the appropriateness of the use in conjunction with the siting of the development in our response, which we submit are intertwined as emphasised in the accompanying FMP.

Whilst it is appreciated that the subject site is located the Green Wedge Zone and a dwelling is not an "as of right use", through appropriate siting of the dwelling, its low profile, a low site cover, no vegetation removal and proposed replanting, the development does not degrade the landscape character or impact on the biodiversity or natural systems of the area. In fact, the development will complement the pattern of development as it appears in the environs to the site.

An assessment of the proposal against the provisions of Council's Interim Policy, key assessment criteria of the Policy for this planning application are considered as follows:

Table 2: Council's Interim policy key assessment criteria

Policy element	Comment
Siting	
All built form must be contained within a building envelope of no more than 2,000 sqm or 10% of site area whichever is lesser.	The dwelling is located appropriately and does not occupy more than 2,000 sqm of the site, being less than 10% of the 13.5 ha Site, as demonstrated on the plans.
Siting of the dwelling to minimise the impact on existingand future agricultural use ofthe land.	The development is logically sited to the front of the Site on higher ground to promote observation of the Site and the associated agricultural use of cattle breeding as outlined within the accompanying Farm Management Plan (FMP), away from the centre of the Site to avoid fragmentation.
Siting of the dwelling to avoid removal of vegetation.	No vegetation removal is required from the Site or road reserve.
Siting of the dwelling to protect existing native vegetation.	Further to the above, the siting of the dwelling allows forthe retention of native vegetation within the creek environs to the rear of the Site.
Siting of the dwelling to provide minimal landscape impact, avoiding ridgelines.	The dwelling is situated on a hillside, well setback from Mornington-Flinders Road, below any ridgelines. The siting will not detrimentally impact view lines from nearby properties that are also screened from view by vegetation along the periphery of the Site.

Siting of the dwelling to maximise the distance from any nearby existing use that has a risk of emitting offensive off site noise, light or air emissions.	The dwelling or subject site are not located within proximity to any use with the potential to emit offensive offsite noise, light or emissions.
Siting	
Buildings and works sited and designed to complement eachother and protect the landscape character of the area.	The single storey, low profile 3.7m dwelling and 4.7m shed are sufficiently set back from side, rear and front boundaries and oriented to follow the contours of the land nestling the development in with its surrounding environment and protecting the scenic landscape values present.
All habitable rooms to be contained in a single building or connected by a covered walkway less than 10 metres in length.	All habitable rooms are contained within a single building.
An application should be accompanied by a Landscaping Plan.	Other than its periphery, the site is predominantly cleared of vegetation and no vegetation removal is proposed. A landscape plan is attached with consideration of retention of viewlines from scenic vantage points along Mornington-Flinders Road.

Living in the Mornington Peninsula Green Wedge	
Section 173 Agreement.	We would resist an onerous S173 agreement tying the use to the land.

6. The Zone – Response

Green Wedge Zone Schedule 1

It is proposed to use and develop the site for a dwelling, a Section 2 use in the GWZ. Accordingly, a planning permit is required for the use, and for buildings and works associated with a Section 2 use.

USE

The dwelling is logically sited to the front of the Site, clustered with proposed outbuilding, in accordance with the attached preapplication meeting advice.

We note that an interim Green Wedge Policy has been prepared for the Mornington Peninsula Shire as discussed above.

The Policy seeks to support and increase the agricultural productivity of agricultural land within the shire, whilst seeking to protect biodiversity.

It is proposed to use the land for Angus beef cattle breeding, Grazing Animal Production, nested within Agriculture, an as-of-right (Section 1) use in the GWZ, in accordance with the attached Farm Management Plan. The dwelling will promote observation, management, and surveillance of the cattle to be accommodated on the land. This is consistent with surrounding land uses.

As outlined in Planning Reforms for Animal Industries, DELWP, June 2018, 'Grazing animal production' sought to describe grazing-based farms and allow for the very common practice of supplementary feeding. The proposed reforms would allow farmers the flexibility to provide any level of supplementary feed to their animals, provided their intent was to operate a grazing-based farm.

With the domestic elements of the dwelling and outbuilding clustered together, the works as proposed will not result in any unreasonable extent of site fragmentation nor undermine the agricultural viability of the site.

The proposal meets the requirements of Clause 35.04-2: Use of land for a dwelling in that access is to be provided via an all-weather road of adequate dimensions to accommodate emergency vehicles and will be connected to an on-site waste-water management system as per the findings of the attached Land Capability Assessment. Water tanks are proposed, and the dwelling will be connected to a reticulated electricity supply.

DEVELOPMENT

When considering the development, key considerations must be given the siting, and we submit that all the preferred siting criteria has been met where:

- Although seeking a reduction to the preferred 100 m setback from a RDZ1 outlined in the zone, the development is logically sited to the front of the Site on higher ground to promote observation of the Site and the associated agricultural use of cattle breeding as outlined within the accompanying Farm Management Plan (FMP), and sensitively sited and oriented with a low profile to minimise visual prominence considering the ESO and SLO schedules affecting the land.
- With a minimum southeast side setback of 13.5m to the shed, the proposed buildings are sited more than 5 m from any other boundary as per the relevant preferred setback requirement of the zone.
- The modest single storey form is unlikely to result in visual dominance when viewed from Mornington-Flinders Road or surrounding land.
- The proposed buildings are sited more than 100 m from the nearest dwelling not in the same ownership, positioned approximately 176 m from the nearest dwelling located to the west side (No. 2083 Mornington-Flinders Road) and >100m from the dwelling to the south (2090 Mornington-Flinders Road, opposite)
- To our knowledge, the proposed works are sited more than 100 m from a waterway (Spring Creek to the rear of the Site), wetland or designated flood plain.

Further, with the domestic elements of the dwelling contained within a single building, within a 2000 sqm envelope, the works as proposed will not result in any unreasonable extent of site fragmentation nor undermine the agricultural viability of the site.

It is proposed to revegetate the land in accordance with the attached Integrated Land Management Plan within designated planting areas nominated on the plans.

7. Overlay Response

7.1 Environmental Significance Overlay 12

Consideration of the proposal is required pursuant to ESO12 for the development of all buildings and works associated with a Section 2 use (dwelling).

We submit that the development presents a sound response to ESO12 as follows:

- The proposed dwelling has a maximum height of 3.7 m and the shed has a height of 4.7m with a total site coverage of 0.6%, meeting the relevant ESO12 height requirements of 8 m and preferred 10% site cover respectively.
- We note that suitably muted and non-reflective colours and finishes are proposed, i.e., a range of dark greys and natural timber cladding including Colorbond Monument cladding for the roofing of the dwelling and the entirety of the shed as per the ESO design objectives.
- The development meets the objectives of ESO12 in that it is logically and sensitively sited near the front of the Site, alongside the existing driveway, minimising the need for additional earthworks associated with driveways, and meeting the broader intent of the schedule in terms of siting.
- All significant vegetation within and beyond the periphery of the Ste the site will be maintained, including substantial pine trees to the western boundary offering substantial screening from neighbouring properties.
- The dwelling and outbuilding are sited away from the sensitive creek environs to the rear of the Site.
- It is proposed to revegetate the land in accordance with the attached Integrated Land Management Plan within designated planting areas nominated on the plans.

7.2 Significant Landscape Overlay 1, 3, 5 & 6

Consideration of the proposal is required pursuant to SLO1, SLO5 and SLO6 for the development of all buildings and works.

We submit that the development presents a sound response to the SLO Schedules as follows:

- The dwelling is situated on a hillside, well setback from Mornington-Flinders Road, below any ridgelines. The siting will not detrimentally impact view lines from nearby properties that are also screened from view by vegetation along the periphery of the Site.
- As the dwelling is logically sited alongside the existing driveway, replacing an existing dwelling, it minimises the need for additional access and earthworks.
- We note that suitably muted and non-reflective colours and finishes are proposed, i.e., a range of dark greys and natural timber cladding and Colorbond roofing as per the SLO design objectives.
- The dwelling is centrally located within the site with a balance of cut and fill minimising its height.
- Other than the driveways required to provide access, no development is proposed in the area affected by SLO1. Alternative siting outside of the area affected by SLO5 is impractical as the dwelling is required to be sited to the front of the site to promote observation of the associated agricultural use as outlined in the accompanying FMP.
- Vegetation screening of a greater height than the dwelling is retained and protected within the land and surrounding land ensuring that the development is integrated with its surrounds and provides a backdrop when viewed from surrounds.
- No vegetation removal is proposed from the Site or road reserve, and a landscape plan is submitted.

8. Particular Provisions

Clause 52.29 Land adjacent to the Principal Road Network

Pursuant to Clause 52.29, a permit is required to create or alter access to a road in a Transport Zone Category 2, with a referral required to Department of Transport (DoT, formerly VicRoads) as a determining authority.

As show on the plans, vehicular access is proposed to be provided to the proposed dwelling and outbuildings via a new crossover located along Mornington Flinders Road, providing direct access to the Site.

This represent an improved outcome as access is currently available to the site informally, via gates to the gravel shoulder of the road and shared access from neighbouring land.

Consent for a previous iteration of plans has been obtained from the DoT subject to standard conditions, however the accessway has been relocated to the west in order to retain vegetation within the road reserve.

Accordingly, it is anticipated that consent to the amended plans will also be obtained from the DoT, subject to standard conditions.

9. Conclusion

TOWN PLANNING & CO acts for the landowners of 2091 Mornington-Flinders Road Flinders (the Site) and seek approval for the use and development of a dwelling, outbuilding, stock loading facility, creation of access from land in a RDZ1 and associated works on the land.

The development is logically sited to the front of the Site on higher ground to promote observation of the Site and the associated agricultural use of grazing animal production (Angus beef cattle breeding) as outlined within the accompanying Farm Management Plan (FMP), ensuring the sustainable use and ongoing protection of agricultural land in accordance with planning policy objectives, and sensitively sited and oriented with a low profile to minimise visual prominence in light of the ESO and SLO schedules affecting the land.

Appropriate access is provided as per the requirements of the GWZ and Clause 52.29. The development is logically sited partly within the building footprint of the existing dwelling, to the end of the driveway in response to the topographical challenges of the site, with no vegetation removal proposed within the Site or road reserve. On balance, we submit that the Application is most worthy of support.

Appendices

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Planning Submission

Appendix A. Context Maps

Town Planning & Co.

Planning Submission

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Appendix A

Context Maps



Aerial Map

2091 Mornington-Flinders Road FLINDERS

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Planning Submission

Town Planning & Co.

Appendix A

Context Maps



Street Directory Map
2091 Mornington-Flinders Road FLINDERS

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Planning Submission

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Appendix A

Context Maps

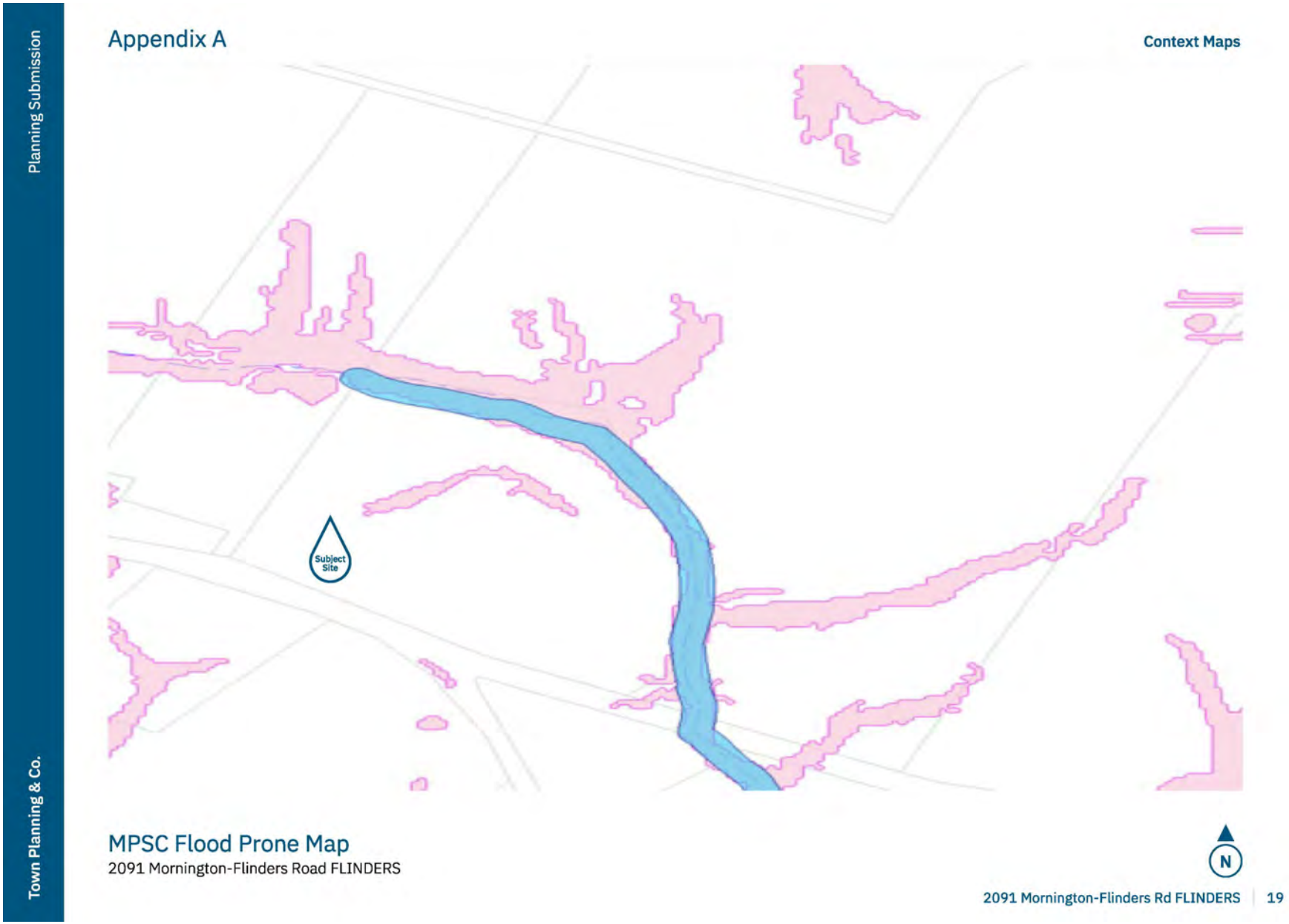


National Map

2091 Mornington-Flinders Road FLINDERS

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Appendix A
Context Maps
Subject Site
MPSC Flood Prone Map
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Appendix A

Context Maps



Vegetation Protection Overlay Map

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Context Maps



Environmental Significance Overlay Schedule 12 Map

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Appendix A

Context Maps



Environmental Significance Overlay Schedule 17 Map

2091 Mornington-Flinders Road FLINDERS

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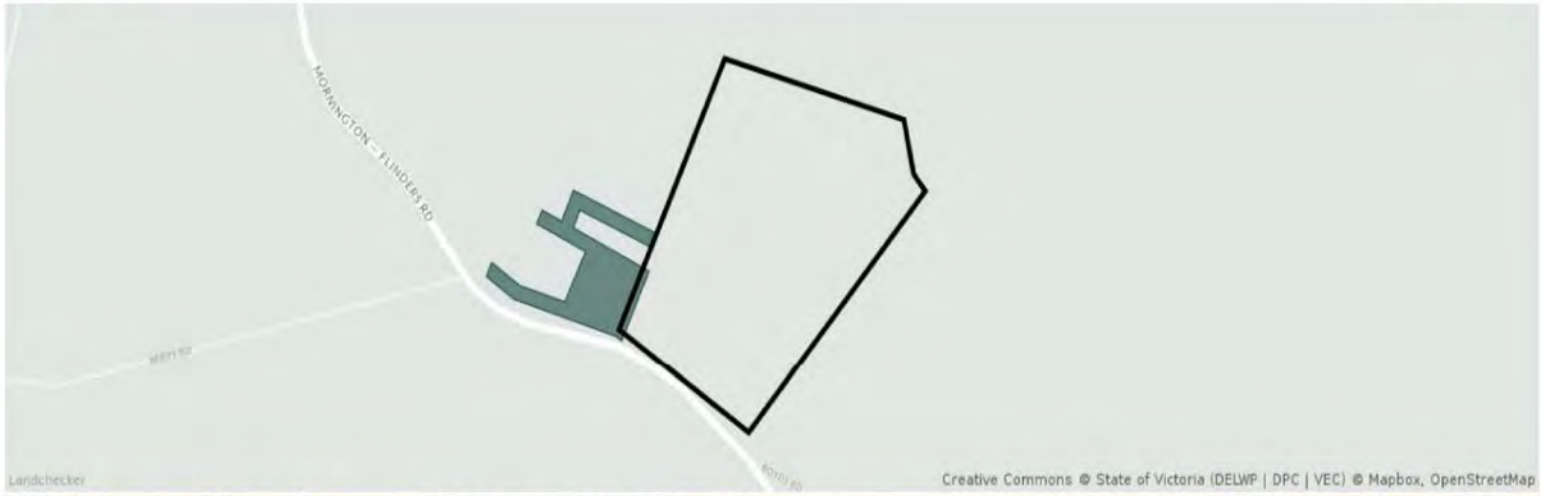
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Appendix A

Context Maps





Environmental Significance Overlay Schedule 28 Map

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Appendix A

Context Maps





Significant Landscape Overlay Schedule 1 Map

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Appendix A

Context Maps





Significant Landscape Overlay Schedule 3 Map

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Appendix A

Context Maps





Significant Landscape Overlay Schedule 5 Map

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Appendix A

Context Maps





Significant Landscape Overlay Schedule 6 Map

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Appendix B. Site Images

Appendix B

Site Images



1. View across 2091 Mornington-Flinders Road (the site), facing north-east (Realestate.com.au images)



3. Aerial view of the Site, facing south-east



2. Aerial view of the Site, facing south-west toward Mornington-Flinders Road



4. Aerial view of the Site, facing north-west

Planning Submission

Town Planning & Co.

Appendix B

Site Images



5. Entry to the Site



6. View to the existing access of the Site



7. Frontage and access of 2083 Mornington-Flinders Road



8. Frontage and access of 2083 Mornington Flinders Road, facing west

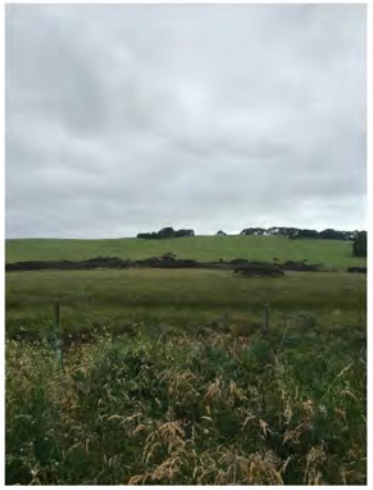
Appendix B



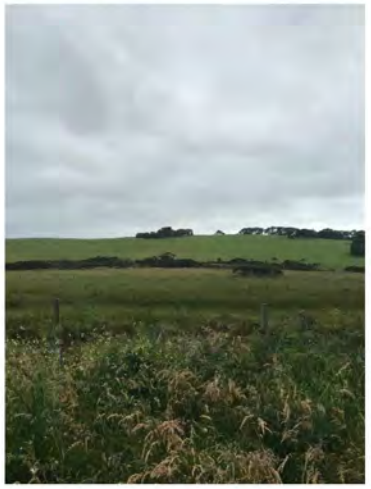
9. View facing north-east from the front of the Site



10. View from storage units on Site towards proposed access point



11. Facing north from the proposed access



12. Facing north from the front of the Site

Appendix B

Site Images



13. Facing north from the street to fenced planting



15. Facing north-west along Mornington-Flinders Road from existing access



14. Facing north-east from the approximate location of proposed access



16. North-west along Mornington-Flinders Road from high point of frontage

Appendix B



17. Facing north-west rom the approximate location of proposed access



18. Facing north-west from storage units across proposed location of dwelling

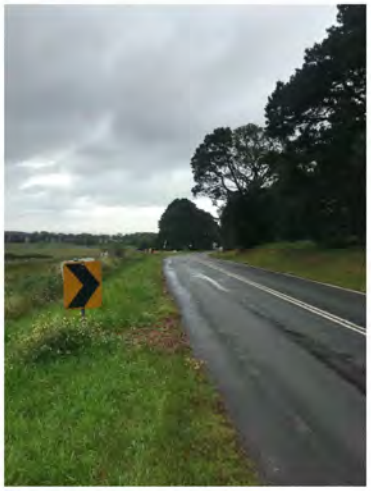


19. Facing south-east along Mornington-Flinders Road from proposed access



20. View SE along Mornington-Flinders Road from existing access point

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21. View south-east along Mornington Flinders Road from highpoint of frontage



22. View towards storage units on Site

CIVIL TEST PTY LTD
ABN 91 006 855 689
SOIL TESTING & GEOTECHNICAL CONSULTANTS
ACN 006 855 689

LAND CAPABILITY ASSESSMENT REPORT

FOR THE PROPERTY AT 2091 MORNINGTON-FLINDERS ROAD

FLINDERS

REPORT NUMBER: 1211736-1

Head Office: 10 Latham Street (P O Box 537) Mornington 3931 Tel: (03) 5975 6644 Fax: (03) 5975 9589
Also at: Mildura (03) 5023 2870, Mitcham (03) 9874 5844, Albury (02) 6024 4343 and Perth (08) 9455 1152

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CLIENT	:	Mr Nicholas & Ms Amanda Derbyshire 11/67 Elizabeth Street MALVERN VIC 3144
PROJECT ADDRESS	:	2091 Mornington-Flinders Road FLINDERS
REPORT NUMBER	:	1211736-1
TESTING DATE	:	14 December 2021

1. INTRODUCTION:

Civiltest Pty Ltd (Civiltest) have been engaged to undertake a Land Capability Assessment (LCA) for an approximately 13.3ha site at 2091 Mornington-Flinders Road FLINDERS. It has been proposed to construct a four bedroom dwelling on the allotment.

This report will address:

- The capability of the site to sustainably manage wastewater within the allotment boundaries;
- A management program that should be put into place to minimise health and environmental impacts of on-site wastewater management, including the impact on surface water and groundwater; and
- Information about the site and soil conditions.

2. SITE KEY FEATURES:

Site Address	2091 Mornington-Flinders Road FLINDERS
Owner/Applicant	Mr Nicholas & Ms Amanda Derbyshire
Local Council	Mornington Peninsula Shire Council
Total Land Area	Approximately 13.3ha
Domestic Water Supply	Reticulated/Tank
Anticipated wastewater loads (Litres/day) [1] [2]	Assumed four bedroom residence, up to five people. 1. Households with standard water reduction facilities: EPA {(No. of bedrooms) + 1 } x 180 = 900L/day 2. Households with full water reduction facilities: EPA: 150L/person = 750L/day 3. AS1547-2012 Appendix 4.2D, Households with onsite roof runoff water tank supply: 120L/person = 600L/day
Organic Material Loading Design Rates	BOD / 60g per person, total is number of bedrooms plus one, therefore 5 x 60g = 300g
Availability of sewer	Sewer is not available to this site and is not expected to become available in the near future.
Groundwater Quality	Groundwater is classified as category B (potable mineral water) TDS 1000 – 3500mg/L http://www.vvg.org.au

[1] Note WELS rated water reduction fixtures and fittings – minimum 4 stars dual flush toilets, shower flow restrictions, aerator taps and a minimum of 3 stars for appliances.

[2] The daily wastewater loads are estimated by multiplying the potential occupancy which is based on the number of bedrooms plus one person. This is then multiplied by the minimum wastewater loads in Table 4 EPA 891.4.

2.1 Locality Plan

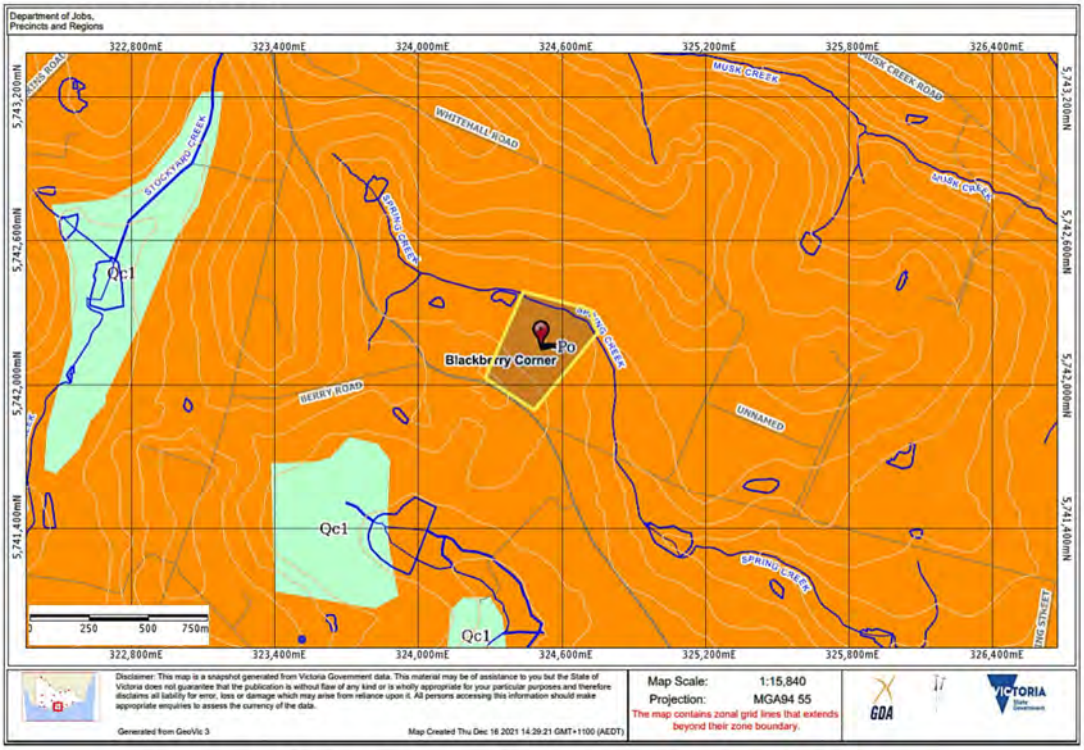


Figure 1 – Site Locality (Including local geology) www.dpi.vic.gov.au

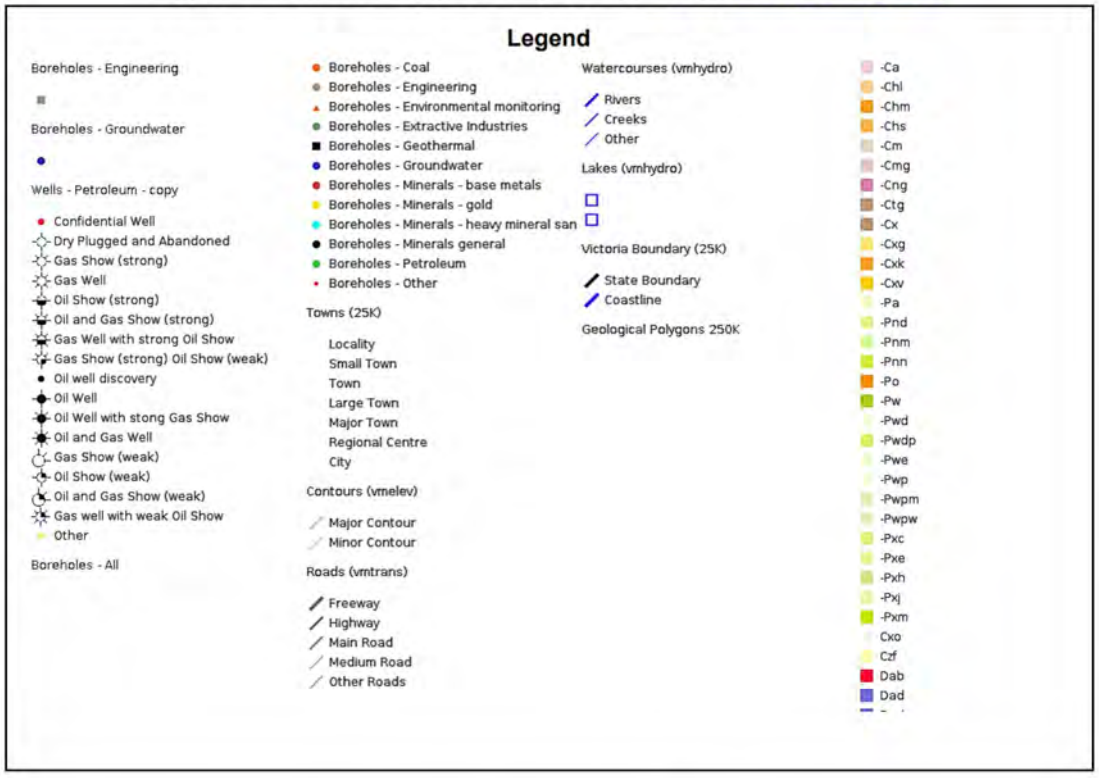
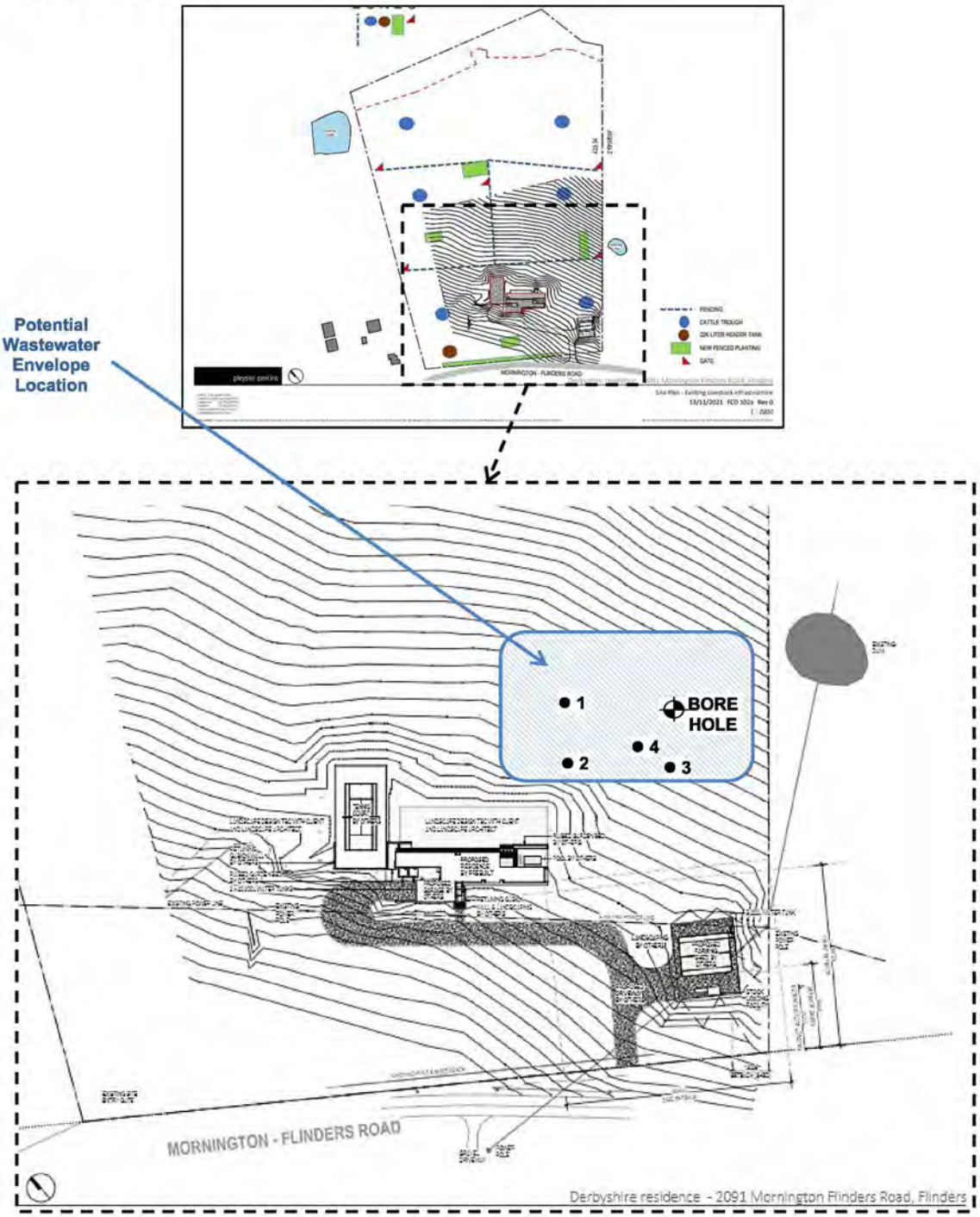


Figure 2 – Site Plan



Denotes Bore Hole

Denotes Test Holes

NOT TO SCALE

SITE FEATURES	
Climate	Average annual rainfall 897.4mm
Flood Potential	The site is not prone to flooding and is located outside of the Floodway and Land Subject to Inundation overlay.
Vegetation	Pasture grasses
Water Table	No free groundwater table was encountered in the investigation. Groundwater maps of the area suggest the groundwater is 20 to 50 metres depth.
Exposure	Open
Slope	Gentle to moderate slope down to the north east
Landform	Hills 90 – 300 metres
Approximation to water course	>30 metres to farm dam on neighbouring property, >100 metres to Spring Creek to the north east.
Erosion Potential	Minor
Surface Drainage	The site was found to be well drained.
Land Area	Approximately 13.3ha
Rocks and Rock Outcrop	Nil
Geology	Tertiary Basalt belonging to the Mornington Volcanic Group.

2.2 Table - Site Features

No critical issues were identified above.

3. SOIL ASSESSMENT AND CONSTRAINTS:

3.1 Published Soils Information

These soils are best described as Ferrosol using the Australian Soil Classification. The red friable earths are derived from weathering of the Tertiary Aged Basalts.

3.2 Site Exposure

A general assessment of the site exposure is as follows:

The site is exposed to the prevailing winds. The proposed effluent disposal area is generally exposed to sun and wind all year round.

3.3 Soil Assessment

BORE HOLE	**SAMPLE DEPTH:** 400mm	
SOIL ASSESSMENT (AS1547-2012)	**SOIL HORIZON:** B	
Soil Colour	Brown red	
Soil Texture	Light clay	
Coarse Fragments (%)	0	
Soil Structure	Strongly structured	
Soil Dispersion	Class 8	
Soil Permeability	0.12-0.5m/day	
Soil Category	5	
Design Irrigation Rate	3.0mm/day	
pH 1:5 Ratio Electronic Method	7.3	
Electrical Conductivity	016µS/cm	/1000 = 0.016dS/m
Salinity Hazard	Non saline – Class 1	

BORE HOLE	**SAMPLE DEPTH:** 800mm	
SOIL ASSESSMENT (AS1547-2012)	**SOIL HORIZON:** B	
Soil Colour	Grey mottled orange	
Soil Texture	Light clay	
Coarse Fragments (%)	0	
Soil Structure	Strongly structured	
Soil Dispersion	Class 8	
Soil Permeability	0.12-0.5m/day	
Soil Category	5	
Design Loading Rate	5mm/day	
pH 1:5 Ratio Electronic Method	6.1	
Electrical Conductivity	032µS/cm	/1000 = 0.032dS/m
Salinity Hazard	Non saline – Class 1	

4. FIELD ASSESSED PERMEABILITY:

An investigation on the soil profile was assessed in-situ and permeability testing conducted as outlined in AS 1547-2012 using the constant-head test method. The constant-head test was conducted in four locations across the site (see plan, Figure 2). The field assessed permeability was calculated using the Talsma-Hallam constantly maintained head of water equation identified in AS 1547-2012.

$$K_{sat} = \frac{4.4\ Q\ [0.5\sinh^{-1}(H/2r) - \sqrt{\{(r/H)^2 + 0.25\}} + r/H]}{2\pi H^2}$$

Where:
K_{sat} = saturated hydraulic conductivity of the soil in cm/min
4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
Q = rate of loss of water from the reservoir in cm^3/min
H = depth of water in the test hole in cm
r = radius of the test hole in cm.

CONSTANT HEAD PERMEABILITY	
Rate of loss of water from reservoir (Q)	15.04cm^3/min
Saturated hydraulic conductivity (K_{sat})	0.0082 cm/min
Indicative permeability (K_{sat})	0.12m/day

Note: The results in the table above are based on average readings taken from the test holes.

Based on the soil assessment and field assessed permeability, category 5a (strongly structured light clay) in accordance to EPA Onsite Wastewater Management – Code of Practice Publication No. 891.4 July 2016 Appendix A Table 9 has been adopted at this site. Therefore a maximum Design Irrigation Rate of 3.0mm/day has been adopted.

5. LAND CAPABILITY ASSESSMENT MATRIX:

The table below is a Land Capability Assessment (LCA) matrix. The LCA has been developed for the whole site, however soils information relates to soils within the vicinity of the building envelope.

Table 3: Risk Assessment of Site Characteristics

Characteristic	Level of Constraint			Assessed Level of Constraint for Site
	Nil or Minor	Moderate	Major	
Aspect (affects solar radiation received)	North / North-East / North-West	East / West / South-East / South-West	South	Minor
Climate (difference between annual rainfall and pan evaporation)	Excess of evaporation over rainfall in the wettest months	Rainfall approximates to evaporation	Excess of rainfall over evaporation in the wettest months	Major
Erosion (or potential for erosion)	Nil or minor	Moderate	Severe	Minor
Exposure to sun and wind	Full sun and/or high wind or minimal shading	Dappled light	Limited patches of light and little wind to heavily shaded all day	Minor
Fill (imported)	No fill or minimal fill, or fill is good quality topsoil	Moderate coverage and fill is good quality	Extensive poor quality fill and variable quality fill	Nil
Flood frequency (ARI)	Less than 1 in 100 years	Between 100 and 20 years	More than 1 in 20 years	Nil
Groundwater bores	No bores onsite or on neighbouring properties	Setback distance from bore complies with requirements in EPA Code of Practice 891.4 (as amended)	Setback distance from bore does not comply with requirements in EPA Code of Practice 891.4 (as amended)	Nil
Land area available for LAA	Exceeds LAA and duplicate LAA and buffer distance requirements	Meets LAA and duplicate LAA and buffer distance requirements	Insufficient area for LAA	Nil
Landslip (or landslip potential)	Nil	Minor to moderate	High or Severe	Nil
Rock outcrops (% of surface)	<10%	10-20%	>20%	Nil
Slope Form (affects water shedding ability)	Convex or divergent side-slopes	Straight side-slopes	Concave or convergent side-slopes	Nil
Slope gradient (%)				
(a) for absorption trenches and beds	<6%	6-15%	>15%	Minor
(b) for surface irrigation	<6%	6-10%	>10%	Minor
(c) for subsurface irrigation	<10%	10-30%	>30%	Minor

Table 3: Risk Assessment of Site Characteristics						
Characteristic	**Level of Constraint**					**Assessed Level of Constraint for Site**
	Nil or Minor		**Moderate**	**Major**		
Soil Drainage (qualitative)	No visible signs or likelihood of dampness, even in wet season		Some signs or likelihood of dampness	Wet soil, moisture-loving plants, standing water in pit; water ponding on surface, soil pit fills with water		Nil
Stormwater run-on	Low likelihood of stormwater run-on			High likelihood of inundation by stormwater run-on		Nil
Surface waters - setback distance (m)	Setback distance complies with requirements in EPA Code of Practice 891.4 (as amended)			Setback distance does not comply with requirements in EPA Code of Practice 891.4 (as amended)		Nil
Vegetation coverage over the site	Plentiful vegetation with healthy growth and good potential for nutrient uptake		Limited variety of vegetation	Sparse vegetation or no vegetation		Minor
Characteristic	**Level of Constraint**					**Assessed Level of Constraint for Site**
	Nil or Minor		**Moderate**	**Major**		
Soil Drainage (Field Handbook definitions)	Rapidly drained. Water removed from soil rapidly in relation to supply, excess water flows downward rapidly. No horizon remains wet for more than a few hours after addition	Well drained. Water removed from the soil readily, excess flows downward. Some horizons may remain wet for several days after addition	Moderately well drained. Water removed somewhat slowly in relation to supply, some horizons may remain wet for a week or more after addition	Imperfectly drained. Water removed very slowly in relation to supply, seasonal ponding, all horizons wet for periods of several months, some mottling	Poorly/Very poorly drained. Water remains at or near the surface for most of the year, strong greying. All horizons wet for several months	Minor

Legend:

- Nil or Minor: If all constraints are minor, conventional/standard designs are generally satisfactory.
- Moderate: For each moderate constraint an appropriate design modification over and above that of a standard design, should be outlined.
- Major: Any major constraint might prove an impediment to successful on-site wastewater management, or alternatively will require in-depth investigation and incorporation of sophisticated mitigation measures in the design to permit compliant onsite wastewater management.

The above risk assessment indicates conventional/standard designs are satisfactory at this site

The table below is a Land Capability Assessment of general and soil characteristics of the site.

Land Features	Land Capability Class Rating					Site Rating	Comments
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)		
Groundwater table (m) seasonal watertable depth	>5.0	2.5 – 5.0	2.0 – 2.5	1.5 – 2.0	<1.5	1†	No free groundwater table was encountered in the investigation. Groundwater maps of the area suggest the groundwater is 20 to 50 metres depth.
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1	Open
Vegetation Type (land application area)	Turf or pasture				Dense Forest	1	Pasture grasses
Rainfall (mm/yr)[2]	<450	450 - 650	650 – 750	750 - 1000	>1000	4	897.4 mm/year
Pan evaporation (mm/yr)[3]	>1500	1250 - 1500	1000 – 1250	-	<1000	2	1341 mm/year
Profile depth	>2.0m	1.5–2.0m	-	1.0–1.5m	<1.0m	1	Deep soil profile
Shrinkage* (%)	Low <4%	Moderate 4-12%	High 12-20%	Very High >20%		2	Moderately reactive clay
Permeability* (m/d)	0.15–0.30	0.08–0.15 0.30-0.60	0.06-0.08 0.60-1.50	- 1.50-2.00	<0.06 >2.00	2	Moderate permeability clay
Soil Permeability Category [1]	2 and 3	4		5	1 and 6	4	Moderate permeability clay
Emerson Test* (dispersion / slaking)	4,6,8	5	7	2,3	1	1	Class 8 (No slaking, no swelling)
Electrical Conductivity (Ece) (dS/m)	<0.3	0.3-0.8	0.8-2.0	2.0-4.0	>4.0	1	Non-saline
pH	6-8		4.5-6		<4.5, >8	1	Neutral

[1] Source: AS1547-2012
[2] Source BOM station – Shoreham
[3] Source BOM station – Cranbourne Botanic Gardens
* Relevant to soil layer(s) associated with wastewater application
† No water table was encountered while drilling the Bore Hole (see engineering log).

6. THE MANAGEMENT PROGRAM:

6.1 Treatment System

Based on the land capability assessment, the following systems are recommended at this site. These are:

6.1.1 Subsurface Drip Irrigation or Surface Irrigation

Primary treatment by septic or vermiculture treatment plus secondary treatment of all wastewaters by either aerated wastewater treatment system, sand filter or similar. Dispose to land via subsurface drip irrigation or surface irrigation.

6.2 Land Applications Areas

6.2.1 Suitable Land Application Systems

A daily wastewater output of 900L/day was assumed.

The following wastewater envelopes are required with regard to the options:

Subsurface Irrigation or Surface Irrigation Based on Design Irrigation Rate (DIR) of 3.0mm/day

Primary treatment by septic or vermiculture treatment plus secondary treatment of all wastewater by either aerated wastewater treatment system, sand filter, reed bed, or similar. Dispose to land via subsurface drip irrigation or surface irrigation based on the water balance (Appendix B):

300.0m^2 of irrigation field

Pipes and emitters installed generally at a depth of 100mm to 150mm below ground level.

An equivalent reserve area may also be required to be set aside.

6.3 Siting and Configuration

Civiltest Pty. Ltd. considers the wastewater envelope area marked on **Figure 2 - Site Plan** to be suitable for wastewater disposal. Set back requirements (see **Appendix C : Buffer Distances**) must be taken into consideration.

6.4 Monitoring, Operation and Maintenance

The requirements of the permit should be adopted and followed. In addition to any other requirements, it is required that:

- The septic tank is de-sludged every 3 years

To ensure the AWTS system functions adequately residents must:

- Have a suitably qualified maintenance contractor service the AWTS every three months, as required by Council under the approval to operate.

The requirements of Standards Australia 2008, AS/NZS 1546.3: *On-site domestic wastewater treatment units - Part 3: Aerated wastewater treatment systems.*

This requires:

- The wastewater quality meets:
- BOD 20mg/L
- Suspended Solids 30mg/L
- Faecal Coliforms organisms /100ml <10
- Free residual chlorine <2mg/L
- The irrigation area must be a permanent dedicated area within the premises
- The dedicated irrigation area must be cultivated to a depth 100mm, either planted with grasses or salt tolerant plants or mulched.

The irrigation lines may be laid around existing vegetation however, lines must be covered a minimum of 150mm with quality topsoil.

To ensure the treatment systems function adequately, residents must:

- Use household cleaning products sparingly and check that they are suitable for septic tanks.
- Keep as much fat and oil out of the system as possible; and
- Conserve water.

6.5 Storm Water Management

All stormwater must be disposed of to the legal point of discharge.

Note: An agricultural (AG) drain must be installed on the high side of the wastewater envelope. The drain is to be installed a minimum of 100mm into the naturally occurring clay soils and allow sufficient fall to intercept and drain all overland and subsurface run-off to a legal point of discharge. If a legal point of discharge cannot be obtained, the drainage line may discharge directly to the surface soils, a minimum distance of 10 metres beyond the wastewater disposal area.

7. CONCLUSIONS:

From this investigation it is concluded that the use of an on-site wastewater treatment and disposal system is environmentally sustainable if the recommendations made in this report are followed.

The following should also be noted:

- Installation of 3 star rated water fixtures to reduce water use and wastewater loadings.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain beneficial uses of groundwater.
- Operation and maintenance of treatment and disposal systems in accordance with the manufacturer's recommendations and the recommendations made in this report.

8. REFERENCES:

- Environmental Protection Authority – Guidelines for Environmental Management Code of Practice – Onsite Wastewater Management, July 2016 ~ Publication 891.4
- Municipal Association Victoria (MAV) 2006, Model Land Capability Assessment Report
- Australian/New Zealand Standard AS/NZS 1547-2012 – On-site domestic wastewater management.
- Civiltest Pty Ltd - Field and Laboratory data (where applicable) collected and recorded.
- Standards Australia 2008, AS/NZS 1546.1: *On-site domestic wastewater treatment units – Part 1: Septic Tanks.*
- Standards Australia 2008, AS/NZS 1546.3: *On-site domestic wastewater treatment units – Part 3: Aerated wastewater treatment systems.*

This report consists of nineteen pages, including three appendices.



LIAM COX
SENIOR GEOTECHNICAL ENGINEER
CIVILTEST PTY LTD

Ref: MC/XC/LC/hj

21 December 2021

APPENDIX A: SOIL PROFILE AND CONDITION

The natural soil profile in the bore hole consisted of brown clayey SILT overlying brown mottled orange black silty CLAY, followed by pale brown mottled red grey silty CLAY. Underlying this red brown silty CLAY.

The table below represents the engineering log of the bore hole obtained during mechanical augering at the approximate location as shown on the attached plan.

Bore Hole Depth (m)	Classification	Shear Vane Strength kPa	Engineering Log
0.400			SILT, clayey Brown, Dry to moist, Medium dense
1.100			CLAY, silty Brown mottled orange black, Moist, Stiff Trace gravel Gravel is rounded to sub-rounded More moisture with depth
2.300			CLAY, silty Pale brown mottled red grey, Moist, Stiff to very stiff Trace gravel Gravel is rounded
3.000			CLAY, silty Red brown, Moist, Very stiff Trace gravel Gravel is rounded
			END OF BORE (14/12/2021)

APPENDIX B: WATER BALANCE

Irrigation Sizing

Owner/Applicant: **Mr Nicholas & Ms Amanda Derbyshire** **Date:** **21 December 2021**
Site Address: **2091 Mornington-Flinders Road FLINDERS**
Notes:

FORMULA FOR SUBSURFACE IRRIGATION SIZING				NOTES
B = Q/DIR				From AS/NZS 1547:2012
Where:	Units			
B = Irrigation area	m^2			
Q = Design Wastewater Flow	L/day			
DIR = Design Irrigaion Rate	mm/day			

INPUT DATA			NOTES	
Design Wastewater Flow	Q	900	L/day	
Design Irrigation Rate	DIR	3	mm/day	

OUTPUT			NOTES	
Irrigation area required	B	300	m^2	

APPENDIX C: SETBACK DISTANCES

Extract from EPA Code of practice – Onsite Wastewater Management, Table 5:

Landscape feature or structure	Setback distances (m)		
	Primary sewage and greywater systems	Secondary sewage and greywater systems	Advanced secondary greywater systems [3]
Building			
Wastewater field up-slope of building 7	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope of cutting/escarpment 12	15	15	15
Allotment boundary			
Wastewater field up-slope of adjacent lot	6	3	1
Wastewater field down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Wastewater up-slope of potable supply channel	300	150	150
Wastewater field down-slope of potable supply channel	20	10	10
Gas supply pipe	3	1.5	1.5
In-ground water tank 14	15	7.5	3
Stormwater drain	6	3	2
Recreation areas			
Children's grassed playground 15	6	3 16	2 16
In-ground swimming pool	6	3 16	2 16
Surface waters (up-slope of:)			
Dam, lake or reservoir (potable water supply) 8, 13	300	300 4	150
Waterways (potable water supply) 9, 13	100	100 4, 5, 17	50
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, reservoirs or lakes (stock and domestic, non-potable) 8, 9	60	30	30
Groundwater bores			
Category 1 and 2a soils	NA11	5019,	20
Category 2b to 6 soils	20	20	20
Watertable			
Vertical depth from base of trench to the highest seasonal water table 18	1.5	1.5	1.5
Vertical depth from irrigation pipes to the highest seasonal water table 18	NA	1.5	1.5

1. Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'Watertable' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank-full level'.
2. Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewered areas by Water Corporations; secondary greywater systems can be installed in sewered and unsewered areas.
3. Advanced secondary greywater systems treating effluent to ≤10/10/10 standard.

4. The setback distance in a Special Water Supply Catchment area may be reduced by up to a maximum of 50% conditional on the following requirements (otherwise the setback distances for primary treatment systems apply):

   • effluent is secondary treated to 20/30 standard as a minimum
   • a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with Council Septic Tank Permit conditions and
   • Council is satisfied the reduction in set-back distance is necessary to permit the appropriate development of the site and that risks to public health and the environment are minimised.

5. Effluent typically contains high levels of nutrients that may have a negative impact on native vegetation and promote the growth of weeds. When determining setbacks, Council should consider not only the potential impact of nutrients from the proposed onsite wastewater management system, but the cumulative impact of the existing onsite wastewater management systems in the area.
6. Establishing an effluent disposal/irrigation area upslope of a building may have implications for the structural integrity of the building.
7. Does not apply to dams, lakes and reservoirs located above ground-level which cannot receive run-off.
8. Means a waterway as defined in the Water Act 1989.
9. The setback distances for flat land are equivalent to 'down-slope' setback distances.
11. A cutting or escarpment from which water is likely to emanate.
12. Applies to land, adjacent to a dam, lake, reservoir or waterway that provides water for a public potable water supply, which is:

    a. subject to a Planning Scheme Environmental Significant Overlay (ESO) that designates maintenance of water quality as the environmental objective to be achieved (contact the relevant Water Authority to determine whether the ESO is in a potable water supply catchment)
    and/or
    b. within a Special Water Supply Catchment Area listed in Schedule 5 of the Catchment and Land Protection Act 1994.

Note: There is no 13. in source document

14. It is recommended that any primary or secondary treatment system and its associated land application system are installed downslope of an in-ground water tank.
15. Means a school, council, community or other children's grassed playground managed by an organisation which may contain play equipment (but does not mean a sports field).
16. Sub-surface irrigation only.
17. Where an intermittent stream on a topographic or orthographic map is found through ground-truthing to be a drainage line (drainage depression) with no defined banks and the bed is not incised, the setback distance is 40 m (SCA 2010). The topography of the drainage line must be visually inspected and photographed during the LCA site inspection and reported upon in writing and photographs in the LCA report.
18. The highest seasonal watertable occurs when the watertable has risen up through the soil profile and is closest to the ground surface. This usually occurs in the wettest months of the year.
19. The setback distance to a groundwater bore in Category 1 and 2a soils can be reduced to 20m where treated and disinfected greywater or sewage (20/30/10 or better standard) is applied and the property owner has a service contract with an appropriately qualified technician to regularly maintain the treatment system.

Attachment 5 – Planning Policy
The planning policies relevant to the proposal are listed below.

MUNICIPAL PLANNING STRATEGY

02.02 Vision
Council's vision, as underpinned by the Mornington Peninsula Localised Planning Statement, is to:

- *Value, protect and improve the Peninsula's unique characteristics and its special role that is distinct from and complementary to metropolitan Melbourne.*
- *Protect the Peninsula's landscapes, coastlines, seascapes and rural area, including the scenic values of the green wedge.*
- *Protect and enhance the experience and enjoyment of the natural and cultural values of the Peninsula.*
- *Retain the Peninsula's agricultural role with a focus on sustainable agriculture.*

02.03-2 Environmental and landscape values
Council's strategic directions for 'Environmental and landscape values' are to:

- *Maintain the rural character of land adjoining main roads and tourist routes, ensuring the ongoing visual amenity and recreational value of the outlook from these roads.*
- *Maintain the integrity of strategic landscapes between and around the Peninsula's townships.*

02.03-3 Environmental risks and amenity
Council's strategic directions for 'Environmental risks and amenity' are to:

- *Protect the unique environmental and landscape values of the Peninsula.*
- *Preserve the stability of land by avoiding development in areas prone to erosion.*

PLANNING POLICY FRAMEWORK (PPF)

11.01-1R Green Wedges – Metropolitan Melbourne

Objective
To protect the green wedges of Metropolitan Melbourne from inappropriate development.

Strategies

- *Promote and encourage the key features and related values of each green wedge area.*
- *Support development in the green wedge that provides for environmental, economic and social benefits.*
- *Support existing and potential agribusiness activities, forestry, food production and tourism.*
- *Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.*

11.03-5S Distinctive areas and landscapes

Objective
To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes

Planning is required to consider the *Mornington Peninsula Localised Planning Statement* (MPLPS).

The following strategies of MPLPS are of relevance to this application:

25. The character of the Peninsula's rural area, rural landscapes, coastlines and seascapes will be protected, including:
a) conservation of sites and areas of historic, scientific and cultural value
b) provisions to ensure the appropriate siting and appearance of buildings and works
c) provisions to prevent intrusive commercial development, including service stations and signage on major roads.

26. All development will be designed to respect and, where possible, enhance the natural environment, the rural landscape and scenic values of the Green Wedge.
27. Roads and access routes will be classified, with appropriate planning provisions to protect the safety, function and amenity of each route according to its role.
29. Due account will be given to the value of the Mornington Peninsula for agriculture and other rural pursuits and to the role of primary producers and other land managers.
30. Planning for the Peninsula will recognise the opportunities to combine agricultural land use at all scales with provision for conservation of environmental systems, recreation and agri-tourism.
32. The use of land for rural living will be managed to limit the impact on the sustainable agricultural use of land and to ensure recognition of the need of farms to operate without excessive constraint in a rural environment.
33. The residential occupation of rural land in the Green Wedge will be linked to and conditional upon measures to limit:
a) the impacts on agriculture, biodiversity, cultural heritage significance and landscape character
b) the impact of the proposed dwelling on both the existing and potential use of adjoining rural land.
34. The residential occupation of rural land in the Green Wedge will be linked to and conditional upon the occupiers clear recognition and acceptance of the potential for agricultural use of nearby land to affect future amenity and a clear proposal to ensure a positive contribution to the objectives of sustainable agriculture, or the protection and enhancement of heritage, biodiversity and landscape values, or some combination of these goals consistent with the values, opportunities and constraints of each site.

12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs

Objective
To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Strategies
- *Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.*
- *Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.*
- *Facilitating the restoration of waterway systems through the removal of weeds, invasive species and pests.*
- *Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.*
- *Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.*
- *Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.*
- *Ensuring development adjacent to waterways adopts high quality materials and respectful design and siting.*

12.05-1S Environmentally sensitive areas

Objective
To protect and conserve environmentally sensitive areas.

Strategies
Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.

12.05-2S Landscapes

Objective
To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies
- *Ensure significant landscape areas such as forests, the bays and coastlines are protected.*
- *Ensure development does not detract from the natural qualities of significant landscape areas.*
- *Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.*
- *Recognise the natural landscape for its aesthetic value and as a fully functioning system.*
- *Ensure important natural features are protected and enhanced.*

13.07-1S Land use compatibility

Objective
To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies
- *Ensure that use or development of land is compatible with adjoining and nearby land uses*

14.01-1S Protection of agricultural land

Objective
To protect the state's agricultural base by preserving productive farmland.

Strategies
- *Identify areas of productive agricultural land, including land for primary production and intensive agriculture.*
- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Protect strategically important agricultural and primary production land from incompatible uses.*
- *Limit new housing development in rural areas by:*
  - *Directing housing growth into existing settlements.*
  - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
- *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.*
- *Land capability.*

14.01-1R Protection of agricultural land – Metropolitan Melbourne

Strategies
Protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.

14.01-2S Sustainable agricultural land use

Objective
To encourage sustainable agricultural land use.

Strategies
- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.*
- *Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.*

14.02-21S Catchment planning and management

Objective
To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Strategies
- *Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to:*
  - *Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values,*
  - *Minimise erosion of stream banks and verges, and*
  - *Reduce polluted surface runoff from adjacent land uses.*
- *Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.*
- *Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.*
- *Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.*
- *Ensure planning is coordinated with the activities of catchment management authorities.*

14.02-2S Water quality

Objective
To protect water quality.

Strategies
- *Protect reservoirs, water mains and local storage facilities from potential contamination.*
- *Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.*

15.01-2S Building design

Objective
To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*

15.01-6S Design for rural areas

Objective
To ensure development respects valued areas of rural character.

Strategies
- *Ensure that the siting, scale and appearance of development protects and enhances rural character.*

- *Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.*
- *Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.*

ZONES/OVERLAYS

35.04 Green Wedge Zone

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

Decision Guidelines

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.*
- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

Rural issues

- *The maintenance of agricultural production and the impact on the rural economy.*
- *The environmental capacity of the site to sustain the rural enterprise.*
- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed rural infrastructure.*
- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.*
- *The protection and retention of land for future sustainable agricultural activities.*

Environmental issues

- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

- *How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.*
- *The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

42.01 Environmental Significance Overlay – Schedule 12 – Southern Basalt Slopes

Statement of environmental significance

This area forms part of the catchment of Main Creek and other streamlines that discharge to Westernport Bay and the Bass Strait, and abuts the Greens Bush area of the Point Nepean National Park. It is also an area of strategic landscape importance, forming part of the coastal hinterland of Westernport Bay and the coastal cliffs of Bass Strait. This area defines the rural edge to the coastal village of Flinders.

Objectives

- *To protect and conserve the environmental systems, bio diversity, native vegetation, habitat areas, land and soil stability, drainage patterns, and stream quality of this area.*
- *To promote the sustainable development of rural land and integrated land and catchment management, including the retention and enhancement of habitat corridors and wetlands.*
- *To ensure that subdivision and development density is compatible with maintaining the long term natural, agricultural and landscape values of this area.*
- *To promote siting and design of buildings and works that is responsive to the open rural and coastal landscape character and vistas of this area, and that maintains the scenic value of roads and recreation routes.*
- *To protect the landscape values of the area.*

42.03 Significant Landscape Overlay – Schedule 1 – Ridge and Escarpment Areas

Statement of nature and key elements of landscape

Ridge and escarpment areas have been identified as key landscape features, providing landmarks that are visually prominent, and acting as scenic vantage points, enabling views of extensive coastal and rural landscapes. Ridge areas and escarpments also often retain substantial vegetation cover, which adds to the variety of the landscape.

The distinctive landscapes of the Peninsula have been shaped by geomorphological processes and features. These include the Selwyn and Tyabb Faults, the multiple smaller faults of the central and southern Peninsula and the basalt intrusions of Arthur's Seat and Mt Martha. In this context the landforms of the Peninsula are culturally significant both in terms of the visual "sense of place" and in promoting an understanding of the natural processes. The high visual exposure of ridge and escarpment areas makes them particularly susceptible to visual intrusion from inappropriate development.

Objectives

- *To protect and enhance the visual, natural and cultural heritage values of ridge and escarpment landscapes.*

- *To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.*
- *To avoid the construction of any buildings within 10 metres of a ridge area, unless no alternative site is available on the land.*
- *To protect ridge and escarpment landscapes from visual intrusion resulting from inappropriate buildings and works, and their siting, design or materials.*
- *To encourage siting, design and landscaping of buildings and works that is responsive to the landscape values of ridge and escarpment areas.*
- *To maintain vegetation as an important element of ridge and escarpment landscapes.*

Decision Guidelines

- *The protection and appropriate enhancement of the landscape, having regard to:*
  - *Protecting landscape areas and vantage points of high quality.*
  - *Maintaining visual sequences along access routes.*
  - *The conservation of significant areas of natural vegetation and significant stands of trees in ridge areas and on escarpments.*
  - *The control of the density of buildings and subdivision in areas of scenic value.*
- *Whether the siting, height, scale, materials and form of proposed buildings and works, including infrastructure service lines, has been designed to have least visual effect on the ridge and escarpment landscape and scenic views.*
- *Whether approval of the proposed buildings and works is compatible with maintaining the visual, natural and cultural heritage significance of the ridge and escarpment landscape.*
- *The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of natural landscape.*
- *The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.*

42.03 Significant Landscape Overlay – Schedule 5 – Scenic Vantage Points

Statement of nature and key elements of landscape

Scenic vantage points have been identified as key landscape features. Development within these areas may substantially effect the perception of landscape quality unless it is carefully sited and designed.

Objectives

- *To protect scenic vantage points from visual intrusion resulting from the inappropriate siting or design of buildings and works.*
- *To encourage the siting, design and landscaping of buildings and works which is responsive to the landscape value of scenic vantage points.*

Decision Guidelines

- *The protection and appropriate enhancement of the landscape, having regard to:*
  - *Protecting landscape areas and vantage points of high quality.*
  - *Maintaining visual sequences along access routes.*
  - *The conservation of significant areas of natural vegetation and significant stands of trees in ridge areas and on escarpments.*
  - *The control of the density of buildings and subdivision in areas of scenic value.*
- *Whether the siting, height, scale, materials and form of proposed buildings and works, including infrastructure service lines, has been designed to have least visual effect on the landscape and scenic views.*
- *Whether approval of the proposed buildings and works is compatible with maintaining the visual, natural and cultural heritage significance of the landscape.*
- *The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of natural landscape.*
- *The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines and the open landscape character of some areas.*

42.03 Significant Landscape Overlay – Schedule 6 – National Trust Classified Landscapes

Statement of nature and key elements of landscape
National Trust classified landscapes have been identified as key landscape features. The National Trust classification combines the immediate visual values of the landscape with an assessment of cultural heritage significance. Development within these areas may substantially effect the perception of landscape quality unless it is carefully sited and designed.

Objectives
- *To protect and enhance the visual, natural and cultural heritage values of classified landscapes.*
- *To protect classified landscapes from visual intrusion resulting from the inappropriate siting, design or materials of buildings and works.*
- *To encourage siting, design and landscaping of buildings and works which is responsive to the landscape values of classified landscapes.*
- *To maintain vegetation as an important element of classified landscapes.*

Decision Guidelines
- *The comments of the National Trust where proposals may significantly effect the classified landscape.*
- *The protection and appropriate enhancement of the landscape, having regard to:*
    - *Protecting landscape areas and vantage points of high quality.*
    - *Maintaining visual sequences along access routes.*
    - *The conservation of significant areas of natural vegetation and significant stands of trees along scenic roads and on adjoining land.*
    - *The control of the density of buildings and subdivision in areas of scenic value.*
- *Whether the siting, height, scale, materials and form of proposed buildings and works, including infrastructure service lines, has been designed to have least visual effect on the classified landscape.*
- *Whether approval of the proposed buildings and works is compatible with maintaining the visual, natural and cultural heritage significance of the landscape.*
- *The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that would better meet landscape character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.*
- *The availability of reasonable alternative routes, alternative designs or alternative forms of installation for infrastructure service lines that would better meet landscape character objectives of this schedule.*
- *The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of natural landscape.*
- *The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines and the open landscape character of some areas.*

PARTICULAR PROVISIONS

51.02 Metropolitan Green Wedge Land: Core Planning Provisions

Purpose
- *To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.*
- *To protect productive agricultural land from incompatible uses and development.*
- *To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.*
- *To provide deeming provisions for metropolitan green wedge land.*

52.06 Car parking

Purpose

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Number of car parking spaces required

Where a new use occurs, before it commences the number of car parking spaces listed in this clause for the particular use must be provided to the satisfaction of the responsible authority on the land.

The use of the land for a dwelling requires two spaces for a four-bedroom dwelling. With a double garage, two car spaces are provided, and has satisfied this requirement.

52.29 Land Adjacent to the Principal Road Network

Purpose

- *To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*
- *To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

Decision guidelines

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The views of the relevant road authority.*
- *The effect of the proposal on the operation of the road and on public safety.*
- *Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.*

GENERAL PROVISIONS

65.01 Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

ADOPTED POLICIES

Green Wedge Management Plan
Mornington Peninsula Shire Council adopted the *Green Wedge Management Plan* at its meeting on 17 December 2018. The Plan was updated in response to further submissions in April 2019. Pursuant to Section 60(1A)(g) of the Act, before decision on an application, the responsible authority, may consider any other strategic plan, policy statement, code or guideline which has been adopted by a Minister, government department, public authority or municipal council.

The policy applies to the use and development of land for a dwelling, including caretaker's dwelling, and the development of land for the purpose of providing bed and breakfast accommodation in association with a dwelling, in any of the following zones:

- Green Wedge Zone - other than land within the Cape Schanck resort and lots under 1 hectare on the west side of Cape Schanck Road.
- Special Use Zone - Schedules 1, 2, 3 and 4.

It is policy that land within the Green Wedge should not be used or developed for the purpose of a dwelling unless in conjunction with the use of the land a limited range of operations. This includes a substantial, sustainable and productive agricultural land use
and/or substantial and sustainable habitat restoration on the balance of the property.

The proposal includes a Farm Management Plan ("FMP") and a Land Management Plan ("LMP") that meets this use, proposing to breed Angus cattle on the site and restore and maintain the streamline ecosystem and biodiversity of the site.

In addition, siting and design guidelines apply to a dwelling proposed within a rural zone. An assessment of the proposed dwelling against these requirements follows:

Requirement	Assessment
Any dwelling and all buildings and works associated with the dwelling, including but not limited to swimming pools, domestic outbuildings, tennis courts, ornamental gardens, stables, ménages and other buildings and works ancillary to the dwelling, including domestic effluent disposal fields, to the extent that is reasonably possible, but excluding buildings required for agricultural purposes, including haysheds and pump sheds, should be contained within a defined building envelope shown on the Land Management Plan, consisting of no more than 10 % of the site area or 2,000 square metres, whichever is the lesser.	Complies. The proposed works, including dwelling and effluent disposal field are located in a domestic building envelope which does not exceed 2,000 square metres. It is noted the domestic envelope is 1313 square metres, and excludes the wastewater envelope in this number. The wastewater envelope is larger than required on the development plans, but will only encompass 300 square metres, staying under the 2000 square metres of this requirement. A condition of any approval will have the domestic envelope updated to be accurate and complete on the development plans.
Any dwelling should be located so as to minimise the impact on agricultural use (existing and potential), and on biodiversity values, both on the site and on adjoining land, consistent with maintaining landscape and conservation values.	Complies. The proposed dwelling is sited within proximity to the road, leaving the majority of the land to agricultural use. Existing and proposed fencing clearly delineates domestic area of the site from agricultural use.

	Existing fencing along the streamline it to be retained making a distinction between agricultural and conservation areas of the site and ensuring no impact to the ecological value of the streamline.
A dwelling should be located to avoid the need for removal of existing vegetation for fire prevention purposes and having regard to the requirements Bushfire Management Overlay.	Complies. No vegetation removal is proposed for fire prevention purposes. It is noted that a row of juvenile native trees is proposed to be removed to restore a significant vantage point from Mornington-Flinders Road in keeping with the objectives of SLO5.
A dwelling should be located to protect existing native vegetation and maintain opportunity for revegetation to achieve future connectivity between significant stands of native vegetation in the area.	Complies. As stated above, juvenile native trees are proposed for removal from the front boundary however this is in order to restore a significant vantage point from Mornington-Flinders Road towards the east, in keeping with the objectives of SLO5. Vegetation removal is not required to facilitate the proposed dwelling, or for the construction of the new crossover. An LMP has been submitted showing areas proposed for strategic revegetation; retained vegetation within the adjacent road reserve and highlights the significance of the Spring Creek within the ESO17.
A dwelling, and associated infrastructure and driveways, should be located and sited in accordance with an approved Land Management Plan, providing maximum opportunities for sustainable agricultural use consistent with the retention of native vegetation. This does not apply if the land is within a Significant Landscape Overlay or forms part of a green break between nearby towns; in which case, a site providing minimal landscape impact, particularly avoiding ridgelines, is required.	Complies. The works are proposed in conjunction with an FMP/LMP that enhances the biodiversity of the site and provides agricultural undertakings.
A dwelling should be sited so as to maximise, as far as reasonably practicable, the separation distance from any nearby existing use that is liable to produce offensive off-site noise, odour, light or air emissions. A dwelling should be sited having regard to the need to protect future opportunities for the extraction of stone or minerals	Complies. The proposed dwelling shows generous setbacks to all boundaries. There are no existing uses that would contribute to offensive off-site noise, odour, light or air emissions.
All buildings and works that form part of a dwelling should be sited and designed to complement each other and protect the landscape character of the area.	Complies. The dwelling has been designed to have a low-scale presentation within the landscape. The dwelling consists of one continuous form and thus is not fragmented on the land. Furthermore, the dwelling shows use of muted and natural tones and

	materials consistent with the surrounding landscape.
Dwellings should be designed and sited having regard to the principles of Ecologically Sustainable Development.	Complies. The proposal has been well designed and sited in accordance with ESD principles.
All habitable rooms of a dwelling, including those which are included in a habitable outbuilding or which are used for the provision of bed and breakfast accommodation, should be contained in a single building or if more than one building is proposed connected by covered walkways of less than 10 metres in length.	Complies. All habitable rooms are contained within one building.

Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

Briar Thomas
Mornington Peninsula Shire Council
90 Besgrove Street
Rosebud VIC 3939

Dear Briar,

PLANNING APPLICATION NO.:	**P21/3473 - 2091**
DEPARTMENT REFERENCE NO:	**PPR 38763/22**
PROPERTY ADDRESS:	**2091 MORNINGTON-FLINDERS ROAD, FLINDERS VIC 3929**

Section 55 – No objection subject to conditions

Thank you for your referral of the above application to the Head, Transport for Victoria (Department of Transport) under Section 55 of the *Planning and Environment Act 1987*. The application is for the development of a dwelling and associated works, and creation of access to a road in a Transport Zone 2.

The Head, Transport for Victoria has considered the application and does not object to the grant of a permit, subject to the following conditions:

1. *Prior to the endorsement of plans, amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved, the amended plans must be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and generally in accordance with the submitted plans but amended to show the crossover being designed as per VicRoads Guideline Drawing GD4010 Typical Access to Rural Properties, with the detailed specifications based on the largest design vehicle which will access the development.*
2. *Prior to the occupation of the development, the new crossover and driveway must be completed to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.*
3. *Prior to the occupation of the development, all disused or redundant vehicle crossings must be removed, and the area reinstated to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.*
4. *All vehicles must enter and exit the site in a forward direction at all times.*

The Department also requests the following note be placed on any approved permit:

- The proposed development requires the construction of a new crossover. Separate approval under the *Road Management Act 2004* for this activity may be required from the Head, Transport for Victoria. Please contact DoT about working within the road reserve prior to commencing any works.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*. Should you have any enquiries regarding this matter, please contact Nhi Nguyen on 9881-8057 or mseplanning@roads.vic.gov.au.

Yours sincerely

James Coutts
Senior Planner – Statutory Planning
Under delegation from the Head, Transport for Victoria
16 / 02 / 2022

Cc: Permit applicant

VICTORIA State Government

Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

Briar Thomas
Mornington Peninsula Shire Council
90 Besgrove Street
Rosebud VIC 3939

Dear Briar,

PLANNING APPLICATION NO.:	**P21/3473 - 2091**
DEPARTMENT REFERENCE NO:	**PPR 38763/22-A**
PROPERTY ADDRESS:	**2091 MORNINGTON-FLINDERS ROAD, FLINDERS VIC 3929**

Section 55 – No objection subject to conditions

Thank you for submitting amended plans dated 29 November 2022 to the Department of Transport.

The Head, Transport for Victoria has reviewed the amended plans and considers them acceptable and to comply with Condition 1 of our response letter to Council dated 16 February 2022.

The Head, Transport for Victoria does not require any additional conditions to our response letter dated 16 February 2022.

Please note all other conditions of our response letter dated 16 February 2022 still apply.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact Simon Chitre at Statutory.Planning@roads.vic.gov.au

Yours sincerely

Padma Dissanayake
Senior Statutory Planning Officer
Under delegation from the Head, Transport for Victoria
2/12/22

Cc: Permit applicant

VICTORIA State Government


SITE PLAN LEGEND
SITE AREA - 132,969.5m²
FLOOR AREA OF PROPOSED BUILDINGS
RESIDENCE + GARAGE = 590.67m²
PROPOSED FARMING SHED = 252.00m²
SITE COVERAGE 0.6%
SPRING CREEK
ES017
EXISTING FENCE
EXISTING DAM
PROPOSED FENCE
GATE
423.34
219°38'30"
SLO5
SLO1
ES028
EXISTING FENCE
RIDGE 111.625 AHD
RIDGE 112.320 AHD
PROPOSED RESIDENCE
PROPOSED FARMING SHED (PROPRIETARY) (AGRICULTURAL PURPOSES)
72K.L/DEC READ TANK
SECENT PLANTING ALONG FRONT FENCE TO BE REMOVED
EXISTING POST AND WIRE STOCK PROOF FENCING 1200MM
MORNINGTON - FLINDERS ROAD
SIDE SETBACK (PROPOSED) RESIDENCE
CROSSOVER SETBACK
pleysier perkins
Site Plan - Context Plan
scale 1 : 2000
Derbyshire residence - 2091 Mornington Flinders Road, Flinders
context Plan
12/04/2023
FCD 102a Rev 2
As indicated





Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

Final Report

Mornington Peninsula Shire Council

March 2023

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Acknowledgement of Country

We acknowledge the Bunurong peoples as Traditional Owners and Custodians of the Mornington Peninsula and pay respect to their Elders past, present and emerging.

Authors:

Anthony Hemingway	Senior Associate and Architectural Historian
Elizabeth Offer	Historian and Heritage Consultant

Cover images:

4 Herring Street, Hastings (left), and Cool Store, Red Hill South (right)

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Unless otherwise noted, the contemporary photographs used in this report were taken by RBA. Other sources are acknowledged and referenced in captions or footnotes.

Report Register

Project No.	Version	Issued to	Date Issued
2020.10	Draft 1	Martin Chin	31 March 2023
2020.10	Final	Martin Chin	XX

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1 INTRODUCTION

1.1 Brief and Overview

This report, the *Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland* (Review), has been undertaken by RBA Architects + Conservation Consultants (RBA) for the Mornington Peninsula Shire Council. The purpose of the report is to outline the background to the Review, the approach and methodology adopted, and the recommended controls for heritage protection. This document contains 62 citations with recommendations for 53 individual places, two precincts comprising nine contributory places, five pairs comprising 10 places, and two serial listings comprising 10 places in the Western Port and Hinterland region (Study Area).

The Review has been undertaken in two stages:

- Stage 1 – preliminary assessment of places of potential heritage significance, and
- Stage 2 – detailed assessment of the significance of places and the preparation of citations.

1.2 Study Area

The Study Area constitutes over half of the municipality – pertaining to the eastern and south-eastern parts that are orientated towards Western Port Bay (marked 4 on the below map.)

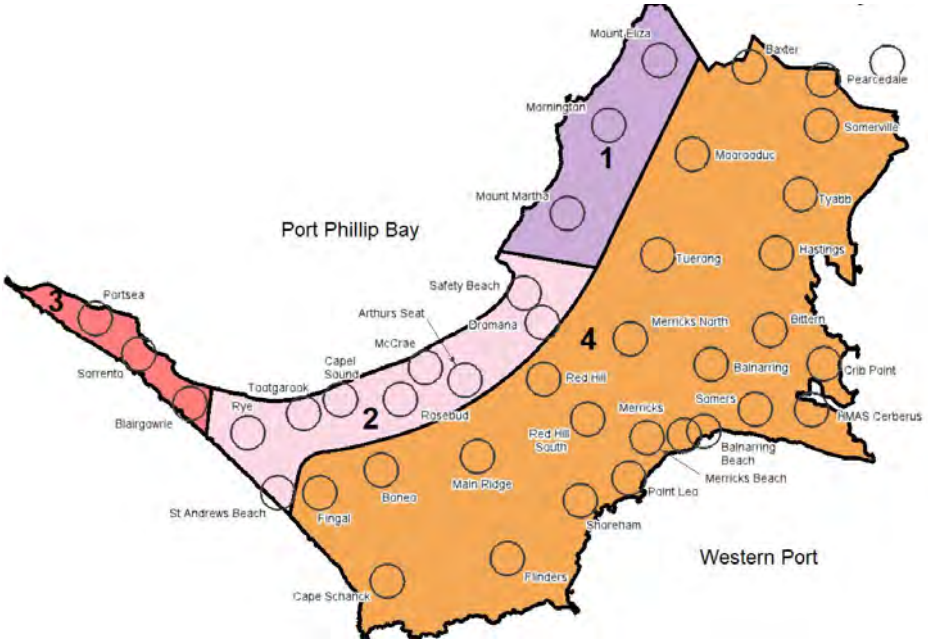


Figure 1. Map of Mornington Peninsula Study Areas.
(Source: Heritage Review: Area 4 – Project Brief, Mornington Peninsula Shire Council)

The Study Area (Area 4) contains a number of small townships, many of which are located along or near the coastline of the Western Port Bay. The remaining towns largely relate to the farming land situated further inland.

1.3 Overview of Existing Heritage Listings

There are currently more than 500 places included in the Schedule to the Heritage Overlay in the Mornington Peninsula Planning Scheme. A high percentage of these places are located in the western part of the municipality along Port Phillip Bay.

The Study Area, which broadly constitutes the eastern part of the municipality, is relatively under-represented in the Heritage Overlay compared to the western part.

1.3.1 Early Heritage Studies

Four early heritage studies were conducted in the Study Area, two prior to the amalgamations of the former three Shires, as follows:

- Shire of Flinders Heritage Study (Context with Helen Lardner, 1992, updated 1997),
- Shire of Mornington Heritage Study (Graeme Butler, 1995),
- Hastings District Heritage Study (Graeme Butler, 2001),
- Mornington Peninsula Thematic History (Graeme Butler & Associates 2008, edited by Context P/L in 2013).

1.3.2 Mornington Peninsula Heritage Review

In 2006, a review of the Mornington Peninsula Shire's heritage management was undertaken by Graeme Butler. One outcome of the review was the recommendation that a progressive Shire-wide heritage study is undertaken to identify any places that had not been noted in previous studies.

This recommendation was the impetus for Council to commence the current four-part Shire-wide heritage review. The review was to be undertaken in four stages, each corresponding to a discrete area of the municipality, as follows:

- Area 1 – Mount Eliza, Mornington, and Mount Martha (Context, 2015).
- Area 2 – Coastal Settlements from Dromana to Rye (Context, 2014).
- Area 3 – Blairgowrie, Sorrento, and Portsea (Heritage Alliance, 2019).

This Review, which covers Area 4, forms the final part of this ongoing Shire-wide heritage study.

This document is divided into three volumes:

- Volume 1 – Introduction report, including methodology,
- Volume 2 – Citations Balnarring to Main Ridge,
- Volume 3 – Citations Moorooduc to Tyabb.

1.4 Study Team

The team that has undertaken Stage 2 comprises:

- Anthony Hemingway, Senior Associate and Architectural Historian
- Patrick Wilson, Senior Historian and Heritage Consultant
- Elizabeth Offer, Historian and Heritage Consultant
- Chamathya Gunawardena, Heritage Consultant
- Kristianna Scheffel, Heritage Consultant

1.5 Acknowledgements

RBA gratefully acknowledges the assistance rendered to the project by Council officers, principally Anne Grogan (Principal Strategic Planner), Emrys Williams (former Strategic Planner), and Martin Chin (Heritage & Strategic Policy Coordinator).

We are also particularly grateful for the input of the Stakeholder Reference Groups during Stage 1.

2 METHODOLOGY

2.1 Introduction

The methodology adopted in undertaking the Review was in accordance with the following two guiding documents:

- 'Applying the Heritage Overlay' – Planning Practice Note 1 (August 2018), and
- *Burra Charter* or *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Australia ICOMOS, rev. 2013).

The key tasks included:

- Site inspections,
- Historical research and analysis of the extant building fabric in relation to documentary evidence,
- Analysing the intactness of the extant building fabric as part of preparing a physical description,
- Assessment of the significance of each place based on the research and the extant fabric, as well as a comparative analysis,
- Preparation of citations (Statement of Significance, history, and description) for those places warranting heritage protection, with reference to the relevant HERCON criteria, and
- Recommendations for any specific controls and extent of the proposed heritage overlay.

2.2 Guiding Documents

Burra Charter

For heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* underpins the approach to heritage assessment and conservation adopted by the authors of this Review.

Burra Charter definitions commonly employed in the Review are:

- *Place* means a geographically defined area. It may include elements, objects, spaces, and views. Place may have tangible and intangible dimensions.
- *Cultural Significance* means aesthetic, historic, scientific, social, or spiritual value for past, present, or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places, and related objects. Places may have a range of values for different individuals or groups.
- *Fabric* means all the physical material of the place including elements, fixtures, contents, and objects.

Applying the Heritage Overlay

Applying the Heritage Overlay: Planning Practice Note 1 (August 2018) – a Victoria Government publication – provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?
- Writing Statements of Significance.

The practice note indicates that the HERCON criteria are to be employed when assessing heritage significance – refer to section 2.6 below.

2.3 Site Inspections

For the most part, site inspections were limited to an assessment from the street or property boundary. All places were inspected during 2020 and 2022. Several places have been reinspected as necessary.

Most places were readily visible from the public realm, with only a few houses partly or mostly concealed by a high fence, deep setbacks or dense foliage. In some instances, there has been partial reliance upon real estate images (dating to the last decade) available in the public realm to assist with supplementing the analysis.

2.4 Research

The Review employed a wide array of primary and secondary sources.

The main primary sources include:

- Aerial photographs – mainly available through Landata, Geoscience Australia, or the University of Melbourne,
- Other historic photographs – chiefly held by local historical societies and the State Library of Victoria (SLV),
- Newspapers, especially regional newspapers like the *Mornington Standard,* as well as the major metropolitan newspapers such as the *Argus,* the *Age,* and the *Herald* – available on Trove and SLV,
- Certificates of Title,
- Parish plans,
- Property files, held by the Mornington Peninsula Shire Council,
- Public Building files – held by the Public Record Office Victoria (PROV),
- Rate books – physical copies available at PROV, and
- Subdivision plans – held by Landata or the SLV.

Key secondary sources include:

- Bruce Bennett, *The Old General Store: A History of the General Stores and Post Offices on the Frankston and Flinders Road,* Bruce Bennett, 1997,
- Bruce Bennett, *All Our Somers: A History of Somers,* Bruce Bennett, 2000,
- Bruce Bennett, *The Butcher, The Baker, The …: A History of the Butchers, Bakers, Milkmen and Blacksmiths on the Mornington Peninsula in the Early Days,* Bruce Bennett, 2008,
- Shirley Davies, Beryl Stockton, Edith Torokfalvy, Pauline Esler, and Rita Cooper (eds.), *Hastings – People and Places,* volumes 1 to 4, Hastings-Western Port Historical Society Inc., 2004 (vol.1), 2006 (vol.2), 2009 (vol.3), 2013 (vol.4),
- Charles N. Hollinshed, *Lime, Land, Leisure: Peninsular History in the Shire of Flinders*, Shire of Flinders, 1982,
- Leila Shaw, "*She's Apples" 1853- 1994: A History of Fruit Tree Nurseries, Orchards & Coolstores,* Leila Shaw, 1996,
- Leila Shaw, *The Way We Were: Adventures, Feats, and Experiences of Pioneering Families of the Mornington Peninsula,* Somerville, Tyabb & District Heritage Society Inc., 1998,
- *Step Back in Time: A Guide to Places of Historical Significance on the Mornington Peninsula,* 1999.

Thematic History

Consideration was also given to the thematic framework and the *Mornington Peninsula Thematic History* so as to come to an understanding of the important themes in the municipality and to be cognisant of what themes might be under-represented. As a result, some altered places might be considered significant if they were a rare example of a type. The thematic history was also drawn upon extensively to develop contextual histories for the various localities.

The *Mornington Peninsula Thematic History* was prepared in 2008 by Graeme Butler & Associates and edited by Context P/L in 2013. Eleven themes were devised based on *Australian Historic Themes* (published by Australian

Heritage Commission in 2000), rather than the more specific *Victoria's Framework of Historical Themes* (published by Heritage Council of Victoria in 2010).

The Thematic History provides a basis for the inclusion of places in the Heritage Overlay according to the following eleven themes:

1. Tracing the Evolution of the Mornington Peninsula Environment
2. Peopling the Mornington Peninsula
3. Developing Primary Production
4. Utilising Natural Resources
5. Establishing Communications
6. Developing a Manufacturing Capacity on the Peninsula
7. Building Settlements and Towns
8. Governing
9. Defending Australia
10. Developing the Peninsula's Cultural Life
11. Becoming Melbourne's Playground

2.5 Analysing the Extant Fabric

A prerequisite for understanding a place's potential significance is the analysis of extant fabric. Such an investigation requires an understanding of a place's development, the intactness and/or integrity of the remaining fabric, and a comparison with other similar sites (if they exist).

Intactness and Integrity

A vital aspect of the assessment is to determine the level of intactness of the remaining building fabric. Typically, places of individual significance are largely intact, including their form, original material palette, and detailing (such as windows and doors, chimneys, verandah or porch, decorative elements, etc.). In some instances, a greater degree of alteration may be acceptable if the item is rare or considered to embody a high level of historical or another type of significance.

In regard to the issue of intactness and integrity, the definitions provided by *The Victorian Heritage Register Criteria and Threshold Guidelines* were followed:

- Intactness: refers to the degree to which a place or object retains its significant fabric. Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a fragile condition.
- Integrity: refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the fabric, physical deterioration of the fabric etc.) the values may not be readily identifiable and the place or object may have low-level integrity.

Typically, the issue of intactness and integrity – the ability to 'read' a place as to how it appeared or functioned originally or has evolved over time (if such developments contribute to its heritage value) – is considered critical in determining heritage significance.

The key consideration is whether later intervention/s or cumulative change has critically compromised the presentation and/or the significance of a place. This question is assessed on a case-by-case basis.

Generally, non-visible alterations and/or additions to the original fabric (predominantly at the rear of a building), including partial demolition, have been considered to not unduly impact the heritage significance of a place in a local context.

Comparative Analysis

An important aspect of any heritage assessment is comparing a place with others of its typology within the municipality in order to determine how the site in question differs from other similar examples.

An understanding of the thresholds for local significance was based on reviewing the statements of significance for existing Heritage Overlays in the Mornington Peninsula Shire and the *Mornington Peninsular Shire Thematic History,* as well as the authors' experience of similar examples more broadly across Victoria.

2.6 Assessment of Significance

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier and much-used Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is included in brackets within the statements of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
C	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential)
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
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)
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Another publication, *The Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, April 2019), was considered; however, it is mainly concerned with the assessment of State-level significance.

2.7 Citation Format

A citation is prepared for each place, group of places and precinct recommended for inclusion in the Schedule to the Heritage Overlay in the Mornington Peninsula Planning Scheme. Each citation includes:

- Name and address,
- Level of significance (local/state),
- Construction date/s,
- Period/s,
- Date inspected,
- Images,
- Statement of Significance,
- Description,
- History,
- Thematic context,
- Comparative analysis,
- References to any previous assessment,
- Proposed Heritage Overlay schedule controls,
- Recommended extent of the Heritage Overlay,
- Gradings table (precincts only).

3 STUDY AREA

3.1 Historical Overview

Given the large area covered by the Review, a diverse range of building stock was surveyed and included in the findings, connecting with several different historical themes for the Mornington Peninsula. Compared to the Port Phillip Bay side, the Western Port Bay side of the Mornington Peninsula, which is less accessible and further away from the metropolis of Melbourne, was slower to develop with smaller townships/settlements more reliant on industry and agriculture. The little fabric constructed during, and surviving from, the 19th century is interspersed amongst development from the Federation, interwar and postwar periods; relocation of buildings also seems to be relatively common.

The Mornington Peninsula is part of the territory occupied by the Bunurong people, who inhabited the area since pre-colonial times, and were increasingly displaced as European exploration and settlement grew from the beginning of the 19th century. Surveyors and explorers, such as George Bass, Matthew Flinders, and T. F. Bibbs, progressively traversed the area, mapping the region as eager squatters took up licences from the 1830s, establishing large pastoral holdings in the area.[1]

Over the mid to late 19th century, railway and postal services expanded through the Hinterland of the Mornington Peninsula. Many of these early post offices were operated from private homes, stores, or hotels, serving a variety of communal and commercial functions. The railway line was extended to Stony Point in 1887 and to Mornington in 1889; another line between Bittern and Red Hill was opened in 1921.[2]

From the mid to late 19th century, a series of government acts broke up larger pastoral runs across the colony, resulting in smaller-scale farming and agriculture emerging across the Hinterland region of the Mornington Peninsula. At this time, orcharding formed as a major industry in the area, particularly at Red Hill, Somerville, and Tyabb.[3] This agricultural production flourished from the beginning of the 20th century as a result of advancing technology and increased government assistance, leading to the construction of cool stores, related orcharding infrastructure, and 'orcharding houses', comfortable residential homes that reflected the growing prosperity of the industry. Fishing formed as another important industry in the Study Area over the 19th century, mainly at Hastings and Flinders, where remnant timber fishing cottages, though often altered, survive.



1860s, Fishermen at Hastings, Western Port, Fred Kruger (Source: SLV, H90.90/75)

1 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, pp16-20
2 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p81
3 'Fruitgrowing', *Australasian*, 10 December 1921, p13; and Leila Shaw, *She's Apples: a history of fruit tree nurseries, orchards & cool stores, 1853-1994*, Tyabb, 1996, p6

As the population grew at the turn of the 20th century, a wave of redevelopment occurred. In certain townships across the Study Area, such as those at Balnarring and Somers, land was subdivided into small allotments for residential and recreational use from the 1910s and 1920s.[4] While the sale of the lots and subsequent development was often slow, a range of building stock from this period survives. This development continued into the interwar period as some townships in the region began to form as holiday or retreat destinations, partly due to the rising use of cars.


THE SURF IS CALLING

YOUR SEASIDE ALLOTMENT WHERE YOU MAY ENJOY BATHING AT ONE OF THE MOST EXQUISITE BEACHES IN VICTORIA, WITH ITS EXPANSIVE STRETCH OF GLORIOUS CLEAN SAND, ENCHANTING SCENERY, WONDERFUL FISHING AND BOATING.

THE PLAYGROUND OF THE POPULACE

Balnarring Beach Estate

BALNARRING

OVERLOOKING THE PICTURESQUE WESTERNPORT BAY, WITH PHILLIP ISLAND, THE NOBBIES, SEAL ROCKS, AND FLINDERS HEADLANDS IN THE FOREGROUND.

Gorgeous Seaside Allotments

FROM £50 PER LOT.

MAGNIFICENTLY SITUATED COMMANDING UNINTERRUPTED VIEWS OF THE WHOLE OF THE SURROUNDING DISTRICT

REPRODUCTION OF AN ARTIST'S PAINTING OF THE BEAUTIFUL BALNARRING BEACH

(Note the expansive stretch of Beach, and the abundance of Ti-tree Shelter in the Background.)

1928 advertisement for the Balnarring Beach Estate (Source: *Herald,* 3 October 1928, p13)

At Flinders, the opening of HMAS Cerberus (originally the Flinders Naval Deport) in 1920 spurred the local economy. As a result, greater commercial development occurred across the Study Area as the number of stores, motor garages, and hotels grew in number over the interwar phase.

As motorised transport became more ubiquitous and the state experienced a population boom in the postwar period, greater development occurred, often away from railway corridors. This led to a rise in the development of 'weekenders' or holiday houses in the area, at times Modernist in design, with some by prominent contemporary architects like Kevin Borland, and later Gregory Burgess. From the mid-20th century, the social, cultural, and artistic milieu of the Western Port Bay side of the Peninsula expanded further as residential and tourist development increased, leading to the formation of artists' retreats, wineries, and boating/yacht clubs. Doug Thompson established an airfield at Tyabb in 1963/4, later building hangers and forming a pilot school in 1967, the remnant fabric of which survives.

4 'Balnarring Beach Improvements', *Herald*, 13 November 1929, p15; and Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p34

4 STAGE ONE

The Review commenced in 2020, with delays caused by Covid-19 lockdowns. An overview of Stage 1 is provided below.

4.1 Observations from Surveying

Across the Western Port side of the Mornington Peninsula, the area surveyed was mainly residential or agricultural, with small, concentrated areas of commercial buildings (motor garage and hotel). The commercial buildings in the Study Area were predominantly located along arterial roads. Additionally, there were also public buildings (schools, churches, sports-club rooms, and community halls), agricultural infrastructure (coolstores/packing sheds), and utility (railway station buildings) interspersed amongst the Study Area.

It is generally accepted that buildings dating to the Victorian (19th century), Federation (the 1900s-1910s), and interwar (1920s-1930s) periods should be assessed for potential heritage significance. A fair portion of the historic building stock in the Study Area dates to the interwar years – a phase of substantial growth as rising farming profits and modernising technologies, coupled with increasing subdivision, influenced patterns of renewal – though a considerable amount also dates to the Victorian and Federation periods. There were also interspersed examples from the postwar period (1940s to circa 1960), for which there is a growing appreciation of heritage potential, as well as architecturally designed buildings from the late 20th century (1960s to 2000).

4.2 Heritage Watchlist

The 'Heritage Watchlist' consists of places of potential heritage interest collated by Council from various sources including:

- previous heritage studies where places were recommended for further review, specifically:
    - Hastings District Heritage Study (Graeme Butler, 2001)
    - Shire of Flinders Heritage Study (Context with Helen Lardner, 1992, updated 1997)
    - Shire of Mornington Heritage Study (Graeme Butler, 1995)
- nominations from local historical societies,
- nominations by the Mornington Peninsula branch of the National Trust of Australia (Victoria),
- Council officers' observations.

4.3 Stakeholder Reference Groups

Stakeholder Reference Groups were established by Council to assist in the assessment process by providing information on the listed sites. These groups generally related to sub-areas of the whole Study Area and comprised:

- representatives of the following local historical societies:
    - Balnarring and District Historical Society,
    - Dromana and District Historical Society,
    - Flinders District Historical Society,
    - Hastings-Western Port Historical Society,
    - Mornington & District Historical Society,
    - Rye Historical Society,
    - Somerville Tyabb and District Heritage Society.
- representatives of the Mornington Peninsula branch of the National Trust of Australia (Victoria),

- relevant ward Councillors.

4.4 Establishing Thresholds

Establishing significance thresholds is critical in assessing potential heritage places, that is, determining whether a site has sufficient significance for the application of the Heritage Overlay. The *Victorian Heritage Register Criteria and Threshold Guidelines* define a 'significance threshold' as:

> the minimum level of cultural heritage significance that a place or object must possess to justify its inclusion on the relevant local, state, national or world heritage list.

In the context of a municipal heritage study, a nominated/identified place is required to satisfy one or more criteria at the local level. As might be expected, not every site reviewed had sufficient value to justify a recommendation for further heritage assessment.

In conducting Stage 1, the 'basic' test was applied as articulated in *The Victorian Heritage Register Criteria and Threshold Guidelines*, albeit in a form modified for application at the local level. Consideration was also given to the thematic framework and findings of the *Mornington Peninsula Thematic History*. For instance, in ascertaining the likelihood of whether a site would satisfy the threshold for Criteria A, D or E (the criteria most commonly applicable to the nominated/identified place) at the municipal level, the ability of the extant/visible fabric to demonstrate the following was considered:

- clear physical evidence of the place's associations with an event, phase, period, process, function, movement, custom or way of life recognised (or recognisable) as being of historical importance to the Mornington Peninsula's cultural history (Criterion A),
- the principal characteristics of a class of cultural places (related to an event, phase, period, process, function, movement or way of life) and its representative importance to the Mornington Peninsula's cultural history (Criterion D), and/or
- the attributes/qualities of a place are manifestly distinctive or exceptional, of landmark status, or widely recognised/appreciated (N.B. from a heritage assessment perspective, aesthetic is not synonymous with beauty) (Criterion E).

Other considerations that factored into the assessments are the comparative analysis, intactness/integrity, rarity/representativeness, and the capacity of a place to illustrate hitherto overlooked or under-represented themes, typologies, or historical layers.

The recommendation of Heritage Victoria – that following the 'creation' of a place, a generation (approximately 25-30 years) should be allowed to pass before a heritage listing is considered – has been followed. The underlying logic is that the passage of such a period will generally enable the cultural significance of a place to be more objectively and rigorously assessed.

4.5 Assessing Priority

A priority classification was utilised in the schedules produced, which represented a preliminary assessment.

Priority gradings were given to each place, relating to their likelihood to reach the threshold for local heritage significance, using the following classification system:

- High – are generally or wholly intact and are typically distinctive examples of their type or a place that might be partly altered but are less common and are illustrative of an important theme. Form, materials and most original details remain intact. All would have a high likelihood of satisfying the threshold for heritage significance at the local level.
- Medium-High – are largely intact and are typically good examples of their type. Form, materials and most original details remain intact. Many would have a high likelihood of satisfying the threshold for heritage significance at the local level.

- Medium – usually are mostly to largely intact examples of a less remarkable or common type that might be well-represented in the Schedule. In general, their form, materials and most original details survives. Some of these places might satisfy the heritage threshold at the local level. Further assessment would be necessary before a more definitive recommendation could be made in regard to their potential heritage value involving closer inspection of the place to determine the level of intactness (which realistically might not be possible) and a broader comparative analysis.
- Low – usually have a low level of intactness/integrity and limited aesthetic distinction or representative value, though they may have some historical and/or social value. They are unlikely to satisfy the local heritage threshold, though some public/community places where the historic fabric has been (largely) removed, might offer the opportunity for interpretation. In some instances, there might be other, more appropriate planning mechanisms to protect them.
- Uncertain – the intactness/integrity of the attributed fabric has not been able to be reliably determined as they are not visible from desktop research and/or inspection. These places are typically on large holdings and set back from the road, from which they are screened.
- No Further Assessment – have been substantially altered or else had been demolished since being added to the 'Heritage Watchlist' so that they would not meet the threshold for local heritage significance.

4.6 Preliminary Recommendations

In Stage 1, schedules were established for all places recommended or identified as potentially holding heritage significance following site inspections, as well as reviews by Stakeholder Reference Groups and Council.

Three schedules were initially prepared (Schedules A, B, and C) based on a priority grading assigned to each place (high, medium-high, medium, low, uncertain, and no further review):

- Schedule A – places for further review - high, medium-high, medium or low priority (108),
- Schedule B – places for which no grading could be assigned and deemed 'uncertain' (21 places),
- Schedule C – places not to be further reviewed (103 places).

After the preliminary assessment, Schedule A was organised according to a four-tiered priority system for both individual places and precincts. These were provided in four discrete schedules as follows:

- Schedule A1 – High priority
- Schedule A2 – Medium/High priority
- Schedule A3 – Medium priority.
- Schedule A4 – Low priority.

The places that were graded as being 'uncertain' were unable to be reviewed in the necessary detail to provide a grading. They should be retained on the Watchlist for further detailed assessment at a later date.

Most of the nominated sites were proposed to be progressed as either individual heritage places or as part of a precinct.

Following further research, comparative analysis, and discussion with Council officers, some of the initially recommended places were assessed as likely to fall below the threshold for local significance for various reasons. For example, places were found to be less intact or more altered than originally thought.

117 individual places, graded as either 'low' priority or given a 'no' grading, were deemed to not meet the significance threshold and did not undergo further assessment.

Examples of some of the diverse range of heritage places are provided below.



Glosterville, 34 Lower Somerville Road, Somerville



Moorooduc Red Brick Hall, 675 Derril Road, Moorooduc



Former Malouf & Sons Store, 250 Stony Point Road, Crib Point



Point Leo Boat Club, 33 Western Parade, Point Leo

Precincts

Eight precincts of varying extents were initially recommended for further investigation and the preparation of citations.

With further consideration, the extent of some proposed precincts was reduced, becoming pairs instead with individual overlays. Another proposed precinct was found to be too large and could be better managed under another planning mechanism.

5 STAGE TWO RECOMMENDATIONS

5.1 Findings - Overview

Further research and analysis undertaken during Stage 2 have confirmed that 62 citations – 53 individual places, two precincts comprising nine contributory places, five pairs comprising 10 places, and two serial listings comprising 10 places – are recommended for inclusion in the Schedule to the Heritage Overlay in the Mornington Peninsula Planning Scheme. The citations are included (according to locality) in volume 2 (Balnarring to Main Ridge) and volume 3 (Moorooduc to Tyabb).

Of the citations prepared, nearly all were derived from the Watchlist and were defined as high, medium-high, or medium. Most of the high and medium-high priority places were assessed as meeting the threshold of local significance, as was expected. Of the medium priority places, about a quarter were assessed as being of local significance. In addition, one of the places from the 'uncertain' list was included.

The following table provides a summary comparison of the outcomes from Stage 1 and Stage 2 relating to these priorities. The grading of some places changed between Stage 1 and Stage 2 as additional information came to light, while some places were combined into pairs or serial listings.

Priority	Stage 1	Stage 2	Citations completed in Stage 2
High	47	44	41
Medium-high	23	17	12
Medium	24	7	7
Uncertain	1 (of 21)	1	1
Additional	N/A	2	2
Total	95	71	63

A citation was prepared for an early interwar corrugated metal packing shed at 26 Graydens Road, Tyabb; however, in mid to late 2022, this building was demolished. Accordingly, a HO is now not proposed for this place.

State Heritage Potential

None of the places comprehensively assessed during Stage 2 are likely to be considered of potential significance at the State level and therefore do not warrant nomination to the VHR.

5.2 Further Details of Places with Citations

Additional Places

During Stage 2, a small group of late 20th century houses were provided for consideration for local significance. Of this group, citations were prepared for two, both of which were designed by the noted architect Gregory Burgess. These houses are located at:

- 1212 Mornington-Flinders Road, Main Ridge,
- 5 Myers Drive, Shoreham.

Medium Priority

It was not a given that places assessed during Stage 1 as being of medium priority would likely reach the threshold for local significance, as was generally expected to be the case for places assessed as being of high and medium-high priority.

The seven places graded as medium priority during Stage 1 that were assessed as being of local significance during Stage 2 were:

Name	Address	Date	Details	Reason
Former Windrest Dairy	102 Myers Road, Bittern	1935-39	Interwar masonry building	Found to be a rare example of its type
Wilson House	66 Park Road, Crib Point	1930-31	Interwar rendered house	A distinctive example
Hastings Station Ladies Waiting Room (former)	68 Church Street, Hastings	Circa 1888	Prefabricated timber building	Further inspection confirmed the waiting room survived to the rear of the site. Rare example
Harrys House (combined with Sposito Cottage)	4 Herring Street, Hastings	Circa 1900	Victorian weatherboard building	Combined with 2 Herring Street as a pair
WWII Moorooduc Memorial Gateway	700 Derril Road, Moorooduc	1952	Postwar stone gateway	On further consideration of the comparators, it was found to be a good example.
Whistlewood	642 Tucks Road, Shoreham	Mid-1870s, and postwar	Victorian timber farmhouse, later converted into artists retreat	Additional information provided by the owner confirmed the high degree of historical and social significance, whilst being an altered building.
Stockton Coolstore (Former)	1316 Frankston-Flinders Road, Somerville	1955	Postwar building with fibre cement cladding	A good and prominent example of a distinctive typology in the study area.

Uncertain

Of those graded as 'uncertain', one place was added following inspection:

Name	Address	Date	Details	Reason
Shugg House	32 Shoreham Rd, Shoreham	1983	Late 20th century residence, designed by Alistair Knox	An inspection from the public realm revealed that it was intact.

Other Changes

Changes occurred to the extent of one serial listing – the *Somerville East Residential Group* - as follows.

Two places were excluded because:

- 1123 Frankston Flinders Road – was destroyed by fire,
- 3 Grant Street – was a less distinctive example.

Another nearby house, which was not included in the Watchlist, was added at 60B Eramosa Road East.

Name	Details	Stage 1	Stage 2
Somerville East Residential Group	1910s to 1930s Federation and interwar timber houses	1/32, 1/38, and 45 Eramosa Road East 1033, 1035 and 1123 Frankston Flinders Road, 3 Grant Street, Somerville	1/32, 1/38, 45 and 60B Eramosa Road East 1033 and 1035 Frankston Flinders Road, Somerville

5.3 Sites Excluded with Further Evaluation

26 individuals and one precinct were identified in Stage 1 as being of a 'High', 'Medium- high', or 'Medium' priority grading but did not proceed to a final citation and are summarised below.

In most cases, some initial further research – e.g. due to realestate.com images or the provision of drawings from the building file – informed a decision to not proceed to a citation, however in the case of one site, a heritage assessment was prepared (34 Prout Webb Road, Shoreham).

High Priority

Three places assessed as being of 'High' priority during Stage 1 but did not proceed to a final citation during stage 2. Details of these places are summarised below:

Name/Address	Details	Comment
Manly Beach Estate or Merrick Beach Coastal Village Road layout bound by Merricks Beach Road (west), Palmers Beach Road (north) and Bayview Road/Bluff Road/Surf Street (south), Merricks Beach	Large subdivision with buildings, mainly from the second half of the 20th century	Potential for NCO or better suited for another type of planning mechanism
58 Tubbarubba Road, Merricks North	Former mining site,	Archaeological potential only
The Cliffs 34 Prout Webb Road, Shoreham	Timber buildings,	Further research gradually revealed that the alterations were far greater than had been initially realised. A heritage assessment was prepared.

Medium-High Priority

Six places assessed as being of 'Medium-High' priority during Stage 1 but did not proceed to a final citation or were included in the final report during stage 2. Details of these places are summarised below:

Name/Address	Details	Comment
3 Point Road, Crib Point	Interwar timber house, .	Further research revealed substantial alterations. A heritage assessment was not prepared
142 Eramosa Road West, Somerville	Postwar brick house	Whilst a good example of its type, it was not sufficiently distinctive to warrant an individual and was separated and of a later period than

Name/Address	Details	Comment
		the other houses East Somerville Residential Group. A heritage assessment was not prepared
1123 Frankston Flinders Road, Somerville	Interwar timber bungalow	Was to be included in the East Somerville Residential Group Extensively damaged by a fire
34 Jones Road, Tyabb	Federation timber house, .	Further research revealed substantial alterations. A heritage assessment was not prepared
175 Mornington Tyabb Road, Tyabb	Federation brick farmhouse.	This house has been recently enlarged, and has additions to three sides such that its integrity is likely to be low. A heritage assessment was not prepared

Medium Priority

Seventeen places assessed as being of 'Medium' priority during Stage 1 but did not proceed to a final citation during stage 2. Details of these places are summarised below:

Name/Address	Details	Comment
97 Somerville Road, Baxter	Victorian timber cottage	Further review revealed that the intactness was lower than initially appreciated as the openings (windows and door) to the front appear to be altered.
2385 Frankston Flinders Road, Bittern	Victorian timber cottage	There are better examples of this type
8 Myers Road, Bittern	Interwar timber house	House has recently been altered to the front as the verandah has been infilled.
220 Stoney Point Road, Crib Point	Victorian/Federation timber residence	Only medium level of intactness
394 Stony Point Road, Crib Point	Interwar timber bungalow	Bungalows of this ilk are well-represented. The addition has obscured the original side elevation.
23-31 Cook Street, Flinders	Interwar two storey brick hotel	Low level of intactness
34 Cook Street, Flinders	Interwar metal motor garage	Low level of intactness of the façade and the openings. Difficult to interpret as a former garage with large vehicular doors removed.
263 Hodgins Road, Hastings	Interwar timber bungalow in farm complex	Unremarkable example of a well-represented type.

Name/Address	Details	Comment
427 Arthurs Seat Road, Red Hill	Federation timber house in farm complex	Unremarkable and integrity uncertain, especially of front entry.
35 Higgins Lane, Shoreham	Postwar timber house	Less distinguished example than others assessed in the study area
99 Alexandria Avenue, Somers	Postwar brick toilet block	Unassuming example
99 Alexandria Avenue, Somers	Postwar timber yacht club building	Much altered, low integrity to original design.
6 Wills Road, Somers	Federation timber residence	Partly altered and integrity uncertain. Good examples of this typology are included in the HO or proposed to be.
101 Bungower Road, Somerville	Interwar timber bungalow-type residence	Much of façade wall is obscured so intactness uncertain. A relatively well-represented type and unlikely to be a stand out example.
915 Frankston Flinders Road, Somerville	Victorian/Federation timber house and outbuildings on a farm holding	Integrity uncertain but seems to be less intact than other examples.
3 Grant Street, Somerville	Federation timber house	Less distinctive and intact example than others included in the Somerville East Residential Group
SE Corner, Frankston Flinders and O'Neil's roads	Victorian King's Pre-emptive Right, known as *Bungauyan*	Historical interest and management difficult from a heritage perspective (i.e, limiting subdivision of this large holding)

5.4 Individual Places

The following table summarises the recommended 59 individual heritage overlays, including some pairs.

Balnarring and Balnarring Beach

Name	Address	Date	Details	Priority
Two Modernist Beach Houses	30 + 52 Balnarring Beach Road, Balnarring	1960 (no. 30) and 1965 (no. 52)	Postwar timber beach houses	Medium-high
Balnarring Motors (Former)	2996 Frankston-Flinders Road, Balnarring	1930s	Interwar motor garage building	High
Robertson House	150 Balnarring Beach Road, Balnarring Beach	Circa 1927	Interwar timber 'weekender'	High
Palmers Hill	67 Bayview Street, Balnarring Beach	Circa 1927	Interwar limestone villa influenced by Georgian Revival and Californian Bungalow styles	High

Name	Address	Date	Details	Priority
Westernport Yacht Club	1 Foreshore Road, Balnarring Beach	1960	Late 20th century metal building of modernist design	Medium-high
Hagger House/Old Library	11 Library Road, Balnarring Beach	1922	Interwar timber cottage	High
Isaacson/Davis Beach House	23 Mason Smith Road, Balnarring Beach	1996	Late 20th century 'weekender' designed by John Wardle	High

Bittern

Name	Address	Date	Details	Priority
Browns Residence	101 Coolart Road, Bittern	Early to mid 1950s	Postwar timber bungaloid	High
Creswell	10 Creswell Road, Bittern	1913-1915	Late Federation timber house	High
Bittern Community Hall	2426 Frankston-Flinders Road, Bittern	1954/55	Postwar timber hall	High
Former Bittern Post Office and Stacey Bungalow	2478 Frankston-Flinders Road, Bittern	Circa 1931	Interwar timber bungalow	High
Former Windrest Dairy	102 Myers Road, Bittern	1935-39	Interwar masonry building	Medium

Crib Point

Name	Address	Date	Details	Priority
Wilson House	66 Park Road, Crib Point	1930-31	Interwar masonry building	Medium
Stony Point Railway Station	1A Stony Point Road, Crib Point	Circa 1936 (c.1915 at prior location	Interwar portable station building	High
Drapery and Malouf & Sons' Store (Former)	212 + 250 Stony Point Road, Crib Point	1933 (no. 212); and circa 1920 (no. 250)	Interwar brick and timber shops	High
Crib Point Uniting (Methodist) Church	382 Stony Point Road, Crib Point	1928-9	Interwar Carpenter Gothic timber church	High
Crib Point War and Tingira Memorial	Tingira Place, Crib Point	1953	Postwar stone monument	High

Flinders

Name	Address	Date	Details	Priority
Hilbert	19 Cook Street, Flinders	Circa 1930	Late interwar timber bungalow	High
Taylor Homestead/ Bimbi	41 King Street, Flinders	Mid-1860s to 1871	Late Victorian timber cottage	High
Little Twicket	59 King Street, Flinders	Circa 1933	Late interwar metal house	High
Telegraph Superintendent's Residence (Former)	119-121 Wood Street, Flinders	1869-1875	Victorian timber villa	High

Hastings

Name	Address	Date	Details	Priority
Former Lysaght Administration Block	28 Bayview Road, Hastings	Circa 1971	Late 20th century concrete building	High
Cusworth Orchard House	18 Boes Road, Hastings	1948	Postwar timber bungalow	Medium-high
Hastings Station Ladies Waiting Room (former)	68 Church Street, Hastings	Circa 1888	Prefabricated timber building	Medium
Sunny Braes	95 Graydens Road, Hastings	1915-6	Federation brick 'orchard house'	Medium-high
Sposito Cottage and Harrys House	2 + 4 Herring Street, Hastings	Circa 1874 (no. 2) and circa 1900 (no. 4)	Victorian/Federation timber cottages	Medium-high Medium
St Marys Catholic Church	Part 71 Marine Parade (85, Victoria Street), Hastings	1888	Victorian timber church	High
Caldwell Residence	113 Salmon Street, Hastings	Circa 1963-66	Postwar period Timber	High

Main Ridge

Name	Address	Date	Details	Priority
Earth House	1212 Mornington-Flinders Road, Main Ridge	1992, 2006	Late 20th century residential building designed by Gregory Burgess	N/A

Moorooduc

Name	Address	Date	Details	Priority
Moorooduc Estate Winery and Residence	501 Derril Road, Moorooduc	1985 (winery) and 2001 (residence)	Late 20th century winery and residential building, residential building designed by Gregory Burgess	N/A
Moorooduc Hall	675 Derril Road, Moorooduc	1916	Interwar brick hall, designed by William Berry	High
WWII Moorooduc Memorial Gateway	700 Derril Road, Moorooduc (Moorooduc Recreation Reserve)	1952	Postwar stone gateway	Medium
Merrivale	219 Eramosa Road West, Moorooduc	Circa 1910	Federation brick farmhouse in the Arts & Crafts style	High

Point Leo

Name	Address	Date	Details	Priority
Point Leo Boat Club	33 Western Parade, Point Leo	Late 1960s/early 1970s	Late 20th century modernist building	High

Red Hill and Red Hill South

Name	Address	Date	Details	Priority
Red Hill Show Pavilion	184 Arthurs Seat Road, Red Hill (Red Hill Recreation Reserve and Showground)	1924	Interwar timber building	High
Devon Orchards Cool Store (Former)	1211-1219 Mornington-Flinders Road, Red Hill	1939	Interwar timber cool shed	High

Shoreham

Name	Address	Date	Details	Priority
Fitts Bungalow	21-25 Beach Road, Shoreham	1920	Interwar timber bungalow	High
St Peter's Church	7 Byrnes Road, Shoreham	1983	Late 20th century church, designed by Des Bloink and Max Walker	High
Brunswick House	53 Byrnes Road, Shoreham	1912	Federation timber residence, relocated	Medium-high
Mythological Fountain	10-60 Cliff Road, Shoreham	1880s	Victorian cast iron fountain	Medium-high
Fritsch House	5 Myers Drive, Shoreham	1977-8	Late 20th century design by Gregory Burgess	N/A
Concrete Block Bungalow	30 Prout Webb Road, Shoreham	Circa 1936	Interwar concrete bungalow	High
Shugg House	32 Shoreham Rd, Shoreham	1983	Late 20th century residence, designed by Alistair Knox	Uncertain
Whistlewood	642 Tucks Road, Shoreham	Mid-1870s, and postwar	Victorian timber farmhouse, later converted into artists retreat	Medium
Higgins Fence and the Sheiling	643 Tucks Road, Shoreham	19th century (fence) and 1938-1940 (house)	Victorian fence and interwar modernist timber house	High

Somers

Name	Address	Date	Details	Priority
Former Junior Legacy Camp Hall	87 Camp Hill Road, Somers	1929	Interwar timber recreational bungalow	Medium-high
Marshall and Firestone Houses	1 Coora Close + 53 Tasman Road, Somers	1974, 1989 (no. 1) and 1989 (no.53)	Late 20th century timber residences, designed by Kevin Borland	High
Tasman Road Modernist House Pair	92 and 94 Tasman Road, Somers	Circa 1963 (no. 92) and either 1961 or the 1970s (no. 94)	Late 20th century timber residences	High

Somerville

Name	Address	Date	Details	Priority
Hazelmere	143 Eramosa Road East, Somerville	Late 1910s	Interwar timber bungalow, Arts & Crafts	Medium-high
Avenel	151 Eramosa Road East, Somerville	Circa 1924	Interwar timber bungalow, California style	Medium-high
Shepherd Orchard Complex	157 Eramosa Road East, Somerville	late 1870s/early 1880s	Late Victorian and Federation timber farming and residential buildings	High
Stockton Coolstore (Former)	1316 Frankston-Flinders Road, Somerville	1955	Postwar building with fibre cement cladding	Medium
Hotel Somerville	84 Station Street, Somerville	1903	Federation brick hotel	High
Clarke Orchard House (HO303)	26 Lower Somerville Road, Somerville	1908-9	Federation timber residential building, in the Queen Anne style Existing HO303	High
Glosterville and Moreton Bay Fig	43 Lower Somerville Road, Somerville	1860s	Mid-Victorian timber cottage and tree	High

Tuerong and Tyabb

Name	Address	Date	Details	Priority
Benton House	150 Coolart Road, Tuerong	Circa 1939	Interwar clinker brick residence	High
Jouning Family Bungalow	52 Boes Road, Tyabb	1930	Interwar timber bungalow, California style	Medium-high
Haddock House	96 Graydens Road, Tyabb	Circa 1960	Postwar timber residence, influenced by Modernism and American Colonial style	Medium-high
Bellman Hangar	73 Mornington-Tyabb Road, Tyabb	Early 1940s	Postwar metal hangar	High

5.5 Precincts and Serial Listings

The following tables summarises the recommended two small precincts and two serial listing heritage overlays, including an overview of the period/s of significance and the main building typology/ies constituting each group.

Crib Point

Name	Address	Date	Details	Priority
Stony Point Road Residential Precinct	340 – 350 Stony Point Road, Crib Point	1930s to 1960	Interwar and postwar houses	High

Red Hill and Red Hill South

Name	Address	Date	Details	Priority
Mechanics Road Residential Precinct	34, 40 + 44 Mechanics Road, Red Hill	Late Victorian to 1925	Late Victorian, Federation and interwar timber houses	High
Paringa Road Remnant Orchard Fabric Group	8, 30, 31 + 35 Paringa Road, Red Hill South	Mid-1920s, 1930s, and 1940s	Interwar and postwar shed clad in corrugated metal or fibro cement sheeting	High

Somerville

Name	Address	Date	Details	Priority
Somerville East Residential Group	1/32, 1/38, and 45, 60B Eramosa Road East, and 1033 and 1035 Frankston Flinders Road, Somerville	1910s to 1930s	Federation and interwar timber houses	High

5.6 Heritage Overlay Schedule Controls

Specific controls have been recommended for some places, as summarised in the following tables.

5.6.1 External Paint Controls

External paint controls have been recommended for 38 individual places, with rendered masonry, weatherboard, and/or metal/battened sheeting walls.

Building with walls of unpainted face brick or stained timber are not included.

Name	Address	Locality	Wall material/s
Two Modernist Beach Houses	30 + 52 Balnarring Beach Road	Balnarring	Timber boarding
Robertson House	150 Balnarring Beach Road	Balnarring Beach	Batten sheeting and weatherboards
Hagger House/Old Library	11 Library Road	Balnarring Beach	Timber boards
Browns Residence	101 Coolart Road	Bittern	Weatherboard and battened sheeting
Creswell	10 Creswell Road	Bittern	Ashlar boards
Bittern Community Hall	2426 Frankston-Flinders Road	Bittern	Weatherboards
Former Bittern Post Office and Stacey Bungalow	2478 Frankston-Flinders Road	Bittern	Weatherboards
Wilson House	66 Park Road	Crib Point	Masonry
Stony Point Railway Station Building	1A Stony Point Road	Crib Point	Beaded timber boards
Stony Point Road Residential Precinct	340-350 Stony Point Road	Crib Point	Weatherboards
Crib Point Uniting (Methodist) Church	382 Stony Point Road	Crib Point	Batten sheeting and weatherboards
Hilbert	19 Cook Street	Flinders	Weatherboards and batten sheeting
Taylor Homestead/Bimbi	41 King Street	Flinders	Weatherboards
Little Twicket	59 King Street	Flinders	Metal cladding
Telegraph Superintendent's Residence (Former)	119-121 Wood Street	Flinders	Weatherboards
Hastings Station Ladies Waiting Room (Former)	68 Church Street	Hastings	Timber boards

Name	Address	Locality	Wall material/s
Sposito Cottage and Harrys House	2 and 4 Herring Street	Hastings	Weatherboards
Caldwell Residence	113 Salmon Street	Hastings	Metal sheeting
St Marys Catholic Church	83 Victoria Street	Hastings	Weatherboards
Point Leo Boat Club	3 Western Parade	Point Leo	Metal sheeting
Red Hill Show Pavilion	184 Arthurs Seat Road	Red Hill	Green colour scheme of building
Mechanics Road Residential Precinct	34, 40 and 44 Mechanics Road	Red Hill	Timber
Fitts Bungalow	21-25 Beach Road	Shoreham	Weatherboards and battened sheeting
Brunswick House	53 Byrnes Road	Shoreham	Ashlar board and weatherboards
Concrete Block Bungalow	30 Prout Webb Road	Shoreham	Concrete walls
Whistlewood	642 Tucks Road	Shoreham	Weatherboards
Higgins Fence and the Sheiling	643 Tucks Road	Shoreham	Weatherboards
Former Junior Legacy Camp Hall	87 Camp Hill Road	Somers	Weatherboards
Tasman Road Modernist House Pair	92 and 94 Tasman Road	Somers	Vertical boards and weatherboards
Somerville East Residential Group	1/32, 1/38, 45, and 60B Eramosa Road East + 1033 and 1035 Frankston-Flinders Road	Somerville	Weatherboards
Hazelmere	143 Eramosa Road East	Somerville	Weatherboards and batten sheeting
Avenel	151 Eramosa Road East	Somerville	Weatherboards
Shepherd Orchard Complex	157 Eramosa Road East	Somerville	Weatherboards
Stockton Coolstore (Former)	1316 Frankston-Flinders Road	Somerville	Battened sheeting and weatherboarding
Clarke Orchard House (HO303)	26 Lower Somerville Road	Somerville	Weatherboards
Closterville and Moreton Bay Fig	43 Lower Somerville Road	Somerville	Weatherboards
Jouning Family Bungalow	52 Boes Road	Tyabb	Weatherboards

Name	Address	Locality	Wall material/s
Haddock House	96 Graydens Road	Tyabb	Weatherboards

5.6.2 Tree Controls

Tree controls have been recommended for six places as outlined in the following table.

Name	Address	Locality	Trees
Little Twicket	59 King Street	Flinders	Pine tree and hedge
Telegraph Superintendent's Residence	119-121 Wood Street	Flinders	English Oak
Merrivale	219 Eramosa Road West	Moorooduc	Monterey Cypresses east of house
Hazelmere	143 Eramosa Road East	Somerville	Mature trees to the west side of driveway
Closterville and Moreton Bay Fig	43 Lower Somerville Road	Somerville	Moreton Bay Fig
Benton House	150 Coolart Road	Tuerong	Seven Canary Island Date Palms

5.6.3 Fence or Outbuilding Controls

Fence or outbuilding controls have been recommended for eight places as follows:

Name	Address	Locality	Fence/Outbuilding
Former Bittern Post Office and Stacey Bungalow	2478 Frankston-Flinders Road	Bittern	Original garage
Stony Point Railway Station	1A Stony Point Road	Crib Point	Dry stone retaining wall
Mechanics Road Residential Precinct	34, 40 and 44 Mechanics Road	Red Hill	Timber outbuildings located to the front of nos. 34 and 44
Paringa Road Remnant Orchard Fabric Group	8, 30, 31 and 35 Paringa Road	Red Hill South	Sheds
Fitts Bungalow	21-25 Beach Road	Shoreham	Garage west of house
Higgins Fence and the Sheiling	643 Tucks Road	Shoreham	Timber paling fence to Tucks Road
Shepherd Orchard Complex	157 Eramosa Road East	Somerville	Timber shed
Jouning Family Bungalow	52 Boes Road	Tyabb	Corrugated metal shed

5.6.4 Solar Energy System Controls

Solar Energy System controls have been recommended to all places as is standard heritage practice.

5.6.5 Prohibited Uses Permitted Controls

Prohibited Uses Permitted controls have been recommended for four places as follows:

Name	Address	Locality
Bittern Community Hall	2426-2422 Frankston-Flinders Road	Bittern
Moorooduc Hall	*675 Derril Road*	Moorooduc
Red Hill Show Pavilion	184 Arthurs Seat Road (Red Hill Recreation Reserve and Showground)	Red Hill
Former Junior Legacy Camp Hall	87 Camp Hill Road	Somers

5.6.6 Other Controls

Internal controls are not proposed for any of the places.

No place has been identified as an Aboriginal place.

APPENDIX A – List of 'Uncertain' Places

18 places were identified as being of interest as containing potential significant; however, as the intactness/integrity of the attributed fabric could not be reliably determined (due to a lack of visibility via inspection or through a lack of available desktop material), the significance of the place remains uncertain. One 'uncertain' place from Stage 1 was transferred to the 'No' grading following further investigation.

Address	Locality	Details & Comment/s
74 Balnarring Road	Balnarring	House with gable roof, clad in metal, with verandah Well set back and no visibility from road Apparently former Balnarring Post Office
3 Bittern-Dromana Road	Balnarring	House and other buildings House/largest - gable roof, metal clad No visibility from road, behind hedge
220 The Esplanade	Crib Point	Postwar/Late 20th century Large industrial site – oil refinery. Includes, jetty, tanks, admin building, roadways and other infrastructure. Construction of the refinery began in 1966 (Hastings Her. Study Vol 1, p523). The administration building is included on the VHR (H1016) but it could be appropriate to also protect other fabric at the site, for example the jetty/tanks. Southern group of seven tanks are redundant, conservation/retention becomes difficult. Northern pair might still be in use. Entry both could be commensurate with admin building. Most of site, inc. jetty is inaccessible. As such, difficult to gain access to fully assess and possibly manage/difficult to conserve.
180 Bitten-Dromana Road	Merricks North	Possibly Victorian Stables and farm house. Little visibility from the street. From aerials, house has a hipped roof with wrap-around verandah suggestive of a Victorian period residence.
197 Bittern-Dromana Road	Merricks North	Kingston Park Stud. Stud complex with timber clad stud barns and other structures associated with horse training. Main residence with footprint indicating an early construction date, although it is not visible from public realm. H if some historic intact buildings Horse studs have been established in the area in recent times, Hastings Her Study, Vol 2, p28.
6 Binnak Way	Moorooduc	Farm complex with main house and outbuildings and sheds. Little visibility from the street.
4070 Frankston-Flinders Road	Shoreham	Victorian Farmhouse on medium sized lot. FDHS note is a timber-framed farmhouse c1880s that has been added to and altered over the years. Early landscaping apparently remains. Unable to inspect but of apparently high potential interest, according to FDHS.
22 Prout Webb Road	Shoreham	Interwar or late 20th century Hattam/Chomondely House.

Address	Locality	Details & Comment/s
		Contains a timber framed house in the Interwar period built by owner Arthur Cholmondely. Later property acquired by artist Hal Hattam, and a mudbrick home was constructed in the 1970s (1972, according to watchlist. Associated with bohemian set. Unable to inspect but appears to be of low interest.
19 Shoreham Road	Shoreham	Interwar Farm with house, elevated water tank, perimeter plantings of pine and according to the Watchlist a chicory kiln. The house is modest bungalow type with brick chimneys and metal clad roof and elevations clad in timber. Visible from public realm. Chicory kiln not visible or on aerial, unable to determine if extant. Prob. H if chicory kiln was extant and intact Prob. M – house only. Unclear what remains.
24 Shoreham Road	Shoreham	Possibly Victorian Narrow farm lot with house and other buildings No visibility from the public realm. Chinchilla House with hipped roof and wrap around verandah, metal clad. Plans from Council building file indicate old dairy on site as late as 1997. Large Monterey cypress, and other coniferous trees at front
54 Bungower Road	Somerville	Late 20th century Geodesic Dome building and trees (gums and pines). Now the site of Commercial Furniture Makers PTY Ltd. Domed structure is evident on aerial but set back a great distance. Little information has been gleaned from desktop research. Of interest if intact.
130 Eramosa Road East	Somerville	Interwar Bungalow with gable roof, clad in sheet metal, small central porch. Partly obscures but from what is visible appears undistinguished. Intactness and condition difficult to determine but probably low priority.
1360 Frankston Flinders Road	Somerville	Large holding with numerous outbuildings and shipping containers and large farmhouse well recessed from roadway and not visible. Unsure if farmhouse is original, appears more likely to be more recent development. There is a grove of mature plantings to the south where original farmhouse appears to be extant. Site plan as part of P981718 issued 3-12-98 in Council permit register suggest same.
86 Grant Street	Somerville	Victorian/Federation Glenmore. Large holding with open paddocks, trees (some gum) and farm house. House is well recessed from roadway with little visibility. Has a hipped roof with a front bay and a wrap-around verandah.
5 Webbs Lane	Somerville	Not accessible on street view. Recent farmhouse - large house with hipped roof, clad in tiles. Other buildings although unclear if historic fabric exists – doesn't appear to.

Address	Locality	Details & Comment/s
		Extensive and mature garden.
118 Coolart Road	Tuerong	Shed and oak tree. Location cannot be determined. Timber, gable/skillion roof house with front chimney Probably mid-20th century Concrete block gateway
281 Hodgins Road	Tuerong	Possibly Federation Large holding with well recessed farm house in garden setting. Several outbuildings. Main house has complex roof, probably Federation period, metal clad, probably enlarged to rear with second storey. Mornington & DHS note the owner advised the main house was built in 1936 in Surrey Hills, Melbourne and moved to site in 1999 but this has yet to be confirmed.
30 Jones Road	Tyabb	Unsure what is being referred to. Noted as Craig Aird or Craigaird Garden in Watchlist but the address relates to semi-rural/residential lots with no garden evident. Research brings up little information on Craigaird. No. 30 – to rear, not visible No. 32 – to front, in Fed. period manner?

APPENDIX B – List of Places for No Further Review

120 places have been identified through inspection and/or desktop research to have been substantially altered or else had been demolished since being added to the 'Heritage Watchlist' so that they would not meet the threshold for local heritage significance.

Address	Locality	Details and comment
10 Balnarring Beach Road	Balnarring	Interwar Balnarring United Church (formerly Methodist) Weatherboard building, gable roof, recent metal cladding + solar panels. Retains original arched windows, but some obscured. Skillion roofed entrance portico addition Constructed 1936, foyer and vestry added 1979 (Hasting Thematic History, p70) Architecturally much altered, ordinary example
10 Balnarring Beach Road	Balnarring	Victorian Weatherboard church building Relocated and altered Identified in Hasting District Heritage Study 2011 as below the study threshold for protection in the study, p7 Substantially altered
58 Balnarring Beach Road	Balnarring	Late interwar Modest timber-framed house, clad in boards + sheeting. Tiled transverse gable roof extending over entry. Later deck with sunroom with full height timber-framed windows. Altered and common type
110 Balnarring Road	Balnarring	Late 20th century Balnarring Institute Park + Cairn Memorial for former Mechanics Institute, which burned down in 1970 Grassed area with playground and native plantings facing little risk of redevelopment. Cairn, set back and stone clad. Commemorates the site of the former mechanics institute. Several historic coniferous trees
113 Bittern-Dromana Road	Balnarring	Victorian 'Chapel corner' Timber framed Church building adapted into a house Little to no visibility from the road Formerly St John's Roman Catholic Church (per watchlist) Highly altered
Civic Court	Balnarring	Late 20th century Balnarring Primary School, established 1990. Collection of school buildings, that appear to date from late-20th century onwards. Little to no heritage fabric

Address	Locality	Details and comment
2966 Frankston-Flinders Road	Balnarring	Timber-framed house, enlarged (verandah probably infilled)
2998 Frankston-Flinders Road	Balnarring	Interwar Timber-clad bungalow with metal clad hipped roof, has been adapted into commercial premises façade altered with large windows/doors introduced. Retains original chimney, timber framed windows and plantings (front hedge). Altered
3255 Frankston-Flinders Road	Balnarring	Late 20th century Hanns Creek Reserve Park shelters, two gable roof buildings, of some interest although likely late 20th century construction. The reserve is located on land formerly held by prominent local Joseph Hann – prominent early landowner. Little to no heritage fabric
1 Station Street	Balnarring	Demolished (according to Nearmap) Demolished.
33 Stumpy Gully Road	Balnarring	Possibly interwar Timber clad cottage Altered verandah with single storey rear addition although it retains chimney, painted.
173–175 Balnarring Beach Road	Balnarring Beach	Postwar/late 20th century 173 – timber-framed building with wide brick chimney, awning windows Limited visibility from street 175 – gable roof, timber clad building adjacent. Neither of much interest probably Little to no historic fabric.
5 Cliff Road	Balnarring Beach	Not visible on street-view. Demolished (as per VHD Citation, National Trust – 5 Cliff Road, Balnarring Beach).
30 Fauconshawe Street	Balnarring Beach	Possibly late 20th century Limited visibility from street Flat roofed contemporary house, of limited heritage interest. Council officer confirms the property was constructed c2005, as per building file (Panning Permit P04/2132).
1 Foreshaw Road 'Roberston Park'	Balnarring Beach	Interwar/postwar Campground/reserve with indigenous plantings Contains early camping sites and more recent facilities. Reserved in the interwar period Recommended for inclusion in the HO in Hasting District Heritage Study, pp555-559 Limited to no built fabric identified, may be better addressed via landscape overlay or other means.

Address	Locality	Details and comment
9 Mason Smith Road	Balnarring Beach	Weatherboard clad, timber-framed cottage, extensively altered over time with central gable and skillion sections. Possibly no original windows remain. Substantially altered.
674 Frankston Flinders Road	Baxter	Timber clad, gable roofed chapel within a large homestead site Not visible from public realm but retains weatherboards, probably openings (some sheeted over), and a finial. Porch with timber doors and different pitch to nave (body), which may be truncated. Possibly composite building. Altered.
744 Frankston-Flinders Road	Baxter	Possibly Victorian Noted as 'Captain Baxter's Pay Office' in Watchlist. Captain Benjamin Baxter was a prominent early Melburnian and the first white person to settle on the Mornington Peninsula. He held land on the Mornington Peninsula known as Carrup Carrup (Hastings Her. Study, Vol 2, p8) Plaque on side of road, listed by the National Trust (B3194) Recommended for further review in Hastings Her Study Vol 1, p617 Limited risk of demolition.
Moradoo Railway Station	Baxter	Postwar/late 20th century Moradoo Railway Station. Opened in the 1960s and renamed Moradoo in the 1990s (https://vicsig.net/infrastructure/location/Morradoo). Little 19th fabric remains. Concrete retaining wall to platform similar to other stations in the list.
2 Station Crescent	Baxter	Reserve around Baxter Railway Station. Out of order in Watchlist.
2 Station Crescent	Baxter	Victorian and/or late 20th century Baxter Railway Station (Stony Point line) Opened 1888. Formerly the junction with Mornington line. https://vicsig.net/infrastructure/location/Baxter Some mature trees are evident. Identified as part of a 'Stony Point to Baxter precinct', Hastings Her Study Vol 1, p513 Little to no historic fabric remains, save for trees. Station platform dates to late 20th century
2416 Frankston-Flinders Road	Bittern	Federation Weatherboard clad house Gable roof, metal clad, truncated chimney Windows and verandah altered to front Substantially altered
2418 Frankston-Flinders Road	Bittern	Victorian Timber clad cottage, transverse gabled roof, metal clad, chimney removed. Altered frieze to veranda. Limited visibility from street

Address	Locality	Details and comment
		Modest in comparison to other Victorian period buildings in HO.
158 Myers Road	Bittern	Farm complex containing various timber clad buildings and outbuildings. Mature plantings. Limited visible from public realm. Unlikely to contain much historic building fabric House with 2 dormers, altered/modern to rear Basilica format outbuilding to rear. Little to no historic fabric
Bound by Stony Point Road, Disney Street, Wooleys Road, Railway line.	Bittern	Federation Victoria Cross Estate or Burke's Portsmouth Estate. Large, roughly V shaped residential subdivision with streets named after Victoria Cross winners from WWII (Hastings Her. Study, Vol 1, pp166-171) Little historic fabric. Housing stock appears to be largely PWW2-L20. May be better addressed via environmental overlay or other planning tool.
475 Stony Point Road	Bittern	Interwar Timber framed house, gable and hip roof with wide eaves, late IW period Original features include broad brick chimney, timber-framed windows with horizontal glazing bars (to bay), finial (probably added), and timber framed verandah. Limited visibility from the public realm. Altered
477 Stony Point Road	Bittern	Postwar House, angled orientation, gable roof, tile clad, partial visibility. Modest example of later type
202 Woolleys Road	Bittern	Possibly Federation Modest timber residence, roof cladding loose Limited visibility but appears to be altered (addition of skillion sections either side of central gable) and dilapidated Timber outbuilding, also dilapidated Fabric in poor condition and at least partly altered
112 Disney Street	Crib Point	Interwar Highly altered timber-framed bungalow with broad gable roof. 3 long windows introduced to façade, verandah altered. Only form, roof cladding, and gable end detailing intact. Highly altered
124 Disney Street	Crib Point	Victorian Timber-framed cottage. Metal clad, transverse gable roof, no chimney. Additions to front and rear. High altered with little original fabric left except for roof form.
182 Stony Point Road	Crib Point	Victorian Timber framed, weatherboard clad building. Hip roof, metal clad with chamfered corner, non-original openings. Timber clad lean-to to north and timber verandah added to western elevation.

Address	Locality	Details and comment
		Probably some historical value but heavily modified.
214 Stony Point Road	Crib Point	Interwar Timber framed house Timber clad bungalow is in poor condition with openings (windows) and verandah altered. Roof form and gabled ends intact.
259 Stony Point Road	Crib Point	Interwar Timber framed bungalow – boards and sheeting. Roof with metal cladding and chimney. Windows modified. Decorative brackets to verandah may not be original. Recently renovated.
490 Stony Point Road	Crib Point	Possibly Victorian/Federation House with hipped and part gabled roof Limited visibility from street as screened by tall hedge. Altered windows and verandah posts, low integrity.
498 Stony Point Road	Crib Point	Victoria Timber cottage with transverse gable roof. Modest common type. Has been much altered, only roof form and brick chimney remain. Windows enlarged and bullnose verandah replaced mid-20th century type.
3 Symonds Street	Crib Point	Victorian/Federation Timber cottage with metal clad hipped roof, a chimney may remain to the rear. Flat roofed addition to rear. Partly obscured, sash windows appear to remain, verandah probably modified (thin turned timber posts and lacking decorative frieze or the like). Entry door not visible.
20 Barker Street	Flinders	Victorian Timber residence, single storey, facade obscured. Transverse gabled roof and brick chimney but extended to rear. IW period timber garage with original doors. Likely construction in 1890s for Tom Clark, early landowner. Although modest it is a good example of type. Seems to have been changed from 1992 NT image to GSV 2008, verandah detailing probably removed plus rear additions Altered with additions
43 Bass Street	Flinders	Late 20th century 'Flinders Residence', designed by eminent architectural practice of John Wardle, constructed 2003. A fine example with screen wall to street, albeit well concealed. Too recent to consider for heritage controls.
Off Bass Street	Flinders	Flinders Golf Club. Club was established in the early 20th c. Building has been enlarged (extended to rear, front and side) but site may have social significance.

Address	Locality	Details and comment
19-21 Bluff Avenue	Flinders	Postwar Marriot House. Designed by Robyn Boyd constructed 1952. Originally a striking design – brick and pilotti base with undercroft car parking. Upper level with discrete groups of full height windows and diamond pattern in zinc sheeting to the walls. Designed by Australia's most esteemed architect. Extensively altered – ground floor infilled, roof enlarged, windows screened.
1936 Boneo Road	Flinders	Late 20th century Mansion designed in the neo-classical style, replicating Italian, Palladian style villas. Extensive garden designed by 'star' Peter Banday complements the style of the house. Both house and garden are based on high-end European design of centuries past
97 Cook Street	Flinders	21st century Large timber house with steeply pitched gable roofs designed in a traditional manner, though with some North American/Cape Cod style influence. Site subdivided into 97 and 97A. Presumably replaced earlier house pictured and identified as significant in Flinders Heritage Study, p148
Flinders Foreshore	Flinders	Flinders Pier and Sheds. Cargo shed, Fishermans shed and part of the pier are already included in HO330 Flinders Foreshore Precinct. May be more associated fabric that could warrant protection however. Potentially an SLO
4 Hopetoun Road	Flinders	Interwar Limited visibility but appears to have been extensively renewed/altered. Complex though all roofs clad in sheet metal Identified as individually significant in Flinders Heritage Study, p239. Image showing timber bungalow with stone porch and roof clad in terracotta tiles. Highly altered and enlarged
55 King Street	Flinders	Interwar Timber clad beach house with broad, metal clad gabled roof. Façade may retain some timber framed windows, with horizontal glazing bars Image (of rear) shows windows replaced with aluminium types at rear. 1950s skillion roof section. Altered
72 Wood Street	Flinders	Late 20th century subdivision of part of the grounds of Kammoora, developed as mansion houses. Bungalow identified in Flinders Heritage Study, p392, has been demolished No heritage value and house demolished
181 Coolart Road	Hastings	Hobby farm complex with main residence and several outbuildings/stores. The main building seems to be much enlarged/altered historic fabric. A brick chimney survives but is overpainted. No visibility from the public realm.

Address	Locality	Details and comment
		Probably limited historic fabric and low integrity
185 Coolart Road	Hastings	Interwar Farm complex with several buildings and windbreaks. Aerial photograph indicates house has a hipped, tile clad roof with pool in a garden enclosure. Outbuilding with gable roof and skillion section Well set back from road behind rows of trees/wind breaks. Nominated as windbreaks were included in 'Pines and cypress rows Hastings district landscape precinct' citation in the Study Graeme Butler & Associates, 2001 Volume 1: Appendix 1: 492 of 529. No heritage fabric to manage
201 Coolart Road	Hastings	Late 20th century Long, single storey brick house constructed in a nostalgic/mock Federation mode. Orchard associations? No heritage value
57 Graydens Road	Hastings	Postwar Hobby farm complex. Brick house (overpainted), tiled roof, chimneys, timber framed windows, curved concrete canopy of over entrance. Little visibility from public realm. Included in 'Orchard Landscape Precinct' in Hastings Her. Study vol. 1, p228
81 Graydens Road	Hastings	Federation Farm complex with windbreaks. Timber house, hipped and gable roof, metal clad, brick chimney to front uncharacteristic (probably part of 1950s alterations), verandah and other detailing probably renewed (unknown if based on original). Large metal clad sheds, etc. to rear. Included in 'Orchard Landscape Precinct' in Hastings Her. Study Vol1, p228 Unremarkable example, partly altered, common type
241 Henderson Street	Hastings	Federation Hobby farm complex. Timber house features some original elements including gabled end with shingled boards, brick chimney. Timber framed windows and verandah probably not original. Limited visibility from the streets. Much enlarged so original extent not clear.
16 High Street	Hasting	Interwar Westernport Hotel (formerly the Royal Hotel). Built 1890 as 2 storey building, presumably with a two-storey verandah to the corner.

Address	Locality	Details and comment
		Major alterations/additions undertaken in 1930, designed by Joy & McIntyre, who did similar work at several hotels. Corner ground floor section likely infilled then. Single storey section possibly added at that time. Two storey brick, rendered. Upper storey largely intact to 1930s changes - roof tiles and chimneys, balcony, 'speed lines' to spandrels. Extensive alterations to ground floor, e.g openings. Architecturally compromised
266 Hodgins Road	Hastings	Interwar Farm complex with timber framed house and outbuildings. House retains brick chimney, timber framed openings and roof tiles, chimney. Verandah has been altered and there is a single storey addition to rear. Altered and unremarkable example
267 Hodgins Street	Hastings	Possibly Federation Farm house with dense plantings to front setback. Limited visibility from the street. Avenue of cypresses with stone wall at entry Aerials show there is a farm house likely dating to early 20th century (gable to front façade). Site contains large recent development away from original house. No heritage fabric to manage
7 Marine Parade	Hastings	Postwar Single storey, timber-framed (ship-lapped). Low pitched, gable roof, wide soffit, aluminium-framed windows. Fibro-cement clad garage to side. Houses the Hastings and Western Port Historical Society. Undistinguished example
136 Salmon Street	Hastings	Victorian/Federation House with metal clad hipped roof and bullnose verandah with timber posts and frieze. Chimney removed, non-original windows. Partly obscured. Highly Altered
Greens Road	Main Ridge	Victorian Greens Bush is an extensive swathe of remnant bush land that forms part of the Mornington Peninsula National Park. Greens Road, 1.8km long unpaved road which leads into the park is noted as one of the earliest European roads in the area and may have heritage value. Listed by the National Trust (L10067). Not a priority as already included in National Park.
3450 Frankston Flinders Road	Merricks	Interwar Site of the former Merricks Railway Station. Opened as part of the Bittern to Red Hill line in the 1920s, the line closed not long after. Station building removed and there appears to be little original fabric left. Some plantings may date to the IW. Included in the Bittern-Balnarring-Merricks-Red Hill Railway Precinct in Hastings Her. Study, p471-475

Address	Locality	Details and comment
59 Merricks Road	Merricks	Postwar Altered farmhouse – roof elongated in the 1970s, as per drawings in Council building file. A generic and common type in the study area Newlyn Farm. Large complex with limited visibility from the street. Another house (flat roofed farm) with pergolas to centre of site. Altered
270 Bungower Road	Moorooduc	Pine windbreak with limited or little other heritage fabric.
779 Derril Road	Moorooduc	Postwar Bill Jones house. Farm house designed by non-architect owner, Bill Jones, c1955-60. Flat roof Modernist style replicating that of local architects Chancellor & Patrick. Jones' family have a long relationship with the area, being early settlers. Recommended for protection in Hastings Her. Study, Vol 1, p120. Well set back from road Front altered - verndah added, large windows added to projecting bay, side wall removed?
Males Road (near intersection with Moorooduc Hwy)	Moorooduc	Victorian According to watchlist, there is a ruined wattle and daub building, stone building and trees from the Victorian period. Identified in Shire of Mornington Heritage Study, Vol 3, p246 Location cannot be determined although high potential if extant. Require site clarification No historic fabric remains
279 Mornington-Tyabb Road	Moorooduc	Moorooduc Primary School site with memorial cairn. According to Watchlist the original school building was constructed on weatherboard but appears to have been demolished. Current site appears to be mostly L20 fabric. Little historic fabric remains
545 Mornington-Tyabb Road	Moorooduc	Former 'Moorooduc Cooperative Trading Society and latter Butter Box Corner' (area where butter was collected). Collection of 20th century buildings. Little original fabric remains and that which does remain is altered. Possible interpretive opportunity.
4 Shaw Road	Moorooduc	Victorian Hobby farm with timber clad house and sheds, outbuildings and row of mature trees to Shaw Road. House appears to be altered and extended Victorian period example, with the original section largely subsumed. Highly altered
1346 Stumpy Gully Road	Moorooduc	Federation Farm complex with house, shed and outbuildings, dam and paddocks.

Address	Locality	Details and comment
		House timber-framed with twin gabled ends – one original and probably one addition. Timber cladding (including shingled boards), timber framed openings (I bay, several altered). Renewed timber verandah. Altered
1560 Stumpy Gully Road	Moorooduc	Possibly interwar House concealed in well-established garden Gable roof, metal clad modern house. No heritage fabric
1680 Stumpy Gully Road	Moorooduc	Late 20th century Christmas Tree Farm, established about 1985. Large farm consisting mostly of fields of pine trees with some buildings to the centre. Buildings do not appear of heritage interest, confirmed by Council officers. Little to no historic fabric
13 Murray Drive + 14 Point Leo Drive	Point Leo	Interwar Point Leo General Store Part masonry, timber clad gable end, truncated with extensive additions. Only part of tiled roof and brick chimney remains. Highly altered
55 Western Parade	Point Leo	Postwar/late 20th century Point Leo Life Saving Club. Club established in 1955 but original club house burned down in the 1970s. Used a temporary building subsequently. The current clubhouse dates to the 1990s and has since been extended (2001). May have some social significance however. No historic fabric remains
165 Arthurs Seat Road	Red Hill	Hodgins, formerly a Federation period farmhouse (see right). Demolished in 1998, as per Council endorsed drawings.
161 Red Hill Road	Red Hill South	Possibly Federation Cherry farm complex with row of mature pines to front property boundary Timber clad farm house with gable roof, exposed rafter ends, no chimney Verandah partly filled in and probably renewed. Unremarkable and altered
251 Red Hill Road	Red Hill South	Interwar Orchard complex Bungalow - timber clad with metal clad roof. Prominent gabled verandah, sheeting to gable end, with tapered columns over masonry balustrade, altered window. Ordinary example that has been altered.
259 Red Hill Road	Red Hill South	21st century Residential lot with house and 2 mature palm trees. IW timber-framed house, gable roof, now demolished.

Address	Locality	Details and comment
		Aerial now shows vastly different footprint (replaced circa 2015)
275 Red Hill Road	Red Hill South	Victorian Hobby farm complex House – timber-framed with hipped roof clad in metal sheeting and two brick chimneys. Brackets to cornice. Return verandah with timber posts and balustrade (renewed). Modern French doors to façade. High hedge to front property boundary, little visibility from public realm.
83 Shoreham Road	Red Hill South	Interwar Farm lot Previously contained timber-framed farm house clad in timber (lower) and fibro sheeting (upper). Farm house had gable roof clad in metal sheeting and brick chimney. Original timber framed windows. Demolished
127 Shoreham Road	Red Hill South	Interwar Residential lot with timber clad bungalow type with hipped roof with wide eaves and exposed rafter ends. Retains brick chimney and timber framed openings. Partly obscured though seems unremarkable. Altered and obscured
Byrnes Street	Shoreham	Shoreham Village Precinct. Lightly developed commercial and institutional centre on Byrnes Road. Contains some historic buildings which are ether in poor condition, or of low intactness. The former post office has been recently demolished. Low or little priority for a precinct. Low intactness
3 Byrnes Road	Shoreham	Little Braeda. Already in the Schedule to the Heritage Overlay as HO36.
35 Byrnes Road	Shoreham	Late 20th century Residence with L-shaped footprint with broad gable roof, well set back from street, Apparently designed by Alistair Knox, constructed c.1980 (Auction notice, Age, 06.01.1988, p29). However not listed on Knox archive and Council building files hold drawings for building attributed to Greg MacDonald Draughting service. Veranda at odds with much of Knox' oeuvre. Unremarkable
6 Cliff Road	Shoreham	Victorian Small timber clad cottage with transverse gabled metal clad roof. Brick chimney, multi-paned windows, renewed porch. Formerly there was a skillion roofed addition, recently replaced with a larger rear. Citation in Flinders Heritage Study, p380 F&SDH notes major alterations that limit significance. Propose no future action. Highly altered

Address	Locality	Details and comment
37 Cliff Road	Shoreham	Federation/interwar Brin Baal. Beach house and mature tree (Ulmus glabra 'Camperdownii') that is classified by the National Trust. Associated with the Puckle family, Noel Puckle being a prominent Doctor. Tree apparently planted by wife in the 1920s. Only consider tree if house altered. No 33 is highly altered early garage while Main house is at no. 37 has also been altered.
4090 Frankston-Flinders Road	Shoreham	Interwar Farm allotment. Single storey house, timber clad, metal clad roof, chimneys, and timber framed windows intact. A verandah infilled. Addition to the rear and lack of visibility from public realm. F&SDH notes there was an original wattle and daub building destroyed in the 1950s. Current building dates to 1930s but is highly altered.
4285 Frankston-Flinders Road	Shoreham	Nobbies View. Formerly associated with D B Couttie, who used the house as a holiday home. Alternatively known as Couttie's Cottage for that reason. Former historic house and dairy which have been demolished. The extant house is not of interest.
35 Higgins Lane	Shoreham	Early buildings are no longer extant although 1930s timber farmhouse remains.
8 May Street	Shoreham	Late 20th century Partly visible on google street view. Has a highly modulated, asymmetric plan and appears to be concrete. Flat roof. Beach house designed for prominent portrait artist Clifton Pugh c1959-1960. Design was by Morris Pirotta Architects but since altered. Pugh was a prominent member of the artistic community that holidayed in the Western Port area in the 1950s and 1960s (citation). The property was held by the Pugh family until Pugh's wife Marlene gave up the property in the early 1970s. It was extended in the 1980s. Identified as significant in Flinders Heritage Study, p306 Altered
18 Prout Webb Road	Shoreham	Late 20th century Peck House. Minimal visibility from public realm. Holiday home of artist Joy Peck and previously contained her artwork to the interior. Little fabric left and do not suggest a heritage overlay is pursued. Advice from conservators is that artwork cannot be preserved and building has been altered and added to over time.
495 Tucks Road	Shoreham	Interwar Valley Pacis, an interwar property with house designed by Marcus Martin and formal garden – extant to the west. Has been significantly altered and is not worth pursuing.
Banksia Square	Somers	Interwar/possibly later Banksia Square Estate. This area was subdivided in 1925 as 24 x one-acre blocks. Development of the lots, like the township, didn't begin in earnest until the 1950s.

Address	Locality	Details and comment
		A distinctive subdivision around a 'natural' central Garden Square Reserve, with unsealed roads. Environmentally minded development. Most housing obscured by native planting. Some IW period housing stock, although most fabric seems to relate to later phases. Recommended for local heritage protection and citations prepared in Hasting Her. Study Volume 1, p29
15 Bonview Avenue	Somers	House and yard, already in existing HO290 Garden Square Estate. Already included in HO290
3 Coora Close	Somers	Late 20th century Mud brick beach house and studio designed by Alistair Knox. Features exposed timber roof trusses and timber ceilings. The mudbrick, timber structural elements and ceilings have been painted and a second storey has been added Highly altered
51 Parklands Avenue	Somers	Possibly interwar Tangarra. Described in watchlist as typical a/c clad weekender built circa 1920. Modest and unmarkable beach house of little interest.
20 South Beach Road	Somers	Postwar Timber clad house, gabled roof, probably clad with asbestos sheeting. Possibly built in stages, as front wing intersects in an awkward manner. Modest example although relating to a key phase of development of the estate.
19 Tasman Road	Somers	Apparently a former church relocated from the corner of Tasman Road and Camp Hill Road and adapted to a residence. Metal clad, gable roof building. Carport to front and planting obscures main building. Highly altered
2 The Boulevard	Somers	Interwar Somers General Store and Post Office. Clad in battened sheeting, metal clad gable and hipped roof sections, and bands of timber-framed openings. A verandah/porch added to the southern elevation. Relatively intact example of a less common type. Already included in HO290
235 Bungower Road	Somerville	Orchard farm with house, outbuildings and mature trees to property boundary. Nominated for the row of cyprus tree to Bungower Road. The large house is comprised of gable roofed wings, all clad in metal. Cyprus trees identified in Graeme Butler & Associates, 2001 Volume 1: Appendix 1: 492 of 529.
427 Coolart Road	Somerville	Late 20th century Fruit orchard with more recent phase as a plant nursery. Nursery buildings appear recent development in a Victorian mode. No early fabric evident from the orchard phase.

Address	Locality	Details and comment
2 Drovers Lane	Somerville	Interwar Large lot with sizeable house and mature trees to front. House is partly visible but original entry seems to have been removed, probably added to at front section. Original format unclear. Clad in timber boards, metal clad gabled roof, retains brick chimneys, wide ventilated gabled ends and some timber-framed openings. Altered
24 Eramosa Road East	Somerville	Federation/interwar Broad roofed residence, enlarged and altered.
124 Eramosa Road East	Somerville	Possibly Victorian/Federation Large holding with house well recessed from the road. Said to date to 1940 but appears to be Victorian, windows have been enlarged, probably aluminium, and chimney altered.
140 Eramosa Road East	Somerville	Victorian/Federation Farm with house, obscured and well-setback from road. Brick house has been enlarged and altered although retains original pitched roof section with return verandah. An original door with decorative glass. Altered although early example. Identified as individually significant in Hastings Her. Study Vol 1, p 147. Unable to inspect but of likely M priority.
865 Frankston Flinders Road	Somerville	Federation Large farm holding with several buildings, including house, sheds, outbuildings and mature row of pine trees to front property boundary. Limited visibility of buildings. House is modest, timber-framed with gable roof. Appears partly altered.
1055 Frankston Flinders Road	Somerville	Federation/interwar Single-storey, rendered brick building. Tiled hipped roof with one gabled entry, exposed rafter ends, chimney and timber-framed openings (various types). Originally original building was constructed 1880s by Peter Holmes who operated a wine store. Building was altered in Interwar period by Sheffield family. Continued to operate as a 'saloon'. The rear part is damaged/collapsed. Cypress to rear Noted in Hastings Her. Study, Vol 2, p54. Poor condition and intactness and little community interest.
1101 Frankston Flinders Road	Somerville	Infant welfare centre was built on this site in the 1950s as a memorial to the soldiers of WW2. A pre-school was later erected but both buildings were apparently moved to the primary school on Eramosa Road East. No evidence of these buildings is evident. Four, late 20th century units now on site A plaque erected at the site in 2013.
1310 Frankston Flinders Road	Somerville	Possibly Victorian Large holding with farm house and buildings/structures relating to horses.

Address	Locality	Details and comment
		House is timber clad with hipped roof and renewed verandah. Barely visible from public realm. There are later rear additions. Basic, probably altered example. Noted to relate to cool room (place no 228).
9 Grant Street	Somerville	Federation Former Church building converted to private residence. Steeply pitched, tiled gable roof with gabled entrance portico to front façade (Grant Street). Clad in weatherboards. Timber framed openings with sash windows may not be original. Mature gum trees to front setback. Opened 1917 (Hastings Heritage Study, Vol 2, p71)
120 Jones Road	Somerville	Possibly interwar Probably refers to a building at 2 Pottery Road (no. 233)
54 Lower Somerville Road	Somerville	Federation Almond Bush stud. Large holding with main house and gable roof, metal clad outbuildings. House is partly visible. It has gambrel roof and brick chimney and likely dates to the Federation period. Cladding altered.
2 Pottery Road	Somerville	Victorian/Federation Former farm complex with main house to Jones Road and secondary house to the rear. Site also features numerous outbuildings and sheds. Main house was a modern bungalow hybrid type – mixed wall palette (timber boards and probably rendered sheeting). Secondary house had a symmetrical façade with two gabled wings, part brick and part timber. Windows with two-paned sashes suggests a 19th century date. Demolished
10 Pottery Road	Somerville	Postwar Bayport Clay Quarry, in residential area, established in 1964. Extensive extraction has been undertaken. A few sheds or the like on the site. According to watchlist apparently related to brick making but little fabric appears to survive. Seems to be limited to little fabric relating to former apparent use as brickworks and quarry is too recent.
66 Speedwell Street	Somerville	Federation Medium sized residential lot with timber framed residence and outbuildings. House has metal clad gambrel roof, brick chimney, bullnose verandah with timber posts, gable end with half timbering and original timber framed openings.
94 Tyabb-Tooradin Road	Somerville	Farm site with farm house well setback. Not visible from road although aerials show house consists of three, parallel gable roof sections with wrap-around verandah in garden setting Altered extensively c1987 via planning permit (see right).
125 Tyabb-Tooradin Road	Somerville	Tyabb Waterholes. Remnant landscape feature, now part of golf course site.

Address	Locality	Details and comment
		The name of the township Tyabb apparently comes from the Indigenous word for 'waterhole'. Position and extent of waterholes noted on early maps.
100 Coolart Road	Tuerong	Large holding with well recessed farm-house. House, tiled clad, gabled roof, central lantern, distinctive footprint (in the round). Several outbuildings. Original house shown as rectangular on 1990 site plan in position of current t-shaped building – evidently original house has demolished/extensively altered.
36 Graydens Road	Tyabb	Federation/Interwar Large residential lot, some visibility from road. Masonry house with metal clad, broad gambrel roof. Verandah with posts and brackets. Additions to rear. Walls may be rendered when initially face brick
40 Graydens Road	Tyabb	Federation Large residential lot/hobby farm. House is timber clad with metal clad gambrel roof. Timber framed openings and verandah with timber posts. Flat roof addition to east. Well recessed from road but partly visible. Intact example of early type but unremarkable and better examples.
175 Mornington-Tyabb Road	Tyabb	Interwar Farm complex with house and established trees. Entirely obscured by vegetation to front setback but aerials show gable roof house with main transverse ridge, tile clad probably a bungalow potentially of interest. Brick and partly rendered. Other metal clad outbuildings at sit that appear to contain historic fabric.
Railway Crescent	Tyabb	Tyabb Railway Station. Located on the Stony Point line. Current facilities date to the L20th although the platform may be original from when the line opened in 1889 (https://vicsig.net/infrastructure/location/Tyabb). Early 20th concrete retaining wall to platform Little evidence of original fabric except for some mature trees. Already within HO289 Tyabb Residential, Commercial & Civic Precinct
14 Thornells Road	Tyabb	Interwar Farm holding with landscape front setback, including mature palm tree (likely IW). Farm house appears to date to L20th. Little to no historic fabric





Volume Two – Citations Balnarring to Main Ridge

Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

Final Report

Mornington Peninsula Shire Council

March 2023

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TWO MODERNIST BEACH HOUSES

Address	30 and 52 Balnarring Beach Road, Balnarring
Significance	Local
Construction Dates	1960 (no. 30) and 1965 (no. 52)
Period	Postwar
Date Inspected	December 2020 and October 2022



52 Balnarring Beach Road
(Source: RBA, October 2022)

Statement of Significance

What is Significant?

The *Two Modernist Beach Houses* at 30 and 52 Balnarring Beach Road, Balnarring, are significant. The house at no. 30 was constructed in 1960 for Sydney Edward Jamieson, with no. 52 built in 1965 for Fred Hardwick and Dennis Merryweather.

The significant elements of the *Two Modernist Beach Houses* are their original gabled forms and long rectangular footprint, including metal roof cladding, walls of vertical boarding, and banks of full-height windows. In addition, the other specific significant elements for no. 30 are the integrated carport at the south end supported by steel poles; and for no. 52, the original extent of the verandah.

Later alterations and additions to the house at no. 52 are not significant and include the extension of the front verandah, carport, and rear additions.

How is it Significant?

The *Two Modernist Beach Houses* at 30 and 52 Balnarring Beach Road, Balnarring, are of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Two Modernist Beach Houses* are of historical significance as illustrations of the postwar development at Balnarring (Beach). While a small nucleus of a township had emerged during interwar years at Balnarring Beach, closer to Merricks Creek, it was not until the early 1960s that residential construction activity increased, namely with the building of weekenders. Such postwar growth is indicative of broader trends on the Western Port side of the Mornington Peninsula. Examples such as these reflect one of the standard or classic beach house types of the period, often designed/constructed by local builders and based on architect-designed prototypes, with which the architectural design culture of the municipality is strongly associated. (Criterion A)

The *Two Modernist Beach Houses* are of representative significance as some of the few remaining intact beach houses in the modernist 'vernacular' of the 1950s and 1960s, which was pervasive on the Mornington Peninsula. They exemplify this typology through their low-pitched gable roof form, rectangular footprint, vertical timber cladding to the walls, banks of full-height windows to the front, and angled orientation. While both are of a similar ilk, the subtle differences are indicative of the broad range of possible variations for this type (part of their appeal), such as the carport supported on fine steel poles at no. 30 or the integration of a verandah for the longer front of no. 52. (Criterion D)

Description

The terrain of the two places generally slopes gradually to the south, and both houses are orientated in a similar way (angled south-easterly) to the front boundary. The two houses have a generally rectangular footprint, a regular/modular format, with narrow side walls that, for the most part, lack openings, a standard contemporary modernist format reflecting the influence of the International Style, which retained currency at this time.

The main elements of both houses are consistent, with some variation in the specific expression. Their respective roofs have a low-pitched gable form and are clad in profiled sheet metal, and the walls are clad in vertically orientated timber boards. Banks of full-height openings, likely manufactured by Stegbar, extend across much of their respective facades. The typical format is three-levelled consisting of a narrow, uppermost band of fixed highlights with glazed doors to some bays. Between the doorways are a lower band of fixed lights and a central band with variously fixed and openable (awning) lights.

No. 30

The site at 30 Balnarring Beach Road is the smaller of the two and has an area of nearly 600m^2.

A high timber paling fence with recessed paired vehicular gates to the southern end and a sign ‘Olana’ to one side obscures the lower part of the building from the public realm; however, the upper part is widely visible. To the front are a gravel driveway, areas of lawn, and perimeter planting of shrubs.



Obscured façade of 30 Balnarring Beach Road (Source: RBA, October 2022)

Under the roof at the southern end is a carport supported by three steel poles below a timber beam. The soffit of the carport is unlined, while elsewhere, it is lined with sheeting. The narrow gable end is clad in sheeting with a central batten.

The front window wall, comprised of eight bays, is to the centre of the main section and includes a doorway and two openable windows. There are sections of timber boarding at either end of the façade and a short timber stair to the central doorway.

To the rear, the southwest corner, is a small building with a skillion roof, which is not readily visible, but may partly date to the early phase of construction on the site. A small building is evident in the 1968 aerial photograph of this location, and the extant footprint is consistent with that in a 1984 aerial photograph.

No. 52

The 52 Balnarring Beach Road site is larger, with an area of nearly 900m^2.

The house is set back further with a low drystone retaining wall to the front boundary and effectively a front fence of bushes/shrubs, with a few trees. Similar planting extends along the southern boundary with areas of lawn and a curved, hard-paved driveway in front of the house.

The façade is extended with two banks of openings, each consisting of five bays/units separated by a short section of vertical boards. A carport is attached at the southern end with a lower roof, which is not readily visible.



52 Balnarring Beach Road
(Source: RBA, December 2020)

A timber-framed verandah extends across about two-thirds of the façade at the north end and is supported by four timber posts and has a timber deck. It has likely been widened and lengthened (at the north end, where it extends beyond the side wall). The southern end of the façade and rear elevation has a wide soffit with exposed rafter ends.

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area surrounding what came to be known as Balnarring Beach is described on early surveys as thickly timbered, with good soil and excellent pasture.[1]

As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.[2]

Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886. It had evolved into the focal point of a farming community by the early 1900s, but the take up of town allotments was slow.[3] The earliest development was centred on the beachfront and Tulum Road (now Balnarring Beach Road).

From the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bath area for leisure-seekers from Melbourne.[4] In 1921, the Stony Point railway line was extended through Balnarring to Red Hill. With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the peninsula became more accessible for Melbournians, further increasing tourism in the area and solidifying Balnarring Beach as a destination.

Recreation facilities and local businesses – including shops, tea rooms, and guesthouses – were established to provide for the seasonal population of holidaymakers and visitors from Melbourne. Many visitors camped along the foreshore, where three reserves were established.[5] However, the permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum/Balnarring Beach as permanent residents. On the back of this growth, the Tulum Post Office opened in 1947.[6]

In 1953, Tulum was officially renamed Balnarring Beach.

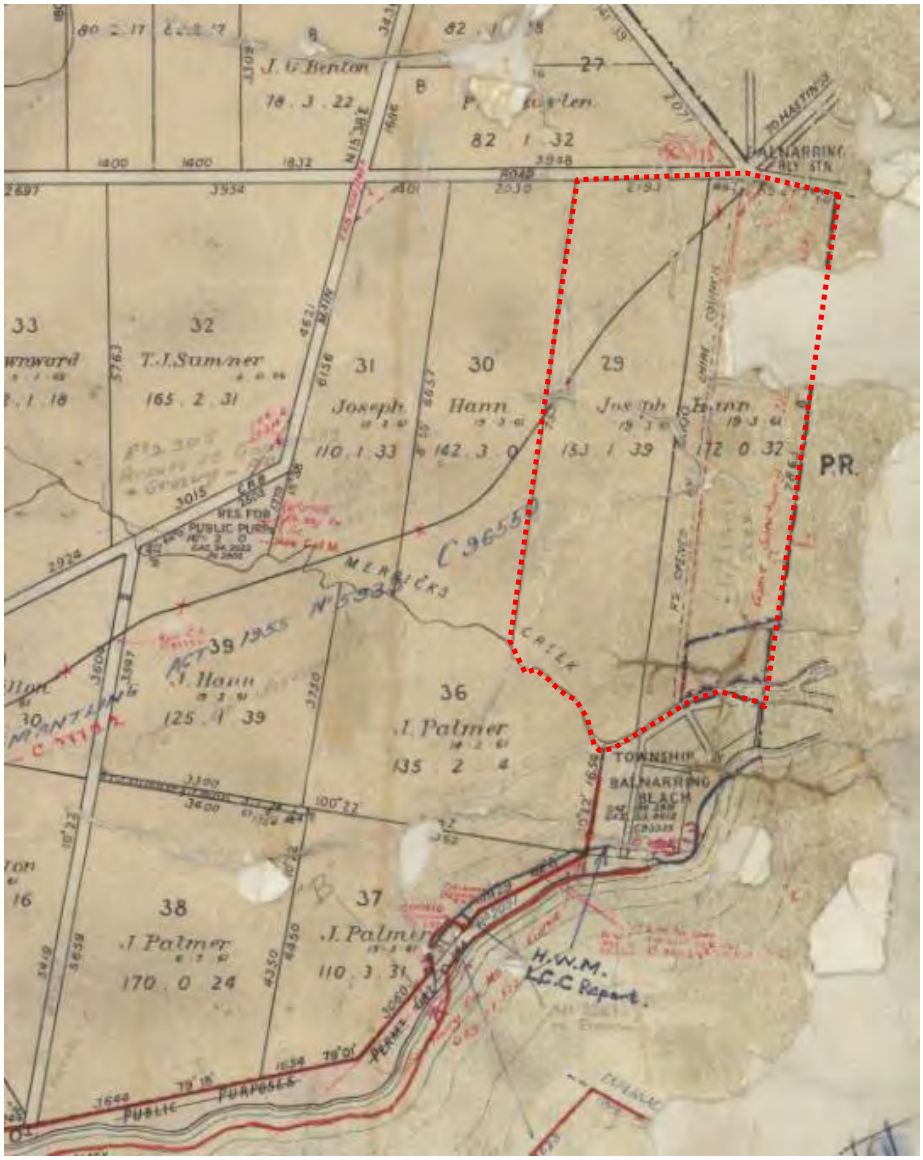


Balnarring Store, Balnarring, 1940s (Source: SLV, H32492/7812)

1 Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861
2 'Balnarring', *Victorian Places,* 2014, available online
3 Bruce Bennett, *All Our Somers*, Mornington Peninsula, 2000, p62
4 'Balnarring', *Victorian Places*
5 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, pp161-4
6 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Place-Specific

The subject lands derive from Crown Allotment 28 and 29 in the Parish of Balnarring, County of Mornington, which Joseph Hann acquired in March 1861.



Parish of Balnarring, showing Crown Allotment 28 and 29 (dashed)
Note his Coolart Preemptive Right is noted on the right margin with 'PR'
(Source: B2054, PROV)

Hann had emigrated from Dunwich, Wiltshire, to Tasmania with his wife and five children in 1851 before taking up the enormous 'Old Coolart' pastoral run (approx. 108,000 acres) in 1854 on the Mornington Peninsula. Hann and his family lived in a hut, or 'crib', at Crib Point and became the namesake for the inlet. In 1856, Hann procured a pre-emptive right of 640 acres

for *Coolart* but left the locale in 1861 for Queensland, despite investing in additional property, because of the difficulty of working the scrubby, often marshy land.[7]

In June 1926, Stuart Struan Robertson of *Coolart* acquired 61.4 acres in the area which included both sites (being parts of Crown Allotment 28, 29, 36, 37, 38 and 39).[8]

During the first half of the 20th century, minimal development occurred in the vicinity of the subject sites in the northern section of Balnarring Beach Road, according to the following 1951 aerial photograph.



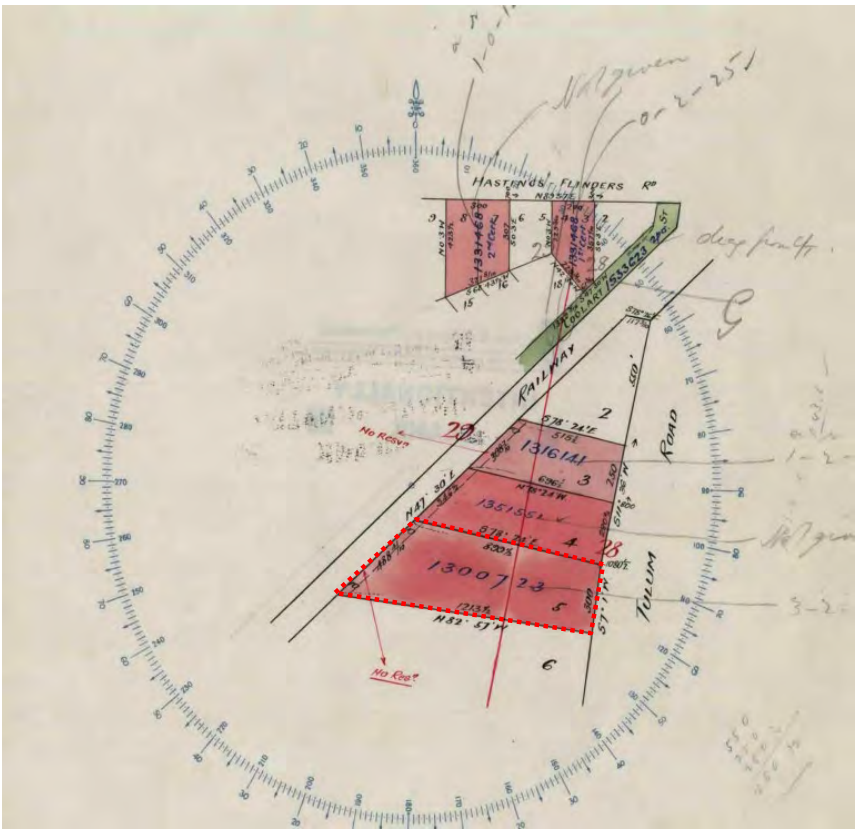
1951 aerial photograph, showing mostly vacant land along Balnarring Beach Road
Approximate location of the two subject sites indicated
(Source: Military Mapping Project, Frame 5088, Run 4, Geoscience Australia)

30 Balnarring Beach Road

Soon after acquiring the land in 1926, Robertson subdivided these holdings into several parcels, with the subject place being part of a 3½ acre parcel of land extending across Crown Allotments 28 and 29.[9] In January 1927, this parcel was obtained by Ada Stanbury, a married woman in Bittern.[10] The parcel was transferred in 1938 to Peter Leslie Grant, a farmer residing at

7 Bruce Bennet in *Balnarring Byways and Memories, vol. 1*, Balnarring and District Historical Society, 1995, pp38-39; and *Bittern Parish Plan*, B397(10), Put-away map, Landata
8 Certificate of Title, vol. 5148, folio 569
9 Certificate of Title, vol. 5148, folio 569
10 Certificate of Title, vol. 5253, folio 531

Balnarring. In 1955 it was acquired by Jan Maurice Cavanagh, who sold it three years later to Noel Malcolm Wallace and Leila Ethel Ralton in July 1958.[11]



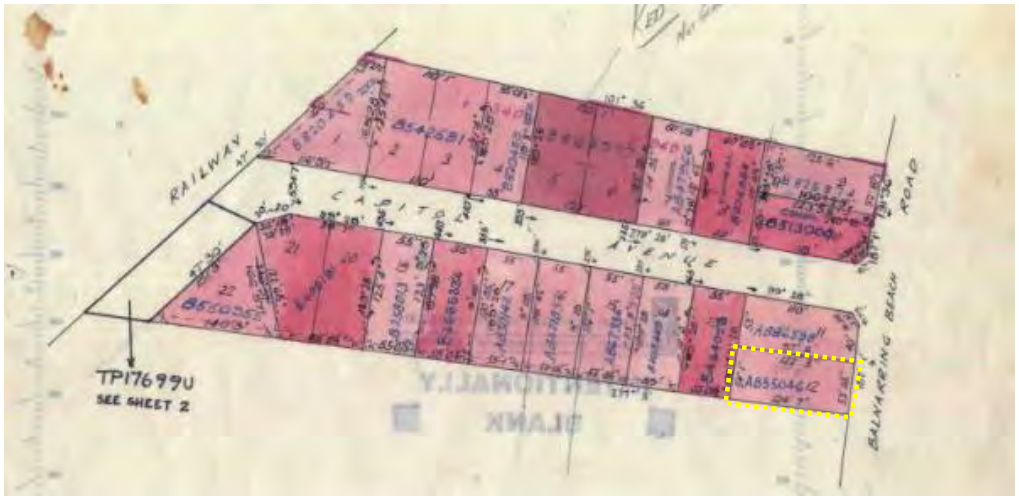
3.5-acre parcel containing subject place in 1926 (dashed)
(Source: Certificate of Title, vol. 5148, folio 569)

In August 1959, the land was transferred to Oakover Investments Proprietary Limited, who immediately subdivided the land into 22 lots (LP50715), generally in the order of 55-60 feet (16.7-18m) wide x 120 feet (36.6m) long and established Capital Avenue across the centre of the land parcel.[12]

The subject land (Lot 12) was purchased in November 1959 by Sydney Edward Jamieson (1918-1975), a carrier residing at 20 Curtin Avenue West Brunswick.[13] The house is believed to have been constructed in 1960.[14] It is apparent on a late 1968 aerial photograph reproduced below.

It was built as a weekender for Jamieson, who was a permanent resident of the northern suburbs of Melbourne, living at Brunswick West until 1963, and from 1967 to 1975 at 69 Waverly Parade, Pascoe Vale South.[15] Jamieson retained the property until his death in 1975.

11 Certificate of Title, vol. 5253, folio 531
12 Certificate of Title, vol. 5253, folio 531. Nine of the allotments were sold between 1959-1961 while the rest were sold between 1962-1964.
13 Certificate of Title, vol. 8252, folio 717; Sydney Edward Jamieson, Death Index, Australia, 1975, accessed via Ancestry.com
14 Mornington Valuation Record
15 Sydney Edward Jamieson, Electoral Rolls, Brunswick West, 1963, accessed via Ancestry.com ; Certificate of Title, vol. 8252, folio 717, Sydney Edward Jamieson, Electoral Rolls, Pascoe Value South, Maribyrnong, 1967, accessed via Ancestry.com



1959 subdivision with Lot 12 dashed
(Source: Certificate of Title, vol. 5253, folio 531)

The extant footprint of the building is evident on the following 1968 aerial photograph and some limited planting can be seen to the rear. There was no boundary fencing to the property at this time and the driveway had been established in the southeast corner of the site.



October 1968 aerial photograph with subject place dashed
(Source: *Melbourne 1968 project*, Frame 183, Run 62. Landata)

After Jamieson's death, the land was granted to his wife Phyllis Lillian Jamieson.[16]

16 Certificate of Title, vol. 8252, folio 717

The land was transferred in 1980 to grocer Erodotos Stylianou and his wife Agnes Stylianou, who were residing at 9 Nottingham Street, Syndal. The extant shed to the south-west corner of the site had been constructed by 1984 according to the following aerial photograph.



1984 aerial photograph with house and shed (dashed)
(Source: Project Photography, Queenscliff, Frame 999, Run 7E, Landata)

52 Balnarring Beach

Between 1925-1928, John Sylvester Feehan, a grazier residing at 'Coolart' Balnarring, acquired parts of allotments 28, 29, and 30, as well as two other allotments (36 and 37) initially purchased by J Palmer.[17]

In January 1928, Feehan separated a 36-acre holding from parts of Crown allotments 28 and 29 on the west side of Balnarring Beach Road.[18] In November 1928, Feehan undertook a subdivision of this land into 121 lots (LP12391) known as the Balnarring Beach Estate. Allotments were generally in the order of 60 feet (18m) wide x 150-160 feet (45.7-48.8m) long. The advantages of the estate were glowingly advertised during late 1928 as follows:

> THE SURF IS CALLING
> Buy your seaside allotment where you may enjoy bathing at one of the most exquisite beaches in Victoria, with its expansive stretch of glorious clean sand, enchanting scenery, wonderful fishing and boating.
> THE PLAYGROUND OF THE POPULACE ...
> Gorgeous Seaside Allotments from £50 per lot
> Magnificently situated commanding uninterrupted views of the whole of the surrounding district.[19]

However, only one allotment was sold at that time (no. 21 or 58 Balnarring Beach Road), with sluggish sales likely a result of the stock market crash of 1929. The rest of the subdivision, including the subject allotment (no. 18), was transferred to Metropolitan Realty P/L (315 Collins Street Melbourne) in November 1930.[20] The extent of the subdivision was reduced west of Bruce Street.

17 Certificate of Title, vol. 5148, folio 566
18 Certificate of Title, vol. 5389, folio 635
19 *Herald*, 3 October 1928, p13
20 Certificate of Title, vol. 5706, folio 001

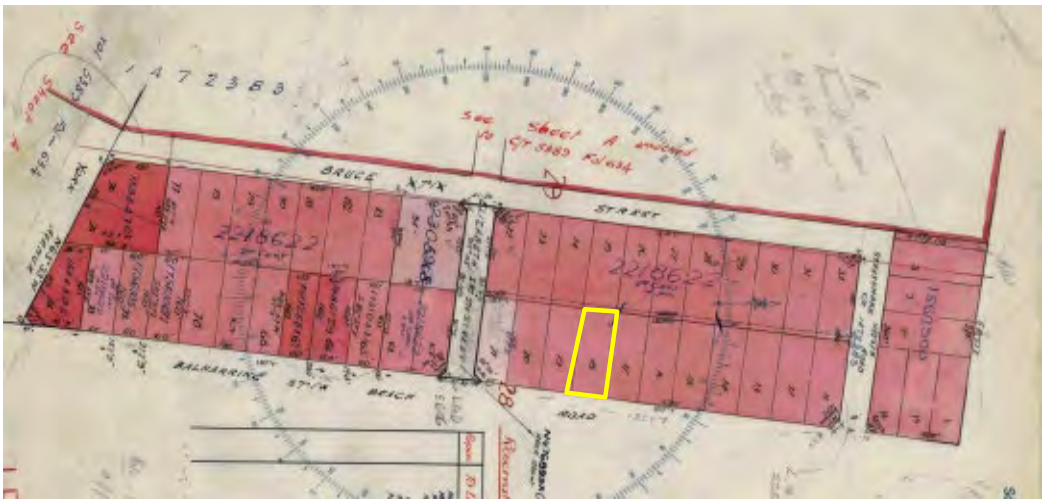


Advertisement for the Balnarring Beach Estate in 1928
(Source: *Herald*, 3 October 1928, p13)



Northern half of land subdivision in 1928 with subject allotment (dashed)
(Source: Certificate of Title, vol. 5389, folio 635)

Nine allotments were sold during the 1930s: six between 1931 and 1934 and another three in 1939.[21] The remaining 34 allotments in the eastern part of the subdivision, including the subject site, were acquired by Fleur P/L of 341 Collins Street, Melbourne in 1949.[22]



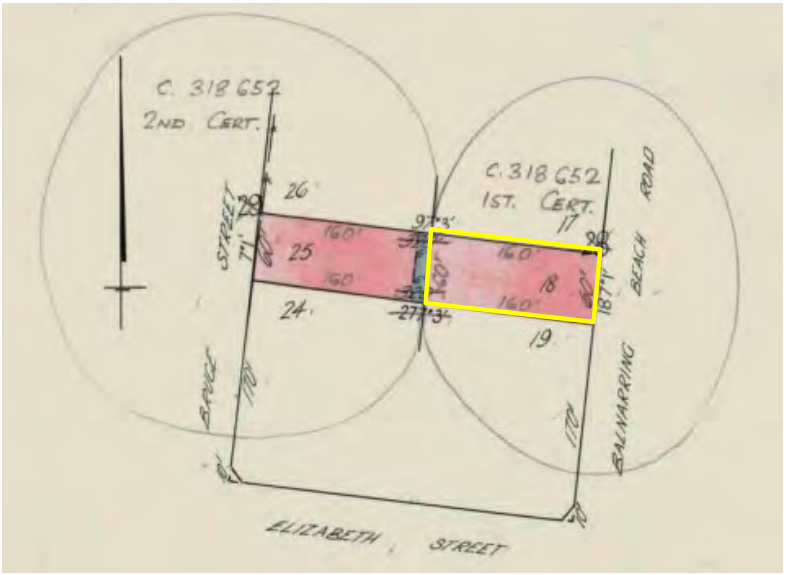
Eastern part of subdivision, with subject site highlighted (north to right)
(Source: Certificate of Title, vol. 5706, folio 001)

21 Certificate of Title, vol. 5706, folio 001
22 Certificate of Title, vol. 7291, folio 153. All of these allotments were sold between 1949 -1952.

Advertising began anew for the remaining lots in the Balnarring Beach Estate during January and February 1950 as follows:

Balnarring Beach Estate
Large home sites – 60 x 160
£30 per lot, £60 made road lots
These are Treasury Approved Prices
To wind up Estate
Representatives on Estate all day[23]

Most were sold soon after, with many purchases buying two adjoining lots, one on Balnarring Beach Road and another behind addressing Bruce Street. This circumstance occurred at the subject land in May 1950; the subject allotment (Lot 18) and adjoining allotment (Lot 25) were acquired by soldier Peter Bretherton and his wife Mary Kathleen Bretherton, both of Merlynston.[24] Electoral rolls indicate that the Brethertons continued to reside at 9 Alder Grove, Merlynston in 1954.[25]



Subject land (Lot 18) outlined, 1949 subdivision
(Source: Certificate of Title, vol 7448, folio 566)

In August 1965, Fred Hardwick Merryweather (florist) and Dennis Merryweather (Clerk), who was residing at 148 Station Street, Fairfield, acquired both lots 18 and 25.[26] Electoral roll records indicate that they both resided at Fairfield between 1963 and 1968, moving to Templestowe by the early 1970s.[27]

In September 1965, soon after they bought the property, the Merryweather brothers sold the rear lot (addressing Bruce Street) and retained the subject land, lot 18.[28] They took out a mortgage in November 1965, presumably to fund the construction of the house as Council records indicate that the building was erected during that year.[29]

The extant house is evident on the following aerial from November 1968, about three years after it was completed. Initially, it had a rectangular footprint and there was a driveway to the northeast corner and some vegetation to the rear. A boundary fence had not been installed.

23 *Age*, 30 January 1950, p6
24 Certificate of Title, vol. 7448, folio 566
25 Peter Bretherton, Electoral Rolls, Coburg, 1954, accessed via Ancestry.com
26 Certificate of Title, vol. 7448, folio 566
27 Dennis and Fred Hardwick Merryweather, Electoral Rolls, Alphington, 1963, 1967, 1968, accessed via Ancestry.com
28 Certificate of Title, vol. 8590, folio 153
29 Mornington Peninsula Shire, Valuation Record



November 1968 aerial photograph – subject residence circled
Few lots in the area appear to have houses built on them.
(Source: *Melbourne 1968 project*, Frame 183, Run 62, Landata)

By 1979, it is likley that the verandah had been extended to the front and it seems a rear section had been constructed, according to the following aerial. The driveway is not apparent, however more planting had been established to the front of the site.



1979 aerial photograph of house with rear extension (dashed)
(Source: Project Photography, Queenscliff, Frame 122, Run 7E, Geoscience Australia)

The carport at the southern end was introduced in 1981 and the rear addition was approved in 1986.[30]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context P/L, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

> Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.
>
> A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One. The later part of this period, around World War Two, saw some experimental designs for holiday homes resulting in a range of floor plans, materials and situation. Often the post–World War Two house rose on stilts to get the views and house the car and boat underneath.

Comparative Analysis

The *Two Modernist Beach Houses* were possibly designed by a local builder, a project home, or came out of the Age Small Homes Service. They are both indicative of beach houses of the 1950s and 1960s, which typically had a rectangular footprint, a low-pitched gable or skillion roof form, banks of windows, were timber-framed, and clad in vertical boards or sheeting. While these two houses bear some similarities with the types that Robin Boyd developed during the mid-1950s for the Contemporary Homes P/L, e.g., the Peninsula and Sou Easter, there are differences. The Boyd types contained a bank of full-height windows and another of non-full height (equivalent to the middle band), and casements were employed for the openable windows and had narrow eaves (which was often cited as a problem).

Many of the comparators from the period in the Mornington Peninsula Schedule to the Heritage Overlay are more substantial examples, especially those on the Port Phillip Bay side, with several designed by notable architects, rather than the more modest beach houses erected on the Western Port Bay side. Only one example within the Ranelagh Estate is directly comparable.

- 5 Beverley Road, McCrae (HO416). A house built circa 1959 with a skillion roof, walls clad in vertical boards, and cream brick to the chimney and walls of the front patio. A diamond pattern has been employed to the steel balustrade on the latter.
- *Elanora*, 591 Point Nepean Road, McCrae (HO420). A two-storey house designed by Chancellor & Patrick in 1960, featuring a flat roof with a brick circulation tower to the front and another chimney stack to the side. The front is extensively glazed, though differently for each half. To the north side, there are bands of timber-framed windows with spandrels of wide ship-lapped boards.
- *Riley House,* 4 Morgan Street, Sorrento (HO513). One of the earliest projects designed by the eminent architect Daryl Jackson in 1960, this two-storey house has undercroft car parking. It has an encircling balcony, expressed paired timber beams, a modular configuration, and is extensively glazed.
- 20 Grant Street, Dromana (HO462). A two-storey house constructed in 1965. It has a garage to the lower level and an unusual diamond/kite footprint that includes a verandah supported on steel poles. The upper-level walls are clad in sheeting over concrete brick to the lower level. Whilst the design is experimental, no architect has been identified.
- *Ranelagh Residential Group – Modernist Styles*, Mount Eliza (HO397). A group of houses dating from the 1930s through to about 1970. Within this diverse group, they are mostly designed by celebrated architects. Of a similar ilk to the *Two Modernist Beach Houses* is the house at 5 Rendlesham (1966-67), which is an example of the Colorado House type, designed in 1959 and manufactured by the Contemporary Homes P/L. This design evolved from the earlier prototypes designed by Robin Boyd being the 'Peninsula House' of 1955 and 'Sou Easter' of 1956 before he severed ties with company in 1957.

30 Council Property File

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – 30 Balnarring Beach Road, Balnarring Beach identified as 'House' and 52 Balnarring Beach Road, Balnarring Beach also identified as 'House'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (timber boarding)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Two Modernist Beach Houses* at 30 and 52 Balnarring Beach Road, Balnarring, are recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole properties as defined by their title boundaries.



30 Balnarring Beach Road
Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)



52 Balnarring Beach Road
Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

BALNARRING MOTORS (FORMER)

Address	2996 Frankston-Flinders Road, Balnarring
Significance	Local
Construction Dates	1930s, circa 1950
Period	Interwar, postwar
Date Inspected	October 2020



(Source: RBA, October 2020)

Statement of Significance

What is Significant?

The *Balnarring Motors (Former)* at 2996 Frankston-Flinders Road, Balnarring, is significant. It was constructed in the 1930s by Arthur David Baker, a mechanic. The central portion of the structure was built first, with the side wings likely built around 1950, when the property was owned by Henry William Dunn, who also ran a motor garage from the site. Operation as a commercial garage continued under the Dunn family, who likely named it 'Balnarring Motors' between 1948 and the early 1970s.

The significant elements are the original interwar gable form and flanking post skillion wings, the employment of corrugated sheet metal to the full extent of the exterior, and the original paired timber doors at the centre of the façade.

The extant shopfront and rear shed are not significant.

How is it Significant?

The *Balnarring Motors (Former)* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Balnarring Motors (Former) is of historical significance as an interwar/postwar commercial garage. Such family-owned enterprises were integral to the increase of motoring activity in the district from the 1920s, an important dynamic that underpinned the Mornington Peninsula 20th-century growth as a holiday and weekend destination, particularly on the Western Port Bayside, and the service centre role of townships like Balnarring. (Criterion A)

Balnarring Motors (Former) is of representative significance as a good, generally intact, and large example of an interwar/postwar motor garage. This type emerged across the municipality from the 1920s in line with the increase in motoring activity and was characterised by utilitarian, unassuming forms with limited detailing; however, few survive. The addition of the flanking wings around 1950 indicates the marked expansion of car travel in the broader area during the postwar years. The corrugated metal cladding and absence of original glazing impart a light industrial character, which is unusual for the township. (Criterion D)

Description

Balnarring Motors (Former) is located within the commercial zone of the Balnarring township near the corner of Stumpy Gully Road, from which there is rear lane access. The allotment is a flat site with an area of about 1000m^2. At the time of assessment, Paton Estate Agents occupied the building.

The former garage building is located on, or close to, the front and southern boundary and is widely visible from the public realm. To the front are a concrete footpath, a service lane, and a car parking area with a gravel carriageway and lawn. There is extensive planting – trees and shrubs – along the southern perimeter. The front part of the property is defined by a steel mesh fence with pedestrian and vehicular gates and has areas of gravel and lawn.



Façade, viewed from the west. (Source: RBA, October 2020)

Balnarring Motors (Former) has a rectangular footprint and consists of a central broad gabled section and flanking skillion bays. The exterior is clad in corrugated sheet metal with some bands of Perspex or the like to the northern half of the roof. A timber bargeboard and fascia extend across the front of the roof. The soffit may be unlined.

Openings are only visible to the façade, which retains the original paired timber doors to the centre. These doors are no longer hinged but attached to a rail so that they can slide across the late 20th-century shopfront that has been introduced. The timber-framed shopfront is comprised of a central doorway (largely glazed) and flanking fixed pane windows with a narrow band of highlights extending across the group. There is also an elongated fixed pane window to the southern skillion section.

Areas of large advertisements are installed behind and on the original timber doors as well as to the sides, where there are timber-framed display units with multiple smaller advertisements. Above the entry is signage relating to Paton's Real Estate.

To the rear of the *Balnarring Motors (Former*) is a larger shed clad in profiled metal sheeting. The nearby telco tower and its associated infrastructure are located on a separate land parcel.

History

Contextual

The Mornington Peninsula is encompassed within the expensive unceded Country of the Bunurong people. The Balnarring area is described on early surveys as thickly timbered, with good soil and excellent pasture.[1] As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring and Balnarring Beach formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.[2]

A small private settlement arose inland in the late 1860s, becoming known as Balnarring (the name initially given to the 1869 survey of what became Shoreham). Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886, but few of the allotments sold and there appears to have been little development.[3]

Following the laying of a road through to the coast in the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bathing area for leisure-seekers from Melbourne. During 1913-14, the Balnarring Progress Association achieved their aim of having five acres of land in Tulum set aside by the Lands Department for recreation, which was managed by an elected committee.[4] Yet the coastal locale remained largely undeveloped until the interwar years, with the earliest development centred on the creek, beachfront and the Tulum Road (now Balnarring Beach Road).

In 1921, the Stony Point railway line was extended through Balnarring to Red Hill (closed in 1953). With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the Peninsula became more accessible for Melbournians, further increasing tourism in the area and solidifying Balnarring Beach as a destination. As a result, several subdivisions occurred in the mid-to-late 1920s, including the 'Tulum Sands Estate' (1926, vicinity of Fauconshawe Street), which comprised '98 beautiful seaside blocks', and 'Balnarring Beach Estate' (1928, centred on Bruce Street). By the late 1920s, it was reported in the press that 'A few years ago, the settlement consisted of one house, now there are more than 50 buildings, including three cafes and stores, one recently having been enlarged to cope with Increasing business.'[5]

The permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum, which was officially re-named Balnarring Beach.[6] However, much of the existing built layer at Balnarring and Balnarring Beach occurred progressively from the late 1960s.


THE SURF IS CALLING

YOUR SEASIDE ALLOTMENT WHERE YOU MAY ENJOY BATHING AT ONE OF THE MOST EXQUISITE BEACHES IN VICTORIA, WITH ITS EXPANSIVE STRETCH OF GLORIOUS CLEAN SAND, ENCHANTING SCENERY, WONDERFUL FISHING AND BOATING.

THE PLAYGROUND OF THE POPULACE

Balnarring Beach Estate

BALNARRING

OVERLOOKING THE PICTURESQUE WESTERNPORT BAY, WITH PHILLIP ISLAND, THE NOBBIES, SEAL ROCKS, AND FLINDERS HEADLANDS IN THE FOREGROUND

Gorgeous Seaside Allotments

FROM £50 PER LOT.

MAGNIFICENTLY SITUATED COMMANDING UNINTERRUPTED VIEWS OF THE WHOLE OF THE SURROUNDING DISTRICT

REPRODUCTION OF AN ARTIST'S PAINTING OF THE BEAUTIFUL BALNARRING BEACH

(Note the expansive stretch of Beach, and the abundance of Ti-tree Shelter in the Background.)



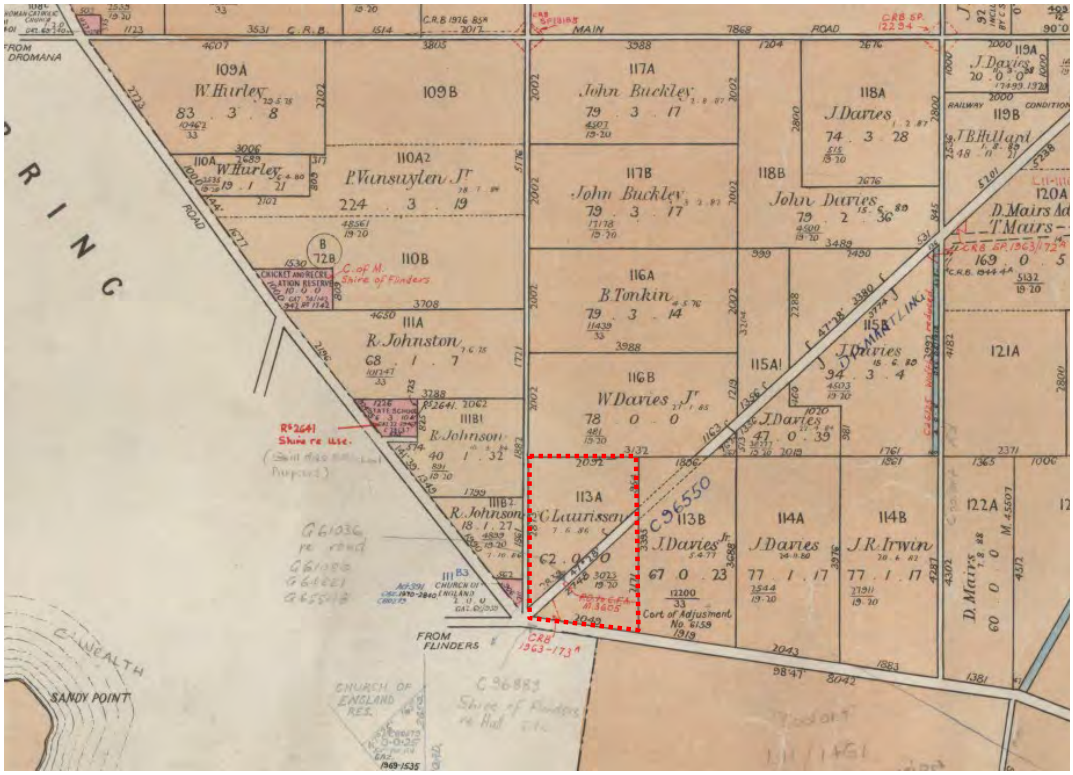
(Above) Balnarring Store, Balnarring, 1940s
(Source: SLV, H32492/7812)

(Left) Balnarring Beach Estate promotion
(Source: *Herald*, 3 October 1928, p13)

1 Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861
2 'Balnarring', *Victorian Places,* 2014, available online
3 Bruce Bennett, *All Our Somers*, Mornington Peninsula, 2000, p62
4 IIma Hackett, 'Robbie Robertson', in *Balnarring Byways and Memories, vol. 4*, Balnarring District Historical Society, 1995, p48
5 'Balnarring Beach Improvements', *Herald*, 13 November 1929, p15
6 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Place-Specific

The subject land derives from Crown Allotment 113A in the Parish of Bittern, Country of Mornington, and consisted of nearly 62 acres (26 ha). The holding was purchased by Christian Laurissen (1834-1924), an immigrant from Denmark (who arrived in Victoria during the 1850s) and farmer, in June 1886.[7] Within a few months of purchasing Crown Allotment 113A, Laurissen had transferred the land to Raynes Waite Dickson, a prominent South Yarra socialite.[8]



Extract from the Parish of Bittern with Crown Allotment 113A outlined in dashed red
(Source: VPRS 16171, PROV)

In 1888, Crown Allotment 113A was sold to Albert Biekerdike, a farmer.[9] He retained ownership until 1892 when the notable local orchardist William Unthank acquired the property as part of his extensive regional property holdings.[10] In 1911, the Unthank family sold the property to Archibald McIntosh, who immediately subdivided it into two allotments.[11] The subject land formed part of the parcel obtained by James Clark, a farmer in Balnarring.[12]

In 1922, Clark subdivided the land into 120 lots, with the subject property established as Lot 1A. The latter, along with the adjacent allotment Lot 1 (2998 Frankston-Flinders Road), was transferred to Arthur David Baker, described as a labourer in Bittern on the Certificate of Title, in 1928. Two years later, Baker buys the adjoining allotment Lot 2 and takes out a mortgage for

7 Certificate of Title, vol.1852, folio 232; and 'Christian Laurissen', *City Directories, 1845-1948*, accessed via Ancestry.com.au. Laurissen married Rosanna Murphy (1839-1908) in Bacchus Marsh, with the couple having at least seven children together. The couple soon relocated to Cranbourne, where they remained until about the early 1870s when they moved to Balnarring.

8 'Gossip', *Australian,* 15 October 1887, p7; 'Family notices Deaths', *Argus,* 12 July 1889, p1; and 'Balls and entertainment', *Table Talk,* 11 December 1885, p10

9 Certificate of Title, vol.1852, folio 232

10 Certificate of Title, vol.1852, folio 232; Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History,* July 2013, p47

11 Certificate of Title, vol.1852, folio 232

12 Certificate of title, vol. 4566, folio 033

the three lots with the State Savings Bank in June of the same year.[13] At the time Baker acquired the land, he began to be described in the Electoral Roll as a mechanic.[14] Most likely, Baker used the funds obtained through the mortgage to first build the motor garage on the site before constructing a house on Lot 1, presumably based on a State Savings design. In the 1936 edition of the Electoral Roll, Baker was listed as such with an address on Flinders (now Frankston-Flinders) Road, suggesting that a building/house had been constructed and he resided at the property by that point.[15] The original gabled footprint of Baker's garage is evident in the 1939 aerial photograph, reproduced below.



1920s subdivision of subject site, with Lots 1 and 1A (purchased by Baker in 1928) in yellow, and with Lot 2 (purchased by Baker in 1930) in red.
(Source: Certificate of title, vol. 4566, folio 033)

Over the early to mid-20th century, motor garages had arisen as a more prominent business on the Mornington Peninsula. No motor garages were recorded on the peninsular in 1920, yet by 1935 there were 24 found to be operating in the district.[16] This rise in motor garages occurred as a result of the increasing number of tourists who began to travel down by car rather than rail or horse carriage.[17]

13 Certificate of title, vol. 5084, folio 732; and Certificate of title, vol. 5373, folio 444
14 Arthur David Baker, Electoral Rolls, Dromana, Flinders, 1928, accessed via Ancestry.com
15 Arthur David Baker, *Electoral Rolls, Dromana, Flinders*, 1928; and 1936, both accessed via Ancestry.com.au
16 Bruce Bennett, *The Butcher, the Baker, the …: A History of the Butchers, Bakers, Milkmen, and Blacksmiths on the Mornington Peninsula in the Early Days*, Hawthorn, 2008, p199
17 Bennett, *The Butcher, the Baker, the …*, p199



1939 aerial photograph with the gabled central footprint of the *Balnarring Motors (Former)* identified by the red arrow.
(Source: *Military Mapping Photography*, Frame 2422, Run 7, Geoscience Australia)

Baker sold the property to Ada Kate (née Paull) White of Moorooduc in 1939.[18] Its appears that Ada's husband, Arthur Robert White, continued to operate a commercial motor garage from the site.[19] Arthur also appears as a 'motor driver' in the 1942 Electoral Rolls, making it likely he was also conducting a chauffeur service.[20] However, the Whites did not remain long, selling the operations in 1944 to Charles William Henderson, a motor driver, who transferred it again to Henry William Dunn in 1948.[21]

Dunn (1904-991), born at Snapper Point, Victoria, had previously lived and worked in Dandenong as a motor mechanic. He resided with his wife, Pearl Medway Olarenshaw, next door to the garage. Dunn is believed responsible for naming the business 'Balnarring Motors' and adding the flanking side volumes circa 1950. His sons, Robert and 'Bill' (William) Dunn later took over, retaining ownership into the early 1990s.[22]

David Bristow, previously an employee of the garage, appears to have relocated the operation into a larger building constructed in 1972 (the current Balnarring Motors).

Following the development of the new garage, the *Balnarring Motors (Former)* building was leased to various businesses.

18 Certificate of title, vol. 5373, folio 444
19 Sands & McDougall, *Directory of Victoria for 1942,* Sands & McDougall Propriety Limited, 1942, p806
20 Arthur Robert White, Electoral Rolls, Dromana, Flinders, 1942, accessed via Ancestry.com.au
21 Certificate of title, vol. 5373, folio 444
22 Births, Deaths and Marriages, Marriage Certificate of Henry William Dunn and Pearl Medway Olarenshaw, 1932, no. 3250/1932



1951 aerial photograph of *Balnarring Motors (Former)* (red arrow) showing the addition of the side wings
(Source: *Military Mapping Project*, Frame 5060, Run 3, Geoscience Australia)



Balnarring Motors (Former), postwar period. Note corrugated sheet metal cladding to walls.
(Source: Balnarring and District Historical Society, P 0809)



Opening of Balnarring Motors in 1972, with David Bristow, Henry Dunn, Pearl Dunn, and Bill Dunn (Source: P 1507, Balnarring and District Historical Society)



1984 aerial photograph of *Balnarring Motors (Former)*, red arrow, and the contemporary garage outlined in dashed yellow. (Source: *Project Photography Queenscliff*, Run 7E, Frame 999, Landata)



Balnarring Motors (Former), photographed in 1991. Note the double doors in the east skillion, since lost.
(Source: P 0807, Balnarring and District Historical Society)

There appears to have been another motor garage nearby on Frankston-Flinders Road operated by William A. Stone in the interwar period that is sometimes confused with *Balnarring Motors (Former)*. A 1929 photograph of Stone's garage shows a different structure.[23] Bert Neville's earlier blacksmith, also sometimes cited as operating at *Balnarring Motors (Former)* before Dunn, was also located further down the road.

23 'Balnarring 1929. Ern Stone's garage and Berlet agency in Balnarring', 1929, Balnarring and District Historical Society

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context P/L, July 2013:

5 Establishing Communications

5.3.4 Roads in the age of the motorcar

The advent of the motor car not only signed the death warrant of the railway service and the bay steamers. It also brought great changes to the social life of the Peninsula. The motor car ended much of the physical isolation of the townships and provided the impetus for an improved road network. The changes began very early, cars reaching Red Hill in the Edwardian-era. The orchardist Blakeley ran a Crestmobile in 1904, while Fred Jarman of Devonia had a Minerva and so did Dick Grice.

Comparative Analysis

Balnarring Motors (Former) is an interwar/postwar garage building. No other examples of this type are included on the Mornington Peninsula Shire's Schedule to the Heritage Overlay. Nor are historic garages generally extant in the municipality, despite their pervasiveness from the early 1920s (sometimes as converted blacksmiths) as a key service supporting motoring activity in the district. For example, the former motor garage at 34 Cook Street, Flinders (constructed 1927), has been heavily altered, while others are known to have been demolished.

The light industrial character of *Balnarring Motors (Former)* is reflected in several cool stores that are affected by heritage overlays on the Mornington Peninsula; however, these storage/processing facilities are situated in rural settings and interpretable for fruit-growing associations, as opposed to motoring. Despite some alterations, the survival of the *Balnarring Motors (Former)* as a generally intact and interpretable example of its type distinguishes the building within the municipality.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Western Port Glass', 2996 Frankston Flinders Road, Balnarring

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Balnarring Motors (Former) at 2996 Frankston-Flinders Road, Balnarring, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

ROBERTSON HOUSE

Address	150 Balnarring Beach Road, Balnarring Beach
Significance	Local
Construction Dates	Circa 1927
Period	Interwar
Date Inspected	January 2019, October 2022



(Source: RBA, October 2022)

Statement of Significance

What is Significant?

Robertson House at 150 Balnarring Beach Road, Balnarring Beach, is significant. It was constructed circa 1927 for Albert Robertson as a family weekender. 'Robbie' was a regular visitor to Balnarring Beach from the late 1920s into the postwar years, becoming well known locally as a member of the Foreshore Committee and through his appointment as the Crown Lands Bailiff. The local Robertson Park is named after him.

The original form and footprint of the residence is significant, including its gabled and hipped roof of corrugated metal sheeting, gable ends detailing (projecting skirt, weatherboards, lattice to the apex), timber-framed walls clad with weatherboards (base) and battened sheeting above, and original timber-framed windows (casements and highlights/coloured glass) with splayed architraves.

The porch to the south side, rear additions, and garage are not significant.

How is it Significant?

Robertson House is of historical, representative, and associative significance to the Mornington Peninsula Shire.

Why is it Significant?

Robertson House is of historical significance as one of the earliest remaining buildings at Balnarring Beach. It demonstrates a key development pattern for the locale, the emergence of unpretentious weekenders for Melburnian in the interwar years, a reflection of improved motor and rail connections to the Western Port Bay side of the Mornington Peninsula during this period. The dwelling is also of associational note as the holiday home of Albert Robertson. 'Robbie', the namesake of Robertson Park, was a noteworthy advocate of Balnarring Beach for over three decades and his role in protecting foreshore trees as the appointed Crown Lands Bailiff is now locally celebrated. (Criterion A and Criterion H)

Robertson House is of representative significance as a good and generally intact example of the modest and informal weekender constructed during the 1920s when such developments began to outnumber the grand holiday retreats that had initially been more associated with the district. It is reflective of the then-common suburban bungalow style adapted to its coastal setting, displaying a variant of the municipality's distinctive, inexpensive material palette with walls clad in batten fibre-cement ('fibro') sheeting above a weatherboard base. (Criterion D)

Description

Robertson House is situated on a rectangular allotment (approx. 850m^2), with terrain that slopes to the south, which faces parkland on Balnarring Beach Road near Merricks Creek. A gravel driveway, edged in brick, extends along the south side that leads to outbuildings to the side and rear of the residence.

The front boundary is lined with a high reed/brush fence. The latter, in conjunction with two mature deciduous exotic trees, largely conceal the house from the public domain. Public realm real estate photography has partially informed this description.[1]

The *Robertson House* is orientated towards the front (east) boundary and has a limited setback from the north boundary, with which it is not aligned. The footprint of the building is broadly rectangular and consists of gabled roof sections to the front, stepping down to a hip at the rear. All sections are clad in corrugated metal sheeting. When viewed from the rear, from Beach Street, the upper part of a red brick chimney is visible to the original rear wall.

The projecting gable ends – a major and minor – have barge boards and a lined soffit. Both gable ends are clad in weatherboards with a latticed vent at the apex. The smaller front gable features brackets to a projecting skirt.

The walls are largely clad in cement sheeting with timber battens over the joints, above a narrow band of weatherboards (front and south elevations but not the front of the north elevation). The house is raised above ground level with slatted timber boards below floor level.

Beneath the projecting gable and to the south elevation, there are original windows comprised of a pair of casements with fixed coloured highlights above. The distinctive timber architraves are elaborate, featuring a peaked lintel (pediment) above and with a similar element, but inverted profile, below (an abstracted Queen Anne sill). This treatment is more indicative of the previous Federation period; however, it was not uncommon for such detailing to be employed during the 1920s.

At the north end of the façade is an enclosed room with a flat roof clad in profiled metal sheeting. This element was initially probably a verandah containing the original entry. This section has been modified previously, as it was photographed in the 1950s as having been converted into an enclosed porch or sleepout (see Place-Specific). The extant windows echo the original configuration on the adjacent bay but have different proportions, with awnings to the lower part.

A small porch, probably masonry, with a timber stair, is located along the south side of the house, which is likely a later addition. It has a flat or skillion roof with a pointed profile to the entry with single pane windows in a band.

The garage building is a broad gabled roofed structure and has a parapeted wall to the front, although this element has been removed. It is clad in corrugated metal sheeting (as visible to the rear from Beach Street). There is also a small gable roof shed along the south boundary.

1 Realestate.com.au photographs for 150 Balnarring Beach, dated from 2009 to 2017

2 RBA ARCHITECTS + CONSERVATION CONSULTANTS

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. The Balnarring area is described on early surveys as thickly timbered, with good soil and excellent pasture.[2] As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring and Balnarring Beach formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.[3]

A small private settlement arose inland in the late 1860s, becoming known as Balnarring (the name initially given to the 1869 survey of what became Shoreham). Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886 but few of the allotments sold and there appears to have been little development.[4]

Following the laying of a road through to the coast in the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bathing area for leisure-seekers from Melbourne. During 1913-14, the Balnarring Progress Association achieved their aim of having five acres of land in Tulum set aside by the Lands Department for recreation, which was managed by an elected committee.[5] Yet the coastal locale remained largely undeveloped until the interwar years, with the earliest development centred on the creek, beachfront and the Tulum Road (now Balnarring Beach Road).

In 1921, the Stony Point railway line was extended through Balnarring to Red Hill (closed in 1953). With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the Peninsula became more accessible for Melbournians, further increasing tourism in the area and solidifying Balnarring Beach as a destination. As a result, several subdivisions occurred in the mid-to-late 1920s, including the 'Tulum Sands Estate' (1926, vicinity of Fauconshawe Street), which comprised '98 beautiful seaside blocks', and 'Balnarring Beach Estate' (1928, centred on Bruce Street). By the late 1920s, it was reported in the press that 'A few years ago, the settlement consisted of one house, now there are more than 50 buildings, including three cafes and stores, one recently having been enlarged to cope with Increasing business.'[6]

The permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum, which was officially re-named Balnarring Beach.[7] However, much of the existing built layer at Balnarring and Balnarring Beach occurred progressively from the late 1960s.


THE SURF IS CALLING

BUY YOUR SEASIDE ALLOTMENT WHERE YOU MAY ENJOY BATHING AT ONE OF THE MOST EXQUISITE BEACHES IN VICTORIA, WITH ITS EXPANSIVE STRETCH OF GLORIOUS CLEAN SAND, ENCHANTING SCENERY, WONDERFUL FISHING AND BOATING.

THE PLAYGROUND OF THE POPULACE

Balnarring Beach Estate

BALNARRING

OVERLOOKING THE PICTURESQUE WESTERNPORT BAY, WITH PHILLIP ISLAND, THE NOBBIES, SEAL ROCKS, AND FLINDERS HEADLANDS IN THE FOREGROUND.

Gorgeous Seaside Allotments

FROM £50 PER LOT.

MAGNIFICENTLY SITUATED, COMMANDING UNINTERRUPTED VIEWS OF THE WHOLE OF THE SURROUNDING DISTRICT

REPRODUCTION OF AN ARTIST'S PAINTING OF THE BEAUTIFUL BALNARRING BEACH
(Note the expansive stretch of Beach, and the abundance of Ti-tree Shelter in the Background.)



(Above) Balnarring Store, Balnarring, 1940s
(Source: SLV, H32492/7812)

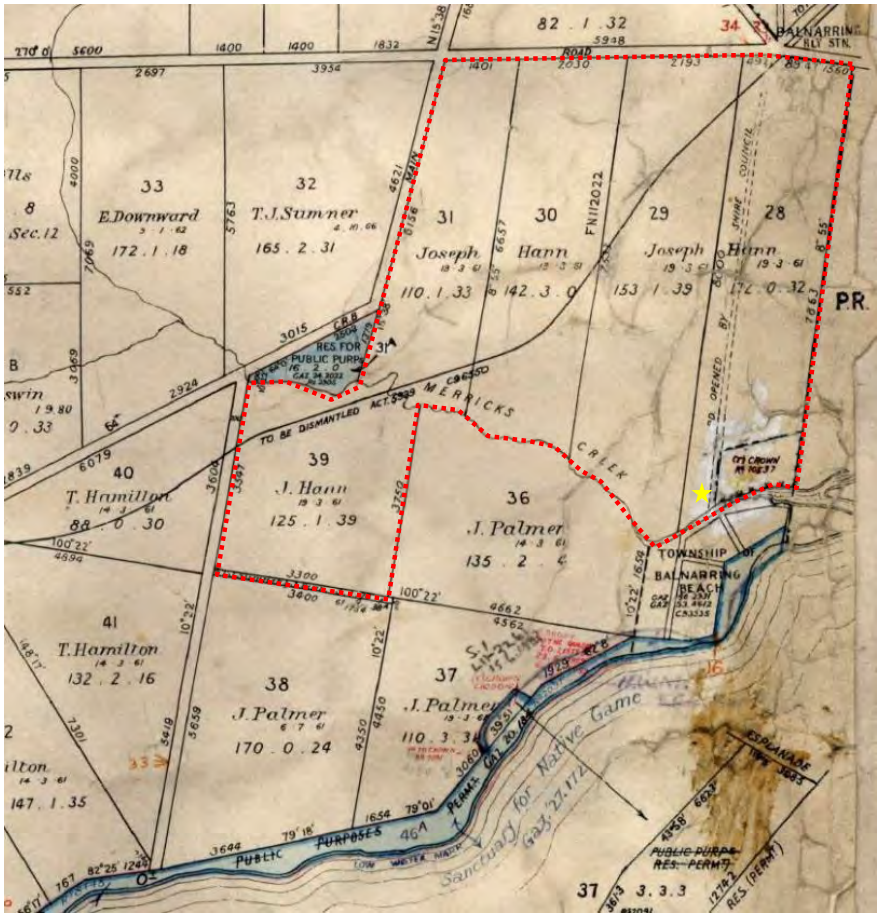
(Left) Balnarring Beach Estate promotion
(Source: *Herald*, 3 October 1928, p13)

2 Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861
3 'Balnarring', *Victorian Places,* 2014, available online
4 Bruce Bennett, *All Our Somers*, Mornington Peninsula, 2000, p62
5 IIma Hackett, 'Robbie Robertson', in *Balnarring Byways and Memories, vol. 4*, Balnarring District Historical Society, 1995, p48
6 'Balnarring Beach Improvements', *Herald*, 13 November 1929, p15
7 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Place History

The subject land derives from Crown Allotment 28 in the Parish of Balnarring, County Mornington, which Joseph Hann purchased in March 1861. This large holding was one of several he had acquired in what became Balnarring Beach.[8]

Hann had emigrated from Dunwich, Wiltshire, to Tasmania with his wife and five children in 1851 before taking up the enormous 'Old Coolart' pastoral run (approx. 108,000 acres) in 1854 on the Mornington Peninsula. Hann and his family lived in a hut, or 'crib', at Crib Point and became the namesake for the inlet. In 1856, Hann procured a pre-emptive right of 640 acres for *Coolart* but left the locale in 1861, despite investing in additional property, for Queensland because of the difficulty of working the scrubby, often marshy land.[9]



Extract from the *Balnarring Parish Plan* with the approximate location of subject land (circle) and Hann's holdings in the vicinity (dashed) identified. Note his Coolart Preemptive Right is noted right of frame ('PR').
(Source: B74(6), Put-away map, Landata)

From 1896, the subject land formed part of the vast Coolart Estate (approx. 1,752 acres in total at its height), amassed by affluent businessman and Victorian politician Frederick Sheppard Grimwade from Hann's holdings and three other Crown

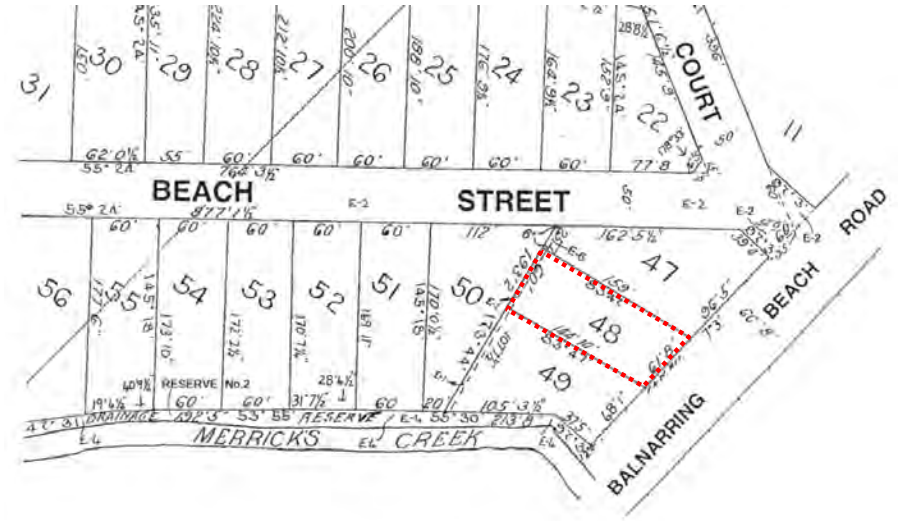
8 *Balnarring Parish Plan*, B74(6), Put-away map, Landata. (Hann also acquired allotments 29, 30, 31 and 39)
9 Bruce Bennet in *Balnarring Byways and Memories, vol. 1*, Balnarring and District Historical Society, 1995, pp38-39; and *Bittern Parish Plan*, B397(10), Put-away map, Landata

Allotments (nos 36-38) purchased from John Palmer in 1861.[10] Grimwade's mansion, *Coolart Homestead* (1895), which he utilised as a holiday retreat, remains as perhaps the district's most notable building.[11]

In 1922, the eastern part of the Coolart Estate (east of Tulum Road, now Balnarring Beach Road), then owned by Major James A.S. Balmain, including the subject land, was excised and sold to John Sylvester Feehan.[12]

Helen Dorothea Wood, a resident of *Palmers Hill* (67 Bayview Road) with her veterinarian husband, Samuel Octavius Wood, purchased some 130 acres (non-contiguous) of this section in early 1925.[13] Likely spurred by numerous interwar subdivisions in the Balnarring Beach area, the Woods offered about 20 per cent of their acquisition in December 1925 for sale. The subject allotment (no. 48) was pegged out as part of this subdivision.[14] The name of this estate is unknown but included all the land between Highview and Campbell Courts and Merricks Creek. The first lots were sold in February 1926; however, only 20 allotments were sold before 1941, when Helen Wood died – mainly along Balnarring Beach (Tulum) Road and Merricks Creek.[15]

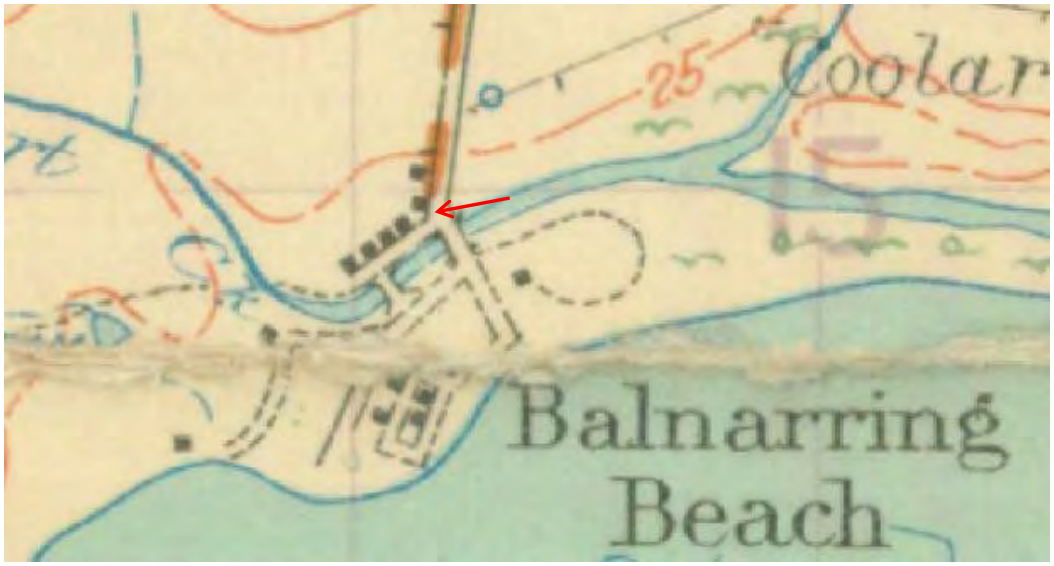
The subject allotment was purchased in February 1927 by Albert Robertson of 17 Spring Street, Prahran.[16] Over a decade later, in October 1939, Robertson also bought the adjacent to the south, no. 49, next to Merricks Creek.[17]



Subject land (Lot 48) outlined, 1925 subdivision
(Source: Landata, LP 11196)

The existing house was likely erected soon after Robertson acquired the Balnarring Beach property, as it is depicted in a detailed map of the Westernport region prepared by the Australian military with information accurate to March 1927; see below. In July 1929, Robertson was appointed to the Balnarring Beach Foreshore Committee, so he was presumably a regular weekend visitor by at least this time.[18]

10 Certificate of Title, vol. 2602, folio 375
11 Victorian Heritage Database, 'Coolart' VHR H0759, accessed 14 February 2022
12 Certificate of Title, vol. 2602, folio 375.
13 Certificate of Title, vol. 4950, folio 802
14 Generally, in the order of 60 feet (18.3m) wide x 160-200 feet (about 49 to 61m). (LP1119, Landata)
15 Certificate of Title, vol. 4950, folio 802
16 Certificate of Title, vol. 5232, folio 304
17 Certificate of Title, vol. 4950, folio 802
18 'Balnarring – New Foreshore Committee Appointed', *Frankston and Somerville Standard*, 6 July 1929, p8



Extract from the map *Victoria, Western Port*, dated 1930 but based on information 'correct up to Mar. 1927'. The *Robertson House* shown as a black square is indicated by the red arrow. The building to the north is the Harley Club (HO261).
(Source: Great Britain, War Office, General Staff, Australian Section, SLV, http://handle.slv.vic.gov.au/10381/126895)

A 1950s photograph of the *Robertson House* is reproduced below. It shows that the Robertson family had infilled the northside verandah/porch, likely for use as a partly glazed sleepout. This modification probably occurred only a short time before the photograph was taken, as the pictured window frames are mid-20th century in type.



1950s photograph of the *Robertson House*, showing that what was likely a front verandah/porch had been enclosed by this time. Note the different spacing to the boards to the base of the building. Also apparent is that a contrasting colour scheme with darker colours utilised for the base, weatherboard plinth, and battens).
(Source: Balnarring and District Historical Society, reg. no. P0970)

The *Robertson House* is also depicted in the following 1951 aerial photograph, which captures the original footprint of the front section, and suggests that the south-side porch had been constructed. There was a smaller structure in the location of the extant garage.



1951 aerial photograph with house circled.
(Source: *Military Mapping Photography*, Sorrento, Run 5088, Frame 4, Geoscience Australia)

Robertson sold the property in 1962.[19] The extent garage had been constructed by 1979, as well as the rear skillion addition to the house, as evidenced by the following aerial photograph.



1979 aerial photograph, with house (coloured/green) and garage (reflective) outlined in red.
(Source: *Queenscliff*, Frame 122, Run 7E, Landata)

19 Certificate of Title, vol. 5232, folio 304

By the 1990s, the current window configuration to the northern front room (former porch) had been established as the earlier door had been removed, the windows centralised, and weatherboards introduced in keeping with the rest of the *Robertson House*.



Circa 1991 photograph with garage to the rear and showing earlier wire mesh fence.
(Source:, Doug White, reg. no. 1314, Balnarring and District Historical Society)

Albert Robertson (1891-1964)

Robertson, born in Essendon, trained as a teacher and married Claris Hilda Kinleyside in 1917.[20] Two years later, the couple was listed in Spring Street, Prahran.[21] Robertson rose to the head of the woodwork department at Footscray Technical School. On weekends, he and his family would stay at Balnarring Beach, where they sailed and fished.

'Robbie' became a member of the Balnarring Beah Foreshore Committee in the late 1920s, serving for 30 years, often in the role of secretary or treasurer. He is credited with constructing the tennis courts at Tulum Recreation Reserve. Following the creation of a separate new Reserve Committee in 1931, he was appointed as an honorary Crown Lands Bailiff. These officers monitored and reported on compliance with laws regulating the use of Crown Lands in a particular area. In the fulfilment of this role, Robertson became known locally as 'Robbie the Bobby' and was particularly watchful of the unauthorised removal of trees.[22]

His vigilance meant he was not always a popular figure. In 1932 there was an unsuccessful movement to have his term as bailiff cut short and replace him with a permanent resident. Others admired his ability to 'quell objectionable conduct' and Robertson was commended by the Foreshore Committee in 1939.[23] His reporting on the number of campers cutting down trees on the foreshore reserve, who claimed not to know that it was unlawful, was instrumental in the 1933 prohibition on camping on the main recreation reserve.[24]

20 BDM Victoria, registration no. 1387/1917, PROV; and *Age*, 24 March 1917, p5
21 Electoral Role, 1919, p63 via ancestry.com.au
22 Hackett, 'Robbie Robertson', p48
23 Hackett, 'Robbie Robertson', p49
24 Butler & Associates, *Hastings District Heritage Study*, vol. 1, 2001, p157

Robertson retired from these roles in 1958, citing ill health. His work to protect the local environment and Balnarring foreshore was honoured locally in 1959 when Robertson Park was named after him.[25]



1950s photograph of 'Robbie' Robertson (possibly right) and his boat
(Source: Balnarring and District Historical Society, reg. no. P0971)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

> Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.
>
> The inter-war Peninsula holiday house became the symbol of basic Victorian seaside houses until well past this construction era. It was a single-storey bungalow on a small beach allotment, often with a detached garage and built with cheap materials such as timber, concrete block or fibro-cement sheet.

Comparative Analysis

Robertson House is a typical and modest example of an interwar bungalow/holiday home. While likely once relatively common in the small historic tourist/leisure-seeker townships on the Western Port Bay side of the Mornington Peninsula Shire, few have survived or are comparatively intact.

The bungalow style evolved from a combination of international and domestic sources, primarily the English Arts & Crafts movement and American – particularly Californian – domestic architecture, itself influenced by a Japanese design mode. In the years after the First World War, the bungalow became ubiquitous in Australian suburbs, with regional variations reflective of local climate and material availability. In the municipality, affordable and easy-to-install battened fibre-cement ('fibro') sheeting became the favoured material palette for beachside holiday houses, often combined with a weatherboard base or dado.

25 Mornington Peninsula Shire, "Naming the Reserves: Who are these people and why are they honoured in this way?" 2019

At the time of assessment, there was only one other place in Balnarring Beach of a similar date and ilk in terms of its wall cladding, the *Harley Davidson Clubrooms*, included in the Mornington Peninsula Schedule to the Heritage Overlay. This building, at 144-146 Balnarring Beach Road (HO261), was constructed in 1927-28 and has timber-framed walls clad in weatherboards (lower) and asbestos cement sheet (upper), though it is largely concealed from the public realm by a cypress hedge.

The other heritage place in Balnarring Beach is *Hansens Lane Precinct* (HO92). It is a precinct-based HO that relates to properties on the east side of the lane (nos 1-13, 16-22) and is said to consist of three modest weekenders (nos 9, 11 and 18) dating to the 1920s and 1930s. However, these dwellings all appear to have been demolished. HO92 also includes some mature trees (two Canary Island palms, Norfolk Island pine, Moreton Bay fig, and indigenous trees).

More broadly in the municipality, only a few examples of similar early 20th-century holiday houses have been heritage listed:

- *Alavina*, 14-18 Beach Road, Shoreham (HO23). A substantial, two-storey hipped house built for an affluent Melbourne family as a weekender during the 1920s. Its wall is clad with stained weatherboard and battened sheeting. It has a strong Arts & Crafts/seaside bungaloid character, which is rare for its scale. Regionally rare and aesthetically distinctive.
- *Rosslyn*, 13-15 Wattle Place, McCrae (HO163). An early timber holiday bungalow dating to 1917-18. Walls are clad in weatherboards with a fibre-cement sheet frieze above window level. It has a return verandah. The street facade has been extensively altered (extended) since 2004, but the east (rear) elevation is intact and may have been the main facade. Windows were replaced in the 1960s, but Japanese-inspired architraves to windows and doors survive.
- *California*, 1481-1483 Point Nepean Road, Rosebud (HO441). An Arts & Crafts Bungalow of the mid-1920s, probably timber-framed with battened panels of roughcast sheeting. It has a broad gable roof, clad in terracotta tiles, windows with decorative leadlight windows, and arched timber frieze and masonry piers to the verandah.
- *Foreshore Cottages*, 1 Bucher Place (HO434) and 880 Point Nepean Road, Rosebud (HO434). A pair of 1930s hipped roof bayside bungalows (properties abut at the rear) with a weatherboard dado and upper wall of battened sheeting. Largely concealed from the public realm. More in line with *Robertson House* but from a later date.

Most of these examples are more sizable than the *Robertson House*, which is illustrative of the once more common lightweight and informal weekenders of the Melbourne middle class that characterised the Western Port Bay side of the peninsula.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'House', 150 Balnarring Beach Road, Balnarring Beach

Recommendations

Heritage Overlay Schedule Controls

Heritage Overlay Schedule Controls

External paint controls	Yes (batten sheeting and weatherboard)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

The *Robertson House* at 150 Balnarring Beach Road, Balnarring, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

PALMERS HILL

Address	67 Bayview Road, Balnarring Beach
Significance	Local
Construction Dates	circa 1927
Period	Interwar
Date Inspected	January 2021, October 2022



(Source: RBA, January 2021)

Statement of Significance

What is Significant?

Palmers Hill at 67 Bayview Road, Balnarring Beach, is significant to the Mornington Peninsula Shire. The residence was constructed circa 1927 for Helen Dorothea Wood and her husband, Samuel Octavius Wood, as a grand weekender named after the original grantee. The broader estate (since subdivided) operated as a noted sheep stud between 1928 and 1940.

The significant elements of *Palmers Hill* are its elongated footprint and form with original sections of terracotta tile-clad roofs, gable end clad in shingles, chimneys, limestone walls with quoining, entry porch with Tuscan order columns, and timber-framed windows with six-paned upper sashes. The early, flat roof addition to the front (south end) is also significant.

The northern gable section, rear terrace, swimming pool, and pavilion are not significant.

How is it Significant?

Palmers Hill is of historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Palmers Hill is of historical significance as a substantial house that reflects the attraction of Balnarring Beach to an affluent class of Melbourne residents as a weekend destination in the interwar years. A theme that, while not as pronounced as on the Port Phillip Bay side of the Mornington Peninsula, nonetheless occurred in the area. It is also differentiated from other impressive holiday houses of the period in the municipality for having been the centre of a prominent sheep stud farm. The gradual reduction of the *Palmers Hill* estate closely parallels a key development pattern in the surrounding area – the shift from agricultural uses to concentrated recreation and leisure. (Criterion A)

Palmers Hill is of representative significance as an eclectic and substantial late 1920s bayside villa. The building is mostly intact and one of the few constructed of limestone on the Western Port Bay side of the Mornington Peninsula. It is indicative of the interwar vogue for intermixing popular period idioms, in this case, the Georgian Revival and Californian Bungalow styles. *Palmers Hill* features classicising elements, such as quoining and Tuscan order columns to the entry porch, as well as multipaned upper sashes, which are all typical of the Georgian Revival style, while the bungalow character of the place is expressed in its gabled attic level with timber shingles. (Criterion D)

Description

Palmers Hill is situated on the east side of Bayview Road on a broadly rectangular allotment (1800m^2) with terrain that slopes away at the eastern side.

The house has limited visibility from the public realm due to an established garden setting with substantial exotic trees and underplanting.[1] A wire mesh fence defines the front boundary but is largely planted out. Two wide vehicular gates provide access to a circular gravel driveway that leads to the original house and a late 20th-century garage to the north end, which has painted brick walls, a hipped, terracotta tiled roof, and a wide sheet metal door.



Front, with garage visible to left of gate
(Source: RBA, October 2022)

Palmers Hill is a primarily single-storey house with an elongated footprint extending much of the width of the parcel of land. The design is eclectic – a common architectural expression for substantial interwar houses. Broadly Georgian Revival in style, the detailing of the dwelling's part attic level relates to the bungalow mode.

1 The description, in part, relies upon contemporary public realm images of the place available at http://palmershill.com/ and Stayz.

The attic level has a gable roof; however, most of the roof is hipped. The roof is clad in terracotta tiles, has a slatted soffit, and three chimneys, one of which is located to the front of the house and has a rendered shaft that pierces the roof.

The walls are limestone, which has been overpainted. The blocks have a rock face finish with a margin and there is a smooth finish to the quoining (which is possibly rendered).

The front of *Palmers Hill* is asymmetrical with a broad gable, clad in painted shingles, over an entrance porch and a prominent chimney to its south. The entry porch has a balustrade wall that extends forward to the stairs, features two short Tuscan order columns at the corners, and has a tiled deck. The timber panelled entry doorway with stained glass and obscured glass to the highlights is likely to be an alteration, but the diamond leadlighting to the transom light may be original. The windows are predominantly timber-framed double-hung sashes, with eight-paned upper panels, either singled or paired.



Palmers Hill, façade, 1994.
(Source: *Australian Jewish News*, 10 June 1994, p3)



Façade, with circa 1930s addition indicated.
(Source: RBA, October 2022)

To the front, south of the entry is an early small addition, introduced by the 1940s, with a flat roof clad in sheet metal. The introduction of a narrow corner window has subsequently altered it. The wall materiality is consistent with the original section. It has a different sash window type and a projecting architrave rather than being set in the wall.

The central gable extends through to the rear, where the attic storey opens onto a non-original terrace projecting over patios and a sunroom. The terrace is supported by square piers with steel balustrading. Also, to the rear is a swimming pool and an open-sided pavilion at the southern end.

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The Balnarring area is described on early surveys as thickly timbered, with good soil and excellent pasture.[2] As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring and Balnarring Beach formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.[3]

A small private settlement arose inland in the late 1860s, becoming known as Balnarring (the name initially given to the 1869 survey of what became Shoreham). Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886 but few of the allotments sold and there appears to have been little development.[4]

Following the laying of a road through to the coast in the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bathing area for leisure-seekers from Melbourne. During 1913-14, the Balnarring Progress Association achieved their aim of having five acres of land in Tulum set aside by the Lands Department for recreation, which was managed by an elected committee.[5] Yet the coastal locale remained largely undeveloped until the interwar years, with the earliest development centred on the creek, beachfront and the Tulum Road (now Balnarring Beach Road).

In 1921, the Stony Point railway line was extended through Balnarring to Red Hill (closed in 1953). With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the Peninsula became more accessible for Melbournians, further increasing tourism in the area and solidifying Balnarring Beach as a destination. As a result, several subdivisions occurred in the mid-to-late 1920s, including the 'Tulum Sands Estate' (1926, vicinity of Fauconshawe Street), which comprised '98 beautiful seaside blocks', and 'Balnarring Beach Estate' (1928, centred on Bruce Street). By the late 1920s, it was reported in the press that 'A few years ago, the settlement consisted of one house, now there are more than 50 buildings, including three cafes and stores, one recently having been enlarged to cope with Increasing business.'[6]

The permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum, which was officially renamed Balnarring Beach.[7] However, much of the existing built layer at Balnarring and Balnarring Beach occurred progressively from the late 1960s.


THE SURF IS CALLING

YOUR SEASIDE ALLOTMENT WHERE YOU MAY ENJOY BATHING AT ONE OF THE MOST EXQUISITE BEACHES IN VICTORIA, WITH ITS EXPANSIVE STRETCH OF GLORIOUS CLEAN SAND, ENCHANTING SCENERY, WONDERFUL FISHING AND BOATING.

THE PLAYGROUND OF THE POPULACE

Balnarring Beach Estate

BALNARRING

OVERLOOKING THE PICTURESQUE WESTERNPORT BAY, WITH PHILLIP ISLAND, THE NOBBIES, SEAL ROCKS, AND FLINDERS HEADLANDS IN THE FOREGROUND

Gorgeous Seaside Allotments

FROM £50 PER LOT.

MAGNIFICENTLY SITUATED COMMANDING UNINTERRUPTED VIEWS OF THE WHOLE OF THE SURROUNDING DISTRICT

REPRODUCTION OF AN ARTIST'S PAINTING OF THE BEAUTIFUL BALNARRING BEACH
(Note the expansive stretch of Beach, and the abundance of Ti-tree Shelter in the Background.)

(Left) Balnarring Beach Estate promotion
(Source: *Herald*, 3 October 1928, p13)

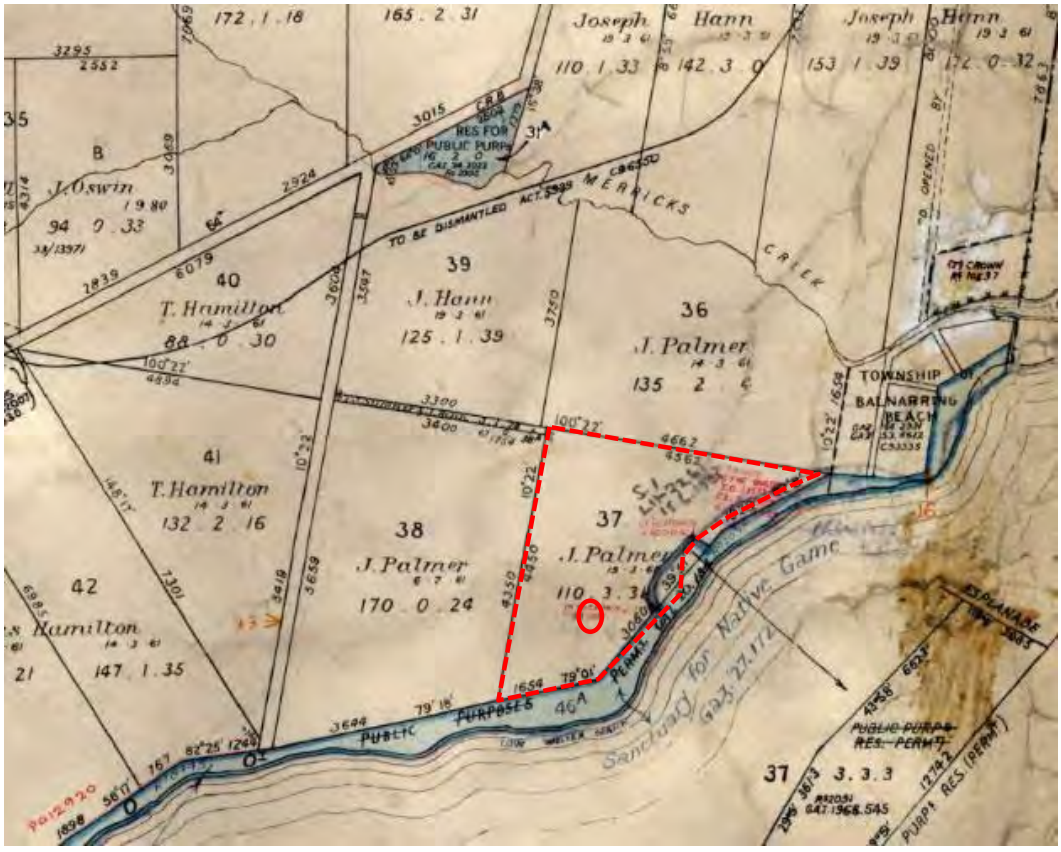


(Above) Balnarring Store, Balnarring, 1940s
(Source: SLV, H32492/7812)

2 Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861
3 'Balnarring', *Victorian Places,* 2014, available online
4 Bruce Bennett, *All Our Somers*, Mornington Peninsula, 2000, p62
5 Ilma Hackett, 'Robbie Robertson', in *Balnarring Byways and Memories, vol. 4*, Balnarring District Historical Society, 1995, p48
6 'Balnarring Beach Improvements', *Herald*, 13 November 1929, p15
7 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Place History

The subject land derives from Crown Allotment 37 in the Parish of Balnarring, County of Mornington. This nearly 111-acre (approx. 45 ha) holding was situated southwest of the Balnarring Beach township and was acquired in March 1861 by John Palmer, who also purchased two adjacent allotments (nos 36 and 38) in the same year.



Parish of Balnarring, with the approximate location of the subject site (circle) and original Crown Allotment (dashed)
(Source: B74[6], PROV)

Palmer was living in Prahran when he purchased the property, which the press described at the time as 'a station at Western Port'.[8] He was a prominent community member in Prahran, serving on the municipal council and taking a keen interest in local affairs. Palmer is known to have been the owner of a gasworks in Regent Street around 1856 and, from 1860, a shop and bakery on High Street.[9]

Soon after buying land in Balnarring Beach, Palmer started to cultivate tobacco – Cuba and Havana variants – for the manufacturer of cigars. His early efforts were described in a lukewarm manner by the *Argus*:

> The cigars are very new, and not fit for smoking, yet some which we have tried have a tolerably good flavour. On the outside of the cigar, however, there is a remarkable quantity of nitre, which probably indicates that the leaf has been grown on soil too much impregnated with the nitrate of potash. This is just what we should have expected on the strong black soil more or less recently recovered from the sea near Western Port Bay.[10]

8 *Age*, 18 August 1852, p6
9 City of Prahran Rate Books, 1860, record 1633
10 'Tobacco', *Argus*, 28 April 1862, p5

Palmer is the namesake of 'Palmers Hill'.

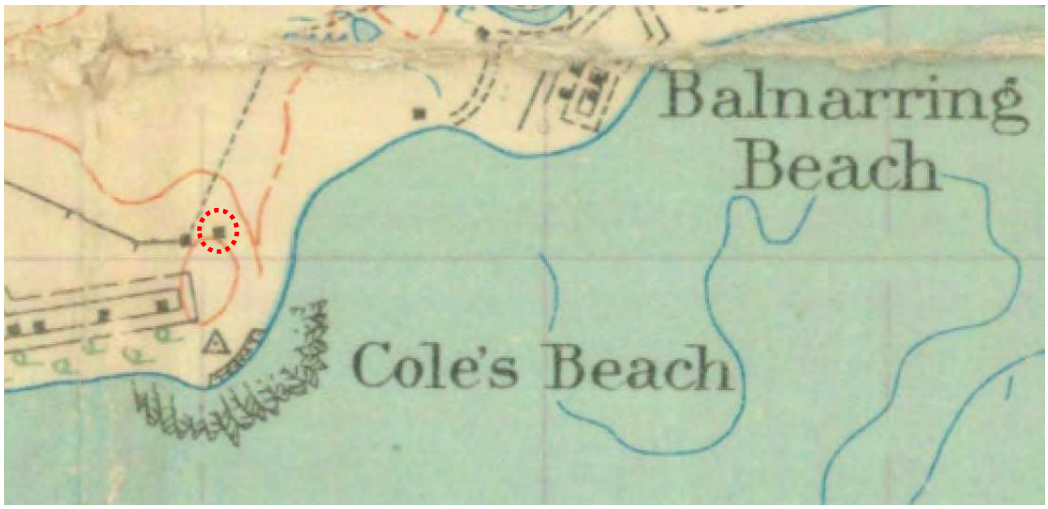
From 1896, Crown Allotment 37 was acquired as part of the affluent businessman and Victorian politician Frederick Sheppard Grimwade's extensive 'Coolart' estate (approx. 1,752 acres in total at its height).[11] These holdings extended between Lord Somers Road (east) and Merricks Beach Road (west), and south of Sandy Point Road to the coast. Grimwade's mansion, *Coolart Homestead* (1895), which he utilised as a holiday retreat, remains perhaps the district's most notable building.[12]

Over Easter weekend in 1908, the nearby military installations made use of Palmers Hill for exercises that were nicknamed 'The Battle of Palmer's Hill', after the invading 'enemy force' used the property as their base of operations. Vivid descriptions of the defeat of the invaders, in spite of their artillery fire on the defending troops, were published in several newspapers.[13]

In 1922, Major James Alexander Stewart Balmain, a former English soldier and then the owner of *Coolart*, sold the eastern portion of the estate (east of Tulum Road, now Balnarring Beach Road) to John Sylvester Feehan.[14] The subject land formed part of the western part (1,000 acres), which was retained by Balmain, until the following year.[15] Balmain broke up the western section of *Coolart* into several large parcels and a section of small parcels, the latter along Bayview Road between Cliff and Bluff roads.[16]

In February 1925, Helen Dorothea Wood of *Hedingham* in Caulfield purchased 129 acres from Balmain along with a large area of land to the north of Merricks Creek.[17]

Palmers Hill was constructed for Wood and her husband, Samuel Octavius Wood, a veterinary surgeon, around 1927 as a grand weekend retreat. The house is identified on the following map, which was accurate until March 1927. Given the distinctive design and social standing of the owners, the residence was likely designed by an architect though it has not been proven possible to identify the figure responsible.



Extract from the map *Victoria, Western Port*, dated 1930 but based on information 'correct up to Mar. 1927'. *Palmers Hill* is shown as a black square and outlined in dashed red.
(Source: Great Britain, War Office, General Staff, Australian Section, SLV, http://handle.slv.vic.gov.au/10381/126895)

11 Certificate of Title, vol. 2602, folio 375
12 Victorian Heritage Database, 'Coolart' VHR H0759, accessed 14 February 2022
13 'On Active Service', *Argus*, 20 April 1908, p6
14 Certificate of Title, vol. 2602, folio 375.
15 Certificates of Title, vol. 4781, folio 006 (about 1,011 acres); vol. 4781, folio 008 (about 1,000 acres). Between July and October of 1923, a small amount of land was excised for an easement.
16 Certificates of Title, vol. 4781, folio 008
17 Certificate of Title, vol. 4950, folio 802

The following photograph, taken circa 1929, shows *Palmers Hill* recently completed with a lack of established planting, though some small juvenile bushes are evident. It depicts that the side walls of the porch were originally solid.



Circa1929, *Palmers Hill*, façade, soon after its completion. Note the entry porch was initially enclosed to the sides
(Source: Dorothy Wallace, Balnarring and District Historical Society, reg. no P0662)

The Wood family continued to reside in Caulfield throughout the interwar years, with *Palmers Hill* operating as their holiday house.[18] Its address was sometimes given as Shoreham, highlighting the fluid designation of Balnarring Beach locality in the period.[19] A caretaker, Jack Wallace, looked after the property while the owners were absent.[20]

Samuel Wood established a sheep stud at *Palmers Hill* in 1928. Over the following years, Wood imported breeding stock from England. By the late 1930s, the property was recognised as one of the leading Southdown studs in Victoria. Wood was primarily praised for his work with horses and racing but was also widely recognised as an expert on breeding sheep. Following his death in 1940, the enterprise was sold and laid the foundation for six new Southdown studs in Victoria.[21]



Sheep at 'Pamer's Hill Southdowns' stud
(Source: *Australasian*, 20 July 1935, p40)

18 Electoral Roles, 1930s, via ancestory.com.au
19 *Table Talk*, 29 December 1938, p27.
20 Mornington Peninsula Local History Network, information related to reg. no P0658
21 *Weekly Times*, 14 June 1941, p15

In the wake of Helen Wood's death in 1941, much of the extensive agricultural holding surrounding *Palmers Hill* was subdivided and sold. By 1942, only about 4 acres remained associated with the house. It passed to Estelle Marion Slater in 1946.[22]

Photographs of *Palmers Hill* in the 1940s show the existing small addition to the southern part of the façade and shutters to some of the windows, the hedged lawn area to the rear of the residence, and well-established trees to the north. In the foreground of the residence, now part of 67A Bayview Road, was a separated wall area with garden beds.



Circa 1940, *Palmers Hill*, façade. A small addition to the south of the chimney had been introduced, with a side entry (highlighted) (Source: Balnarring and District Historical Society, reg. no P0657)



Circa 1940, rear of *Palmers Hill*. The building left of frame survives at the rear of 67A Bayview Road (Source: Balnarring and District Historical Society, reg. no P0656)

22 Certificates of Title, vol. 4950, folio 802; vol. 6866, folio 118



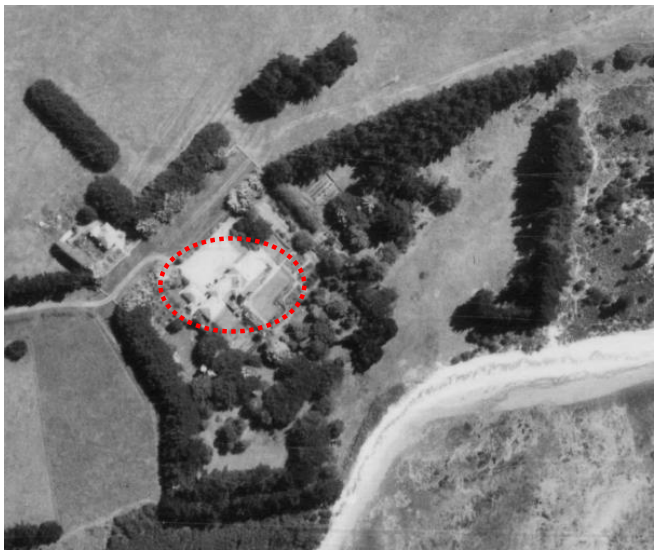
Late 1940s photograph of the rear of *Palmers* Hill, showing the rear section not identified Note the limestone. (Source: Balnarring and District Historical Society, reg. no P0660)



Palmers Hill caretaker, Jack Wallace (right), 1930s (Source: BDHS, reg. no P0658)

Estelle Slater and her husband, the English-born George Slater, became the first to take up permanent residence at Palmers Hill.[23] The couple were well travelled; one daughter was born in Ceylon, and passenger records indicate that they were in the United Kingdom and the United States in the 1950s.[24]

In December 1961, the property was transferred to Parkdale Estates Proprietary Limited and then Elfrida Glover, who commenced the first of a series of subdivisions in 1965. The first stage resulted in the holdings associated with the house being reduced to little more than half (about 2½ acres).[25] Aerial photographs from 1967 show *Palmers Hill* situated within an extensive landscaped setting consisting of distinct garden areas and row planting.[26]



1967 aerial photograph showing *Palmers Hill* and earlier garage outlined
(Source: *West Head to Sandy Point Project*, Frame 51, Run 4, Landata)

23 Electoral rolls from 1949 onwards (via ancestry.com.au) record the Slaters at the address.
24 *Ancestry.com.au*, accessed 28 February 2022
25 Certificate of Titles, vol. 8446, folio 050; vol. 8570, folio 776
26 A 1951 is less clear but reveals a similar circumstance, 1951,Military Mapping Photography, Sorrento, 5088, 4

In July 1976, the parcel of land remained the same, about 2.5 acres, when it was acquired by the Kindilan School Society of Barkers Road, Kew. In December 1979, the property was jointly purchased by several families, many of them neighbours.[27] After several years of joint ownership, the holdings were further subdivided.[28] The resulting boundary realignment created seven lots and almost completely severed direct connections to the coastline, although the terrain ensured that views to the beaches and ocean remained. A 1980 real estate listing described the house as containing ten bedrooms, four bathrooms, a country-style kitchen, and a large lounge with an open fireplace.[29] An aerial photograph taken soon after shows the dramatic increase level of development in the area from 1967.



1984 aerial photograph, showing extent of house before southern end was removed
(Source: *Project Photography, Queenscliff*, Run 7E, Frame 999, Landata)

Subsequent changes to the place included the installation of the solar in-ground pool in 1988 and the existing garage in 1991, when an earlier garage to the south side at the front was demolished.[30] The property was further subdivided to reach its current boundaries during the early 1990s when the southern (part of the) building was demolished (on land now associated with 67A Bayview Road), creating the house largely as it stands. Substantial internal alterations were carried out in the remaining section of the house. Another change has been the northwards first-floor extension with a gable roof section, though this is not readily visible.

27 Edward and Valma Myszkowski; Neil and Valma Francis, and their son Ross; Clifford and Alice Spencer; and Kevin and Diane Adams.
28 Certificates of Title, vol. 9161, folio 899; and vol. 9353, folios 534 to 540
29 *Australian Jewish News*, 21 November 1980, p44
30 Shire of Hastings permit, courtesy of the Mornington Peninsula Shire

When *Palmers Hill* was listed for sale in 1994, the building had been reconfigured to serve as a family house with a two-bedroom self-contained unit for parents or staff. The resulting floor plan had five bedrooms, three bathrooms, a billiard room, two kitchens, three open fireplaces, and a formal lounge.[31]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

> Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.
>
> A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One.

Comparative Analysis

Palmers Hill is a late 1920s eclectic design, largely demonstrative of the then-emerging Georgian Revival idiom with bungalow influences. The Georgian Revival character is expressed in the classical detailing of the entry porch and quoining. It was one of the many styles that had currency during the interwar period. Hallmarks of Georgian Revival include a (near) symmetrical façade, which contrasted with the prevailing use of the asymmetric form for most bungalows, and a restrained application of classical detailing. Other typical features included multipaned windows, often with shutters.

The Californian Bungalow is evoked at *Palmers Hill* chiefly via the incorporation of an attic with a gable end clad in timber shingles. This bungalow was the dominant domestic style of the early-to-mid 1920s, with an emphasis on 'natural' materials and informality.

The tall, straight chimney is more typical of the late 1920s and 1930s than the short, squat type associated with bungalows.

Palmers Hill is a rare instance of the use of limestone in this part of the Mornington Peninsula. This locally quarried stone is more closely associated with the Port Phillip side of the municipality, where several limestone houses from the earlier Victorian and Federation periods survive, with fewer from the interwar period. These houses are generally substantial and primarily located in the historically upper-middle class parts of the municipality – Portsea and Sorrento – with none in the north-eastern part, which was also much less developed until the mid to late 20th century. Among the other substantial heritage-listed houses from the 1920s, some also constructed of limestone, though none of which are readily comparable to *Palmers Hill*, are:

- *Sundorne*, 3437 Point Nepean Road Sorrento (HO180). Constructed in 1923 in limestone and concrete, this residence is indicative of the bungalow type with its asymmetric façade, exposed rafter ends, broad gable end, clad in shingles, and an offset verandah on square columns.
- *Delgany Castle*, 3809 Point Nepean Road, Portsea (HO207). An eclectic 1925 limestone mansion by the eminent architect Harold Desbrowe Annear for the affluent Armytage family. It is located on an elevated position and features a Tudor castellated parapet and towers and an Italianate-style loggia.
- *Harrodene*, 3576 Point Nepean Road, Portsea (HO193). A reinforced concrete house (limestone aggregate) designed in 1926 by noted architect Leslie Perrott. The Arts and Crafts-style bungalow has dominant roof forms, timber shingles, roughcast finish, and a verandah with timber detailing.
- *Ilyuka*, 16 Point King Road, Portsea (HO160). A two-storey mansion in the Spanish Mission style by celebrated architect Harry Norris, built in 1928-29 for a North American oil executive.

31 *Australian Jewish News*, 10 June 1994, p3

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Palmers Hill, trees', 67 Bayview Street, Balnarring Beach

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

Palmers Hill at 67 Bayview Road, Balnarring Beach, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

WESTERNPORT YACHT CLUB

Address	1 Foreshore Road, Balnarring Beach
Significance	Local
Construction Dates	1960, 1961, 1963
Period	Late 20th century
Date Inspected	January 2021, October 2022



Westernport Yacht Club, north elevation
(Source: RBA, October 2022)

Statement of Significance

What is Significant?

The *Westernport Yacht Club* at 1 Foreshore Road, Balnarring Beach, is significant. It was constructed in 1960 by volunteer club members. The first-floor verandah was added in 1961, with the observation tower built two years later. It continues to accommodate the Westernport Yacht Club (founded in 1960).

The significant elements at the *Westernport Yacht Club* include its 1960s form and footprint, including broad gabled and skillion roofs, observation 'tower', first-floor verandah, and timber-framed windows. The presentation of the building as clad in corrugated vertically profiled metal sheeting is significant. However, the existing cladding – which replaced the original in circa 2022 and has a different profile – is non-original.

The use of the place by the Westernport Yacht Club is also significant.

Post-1960s addition, including the staircases and corrugated metal western volume, are not significant.

How is it Significant?

The *Westernport Yacht Club* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Westernport Yacht Club* is of historical significance as having served as the organisational and social headquarters of a well-known Balnarring organisation since its establishment. The 1960s phase of the clubhouse is amongst the earliest, largest and most intact examples of the DIY (Do-It-Yourself), volunteer-built clubhouse projects in the municipality and illustrates a later phase in a longstanding sporting and leisure activity in the municipality – yachting. More broadly, this building also reflects the broad expansion in recreational facilities that occurred in the decades following the Second World War, many of which – as popularly acknowledged with the *Westernport Yacht Club* – played a salient role in community growth and consolidation. (Criterion A)

The *Westernport Yacht Club* is of representative significance as a good and generally intact example of the stripped-back, unpretentious modernist design language adopted for many recreational community buildings in Australia from the mid-20th century onwards. This 'lean' architecture was economically suited to the vast postwar expansion of recreational facilities and was viewed by its contemporaries as giving appropriate 'modern' form to progressive community aims. The hallmarks of this typology are expressed at the club building through its long form of interlocking volumes and planes, low-pitch gabled and skillion roofs, lightweight corrugated metal cladding (replacement fabric), and extensive timber-framed beach-facing glazing. The place-responsive and functionalist aspects of the design, such as the observation 'tower' and southern balcony, are also of note. (Criterion D)

Description

The *Westernport Yacht Club* is located near the eastern end of Balnarring Beach, between Merricks Creek (north) and Western Port, in the Balnarring Beach Foreshore Reserve. The place is accessed via the township of Balnarring Beach along the gravelled Foreshore Road, which finishes in a turning circle north of the club building or from the beach. To the east of the club building is a single-storey concrete brick, flat-roofed storage block and space for ashore yachts. Within the tall chained wire fence surrounding the club site are several other small built elements and paths, including a pair of paths leading to the foreshore. At the latter are timber remnants of the club's jetty and boat ramps. The broader setting is coastal scrub.



The *Westernport Yacht Club* is identified by the red arrow, facing west.
(Source: Nearmap, January 2022)

The *Westernport Yacht Club* is a large, linear two-storey building (1960) situated crosswise to the beach and turning circle. The first level cantilevers above the ground floor and is crowned by a low-pitched gabled roof with a ridge ventilator. Integrated at the western end of the building is an observation 'tower' (added 1963) with a gabled roof that rises approximately one level above the primary roof. Below the 'tower', on the beach-side (south) elevation, is a smaller skillion-roofed wing (southern fall) that steps out from the primary volume approximately in line with a first-floor, post-supported balcony (partly covered) that returns to the east elevation. Roofs are clad in metal sheeting, which, if not original, is sympathetic. The balcony railing is non-original.

A later addition corrugated metal-clad volume is attached to the west side of the building.

There are wide-spaced, overpainted square brick piers (added 1989) at the ground level, which is interspaced by horizontally orientated corrugated metal sheeting. The latter, albeit vertically profiled, also clad the first floor. This cladding was installed circa 2022 and replaced the original also vertically oriented metal sheeting, which was characterised by wide ribs and pans (this type was likely unattainable). Some smaller sections of the battened fibre-cement sheeting were also replaced by metal cladding on the south skillion wing's walls.

Late 20th-century photographs of the south elevation (see Place-Specific) depict coloured spandrels (red, white, blue – club colourings) along the first floor of the south elevation; however, this element appears to have been lost.

The 'tower' can be accessed externally by a metal staircase attached to its western side, which was possibly added in 1989.[1] There was a prominent first-floor landing that doubled as observation posts, but it has been partially enclosed into the later western addition wing. The smaller second-storey landing remains. The lower half of the stair features a broad tripartite timber balustrade with a slim curved metal pair of railings to the upper part. Some of this fabric appears to have been replaced.

A timber flight of stairs at the eastern end of the building provides external access to the southern verandah.

The ground floor fenestration is varied but mainly consists of small paired horizontal awning windows and doors on the south elevation. There are three double openings on the first floor of the north elevation with openable toplights. Glazing is extensive on the upper floors of the south elevation – to take advantage of the coastal panorama – with window banks of fixed lower units with likely openable narrower toplights. All framing appears to be timber.



North elevation, showing original since replaced metal cladding
(Source: RBA, January 2021)

1 *Westernport Yacht Club: Its History and Contribution to Recreational and Social Life*, Westernport Yacht Club, 1995, p18



Western end of the *Westernport Yacht Club* showing the staircase and the later addition – note replacement metal cladding
(Source: RBA, October 2022)



South elevation showing post-supported return balcony
(Source: RBA, October 2022)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area surrounding what came to be known as Balnarring Beach is described on early surveys as thickly timbered, with good soil and excellent pasture.[2]

As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.[3]

Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886. It had evolved into the focal point of a farming community by the early 1900s, but the take-up of town allotments was slow.[4] The earliest development was centred on the beachfront and Tulum Road (now Balnarring Beach Road).

From the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bath area for leisure-seekers from Melbourne.[5] In 1921, the Stony Point railway line was extended through Balnarring to Red Hill. With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the Peninsula became more accessible for Melbournians, further increasing tourism in the area and solidifying Balnarring Beach as a destination.

Recreation facilities and local businesses – including shops, tea rooms, and guesthouses – were established to provide for the seasonal population of holidaymakers and visitors from Melbourne. Many visitors camped along the foreshore, where three reserves were established.[6] However, the permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum/Balnarring Beach as permanent residents. On the back of this growth, the Tulum Post Office opened in 1947.[7] In 1953, Tulum was officially renamed Balnarring Beach.



Balnarring Store, Balnarring, 1940s
(Source: SLV, H32492/7812)

2 Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861
3 'Balnarring', *Victorian Places,* 2014, available online
4 Bruce Bennett, *All Our Somers*, Mornington Peninsula, 2000, p62
5 'Balnarring', *Victorian Places*
6 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, pp161-4
7 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Place-Specific

The subject land derives from a long section of the foreshore in the Parish of Bittern, Country of Mornington, which was reserved during its initial survey in the 1860s.[8] The nearby eastern extent of Balnarring Beach was initially known as 'Tulum Sands'.



Extract from the *Map of Mornington Peninsula*, dated 1891, with the future location of the *Westernport Yacht Club* identified by the red star. (Source: L A. Black, VPRS 8168/P0002, PROV)

Day trippers, holidaymakers and campers were drawn in increasing numbers to more southern Westernport-facing parts of the Mornington Peninsula, such as Balnarring Beach, during the interwar years. Water-based recreational activities, such as boating and yachting, had long been popular in the district since the late 19th century (see Thematic Context) and were quickly prevalent in the area.[9]

A detailed history of the development and evolution of the Westernport Yacht Club is provided in a 1995 publication prepared by several of the organisation's members. The following summary draws chiefly from this source.[10]

At Balnarring Beach, two private timber boatsheds had been built by the early 1920s, catering to visitors and a small number of semi-permanent families who regularly sailed, including the Wilkinsons, Brains, Fethers, and Williams – members of whom were later prominent in forming the Westernport Yacht Club. These operations rented boats, which were taken over the sand to the water across wooden rails. One of these structures, originally owned by George Murray, was located at the front entry gate of the existing yacht club, which later replaced it.[11]

During the interwar period, local interest initially focused on developing additional storage sheds and establishing launching facilities along the coast. There was also an aborted attempt to build a lifesaving club near the western end of Balnarring Beach.

More ambitious aims for yachting in the area were realised in the postwar period. After various enthusiastic local meetings led by Jim Williams founded the Westernport Yacht and Boat Club in 1960 with 31 members. The Victorian Lands Department granted the club a Permissive Occupancy Agreement for using the land south of an early track (now Foreshore Road) along the Balnarring foreshore. Construction of the extant clubhouse commenced soon after and was completed through a series of

8 *Bittern Parish Plan*, B2159-2, PROV; and *Balnarring Beach Township Plan*, B5036, PROV
9 Graeme Butler & Associates, *Hastings District Heritage Study*, vol. 2, 2001, p. 64; and *Balnarring Byways and Memories*, vol. 2, Balnarring and District Historical Society, 1995, p54
10 *Westernport Yacht Club: Its History and Contribution to Recreational and Social Life*, Westernport Yacht Club, 1995
11 *Westernport Yacht Club*, p6

weekend 'worker bees' under the oversight of Geoff Roberts, the club's first Vice Commodore, and Norton Miller, a professional builder.[12]

Building activity appears to have been undertaken progressively, likely as resources and labour became available. The southern verandah deck had been provided by 1961, with the existing 'tower' – described as the 'Sailing Committee Box' – following two years later. Further alterations were completed in 1971 and 1989 but appear to be largely internal, although, in the later phase of works, the original structural supports (recycled telegraph posts) were replaced with the existing brick piers.[13]

The establishment of the yacht clubhouse – a valuable recreational facility, particularly considering the village-like character of the late 1950s/early 1960s Balnarring – was a marker of local progress. It also apparently played a key role in social consolidation for the beachside community. Williams described how:

> the formation of the yacht club did much to unite the Balnarring village, which up to the 1950s was divided between the east and the west. Few people in one area knew people in the other, but the yacht club changed all that.[14]

The clubhouse continues to accommodate the Westernport Yacht Club.



1979 aerial photograph of the *Westernport Yacht Club* (red arrow). North is at the bottom of the frame.
(Source: Run 7E, Frame 122, CAD/C8797, Geoscience Australia)

12 *Westernport Yacht Club*, pp11-12
13 *Westernport Yacht Club*, pp 13, 17, 18
14 *Westernport Yacht Club*, p9



South (beach-facing) elevation, *Westernport Yacht Club*, early-to-mid 1990s. Note the original balcony railing
The section of infill below the balcony has since been removed (Source: Dough White, P1304, Mornington Peninsula Local History Network)



View from the beach towards the south elevation of the *Westernport Yacht Club*, late 1970s/early 1980s
Ramp was later abandoned due to sand fill
(Source: Balnarring and District Historical Society, P 0914.2, Mornington Peninsula Local History Network)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.4 Building facilities for boating and fishing

> The early yachting history of the Peninsula included a regatta at Schnapper Point in 1858 where local fishermen hoped to vie with the more sophisticated Hobson's Bay Yacht Club members. Mr Wright of Sandridge (later Port Melbourne) won the £30 prize in Faugh-ABallagh. By the occasion of the Mornington Queen Victoria Jubilee regatta, in 1887, the tension had eased when some 34 yachts came down from Melbourne to join the contest. Among the various categories of racing boats allowed in the regatta was the 'Centreplate yachts' owned by bona fide fishermen: the boat type gained seven entries, thus underscoring the egalitarian nature of the sport and the close association between work and leisure in that era.
>
> As a further testimony to the popularity of the Peninsula for early Melbourne-based leisure boating, the Victorian Yacht Club took up their club grounds at Ford's Haven, Portsea in 1873, on a site bequeathed from the Colonial Government. For the opening of the club in 1874, the club flag (blue ensign of Victoria adorned with the Southern Cross) was raised and those gathered gave three hearty cheers for the Queen. They planned to build a store, a shed, and a pavilion. Another popular event was the Easter Regatta held at Sorrento and Mornington, with a good Melbourne attendance in 1892, with members from the St Kilda Yacht Club and the Hobson's Bay Yacht Club.
>
> With the growing permanent population on the Peninsula, the domination of the Melbourne clubs gave way to the formation of local yachting groups. Local yacht clubs are dotted around the Shire's coast … Other prominent yacht clubs on the Peninsula include the Daveys Bay Yacht Club at Mount Eliza (1903), the Sorrento Sailing Club (1948) and the Somers Yacht Club (1962). The Somers Yacht Club clubhouse was designed by architects Bates, Smart and McCutcheon, but was built by volunteer labour provided by club members. It was officially opened on 26 December 1964. The Sorrento Sailing Club meanwhile is thought to have one of the world's largest heritage fleet of former fishing boats.

Comparative Analysis

The *Westernport Yacht Club* is designed in an 'economically lean' version of modernism that was widely taken up in the wake of the Second World War as the preferred form of architecture for health, welfare, community, and recreational buildings. Such aesthetically unassuming places were popularly associated with progressive leisure, health, and service goals and have become increasingly recognised as 'quietly instrumental in shaping everyday community life.'[15]

Parallels can be drawn with this simplified, ahistorical modernist design language and what the pre-eminent postwar architectural commentator Robin Boyd described in the late 1940s as the 'Victorian Type'. The *Westernport Yacht Club* building resembles – on a more substantial scale – what Boyd described as the 'long, low, light' restrained dwellings with gabled or skillion roofs he saw as emergent in the postwar years, many of which were constructed on the Mornington Peninsula.[16]

There are several longstanding yacht or boat clubs in existence in the Shire of Mornington, a reflection of these sporting and leisure activities' pronounced popularity in the district. Club buildings generally date from the 1960s/70s or the contemporary period and are situated along the foreshore. All of these club buildings likely embody a degree of historical and social value to their local communities, although their design quality and level of intactness vary. For instance, some are contemporary replacements/redevelopments of earlier buildings, such as the *Blairgowrie Yacht Club* and *Sorrento Sailing Boat Club*, while others have been extensively modified versions of their original versions, including the *Mornington Yacht Club*, *Canadian Bay Yacht Club*, and *Davey's Bay Yacht Club*.

Four other yachting/boating clubhouses in the municipality are considered to be of particular note and are discussed briefly below. Elements such as a pared-back aesthetic, observation 'towers', ample sea-facing glazing, a large balcony, and/or lightweight cladding (timber or metal) are common elements for this typology, both on the Mornington Peninsula and more broadly.

- *Point Leo Boat Club*, 33 Western Parade, Point Leo (recommended for a HO by this Study). A distinctive skillion-roofed building with an integrated upper balcony that is partially supported on stilts, built close to the water, circa 1964. It is clad in the same vertically laid corrugated metal sheeting as the *Western Port Yacht Club* and is largely intact. The unusual cubic form is of note.

15 See: Hannah Lewi and David Nichols, *Community: Building Modern Australia*, UNSW Press, 2010, p3

16 Robin Boyd, *Victorian Modern*, Architectural Students' Society of the Royal Victorian Institute of Architects, 1947, republished by the Robin Boyd Foundation, 2011, p67; and see Built Heritage Pty Ltd, 'Appendix C – Post-War Beach House Vernacular', in Context Pty Ltd, *Mornington Peninsula Shire Heritage Review, Area 2*, vol. 1, rev. September 2017

- *Somers Yacht Club*, 99 Alexandria Avenue, Somers. This group formed in 1962 with a club building designed by the notable practice of Bates, Smart & McCutcheon, which members built in 1964 close to Somers Beach. Similar in form and presentation to the *Westernport Yacht Club* but original character diminished by more severe alterations (fenestration and cladding) and an eastern contemporary addition.
- *Rosebud Yacht Club*, 990 Point Nepean Road, Rosebud. A single-storey skillion-roofed building clad predominantly in timber boarding with tall 'tower' element, constructed in 1979; a more compact version of the *Westernport Yacht Club*.
- *McCrae Yacht Club*, 690 Point Nepean Road, McCrae. A more robust late 20th-century example of its typology with two connected flat-roofed wings of unusual form (hexagonal and pentagonal shapes) and walls of concrete blocks.

Compared to these more notable examples of the type in the municipality, the *Westernport Yacht Club* is distinguished by its relative earliness, good level of intactness, size, and capacity to demonstrate a wide range of elements indicative of its type as common from the mid-20th century.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Western Port Yacht Club', Foreshore Road, Balnarring Beach

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

The *Westernport Yacht Club* at 1 Foreshore Road, Balnarring Beach, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown in red lines on the aerial map below, which is defined by a polygon that extends from all sides of the club building by a 5 metres (excluding other structures).



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

HAGGER HOUSE/OLD LIBRARY

Address	11 Library Road, Balnarring Beach
Significance	Local
Construction Dates	1922
Period	Interwar
Date Inspected	January 2019, September 2022



(Source: RBA, September 2022)

Statement of Significance

What is Significant?

The *Hagger House/Old Library* at 11 Library Road, Balnarring Beach, is significant. It was constructed in 1922 by the carpenter Arthur George Hagger as a holiday rental. The building operated as a library during the postwar period until about 1969.

The significant section of the *Hagger House/Old Library* is the original T-shaped footprint and gabled roof form, including corrugated sheet metal and timber finials, at the front. The original elements that are significant are the battened vertical boards, side verandah with bullnose roof, two-paned double-hung sash windows, and remnant section (base) of the brick chimney.

The decorative metal brackets to the verandah are not original or significant. While the tripartite window and hood to the central front bay are not original, they are broadly sympathetic (the original window is not known).
The carport and rear additions – long gabled wing and skillion section – are not significant.

How is it Significant?

The *Hagger House/Old Library* is of historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Hagger House/Old Library is of historical significance as probably the earliest surviving holiday cottage at Balnarring Beach, formerly known as Tulum, on land that formed part of the original government subdivision. The house was one of several constructed in the early to mid-1920s by carpenter Arthur George Hagger to rent to holidaymakers at a time when Balnarring Beach was becoming an increasingly popular seaside destination. The house is also the first, and to date only, only building at Balnarring Beach to accommodate a public library. Walter 'Wally' Turner established it after the Second World War to service locals and visitors alike. (Criterion A)

Hagger House/Old Library is of representative significance as a good example of an early interwar holiday cottage at Balnarring Beach, few of which survive locally or more broadly. The building's lightweight construction and economical detailing are typical of the bayside dwellings built to accommodate the growing number of tourists to the area from the early 1920s. While some of the openings have been altered, the *Hagger House/Old Library* is distinguished by its T-shaped, gabled form and the external cladding of vertically orientated battened boards – a composition uncommon in the municipality. (Criterion D)

Description

The *Hagger House/Old Library* is located on a north-facing rectangular allotment. The house is set back from the south side of Library Road in a garden setting and is widely visible from the public domain. A low timber front boundary fence includes a recessed pedestrian gate at the east end and a vehicular entrance at the west end, behind which is a flat-roof double carport.[1]

The original T-shaped footprint of the cottage has been extended to the rear. It has a gabled roof clad in continuous corrugated metal sheeting with a red finish, replacing the initial short sheets. The soffit detailing is not visible. The walls are unusually clad with battened, vertically orientated boards. The gabled bay has a plain bargeboard and is surmounted by a timber finial.

A bullnose verandah with a timber deck is located on the east side of the central bay. It has been enclosed (east elevation) with timber boards, whereas initially, there was only an upper section of boards with a scalloped profile. Two decorative metal brackets have also been installed below the wide timber fascia. The base of a red brick chimney, recently truncated, remains to the west side of the central bay.



Façade, east end. (Source: RBA, September 2022)

The windows to the front section are mostly double-hung sash types.

1 This description has in part relied upon public realm real estate images of the *Hagger House/Old Library*, dated 2008 and 2021, available online

Beneath the verandah is an original two-paned type (evident in the 1940s aerial image, see below) with a matching one to the west end of the façade. To the projecting bay is a tripartite window (presumably recycled), typical of the 1930s, with decorative glass (leadlight in a geometric design) to the flanking upper sashes and a large central fixed pane. A hood has been introduced over the latter window. There had been a doorway in this location during the 1940s, but Turner likely introduced it to provide more direct/public access to the library (presumably located in the projecting bay) as the detailing with the full length of multi-paned sidelights is not suggestive of the 1920s.

An original door and paired windows survive on the side wall beneath the porch.



Frontage, from the west.
(Source: RBA, September 2022)

To the rear is another gabled roof section and a skillion-roofed volume.

The *Hagger House/Old Library's* form is distinctive and not generally indicative of a typical mid-1920s house, that of the bungalow. Instead, it is more suggestive of a modified miners' cottage type.

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The Balnarring area is described on early surveys as thickly timbered, with good soil and excellent pasture.[2] As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring and Balnarring Beach formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.[3]

A small private settlement arose inland in the late 1860s, becoming known as Balnarring (the name initially given to the 1869 survey of what became Shoreham). Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886 but few of the allotments sold and there appears to have been little development.[4]

Following the laying of a road through to the coast in the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bathing area for leisure-seekers from Melbourne. During 1913-14, the Balnarring Progress Association achieved their aim of having five acres of land in Tulum set aside by the Lands Department for recreation, which was managed by an elected committee.[5] Yet the coastal locale remained largely undeveloped until the interwar years, with the earliest development centred on the creek, beachfront and the Tulum Road (now Balnarring Beach Road).

In 1921, the Stony Point railway line was extended through Balnarring to Red Hill (closed in 1953). With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the Peninsula became more accessible for Melbournians, further increasing tourism in the area and solidifying Balnarring Beach as a destination. As a result, several subdivisions occurred in the mid-to-late 1920s, including the 'Tulum Sands Estate' (1926, vicinity of Fauconshawe Street), which comprised '98 beautiful seaside blocks', and 'Balnarring Beach Estate' (1928, centred on Bruce Street). By the late 1920s, it was reported in the press that 'A few years ago, the settlement consisted of one house, now there are more than 50 buildings, including three cafes and stores, one recently having been enlarged to cope with Increasing business.'[6]

The permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum, which was officially re-named Balnarring Beach.[7] However, much of the existing built layer at Balnarring and Balnarring Beach occurred progressively from the late 1960s.


THE SURF IS CALLING

YOUR SEASIDE ALLOTMENT WHERE YOU MAY ENJOY BATHING AT ONE OF THE MOST EXQUISITE BEACHES IN VICTORIA, WITH ITS EXPANSIVE STRETCH OF GLORIOUS CLEAN SAND, ENCHANTING SCENERY, WONDERFUL FISHING AND BOATING.

THE PLAYGROUND OF THE POPULACE

Balnarring Beach Estate

BALNARRING

OVERLOOKING THE PICTURESQUE WESTERNPORT BAY, WITH PHILLIP ISLAND, THE NOBBIES, SEAL ROCKS, AND FLINDERS HEADLANDS IN THE FOREGROUND

Gorgeous Seaside Allotments

FROM £50/- PER LOT.

MAGNIFICENTLY SITUATED COMMANDING UNINTERRUPTED VIEWS OF THE WHOLE OF THE SURROUNDING DISTRICT

REPRODUCTION OF AN ARTIST'S PAINTING OF THE BEAUTIFUL BALNARRING BEACH

(Note the expansive stretch of Beach, and the abundance of Ti-tree Shelter in the Background.)



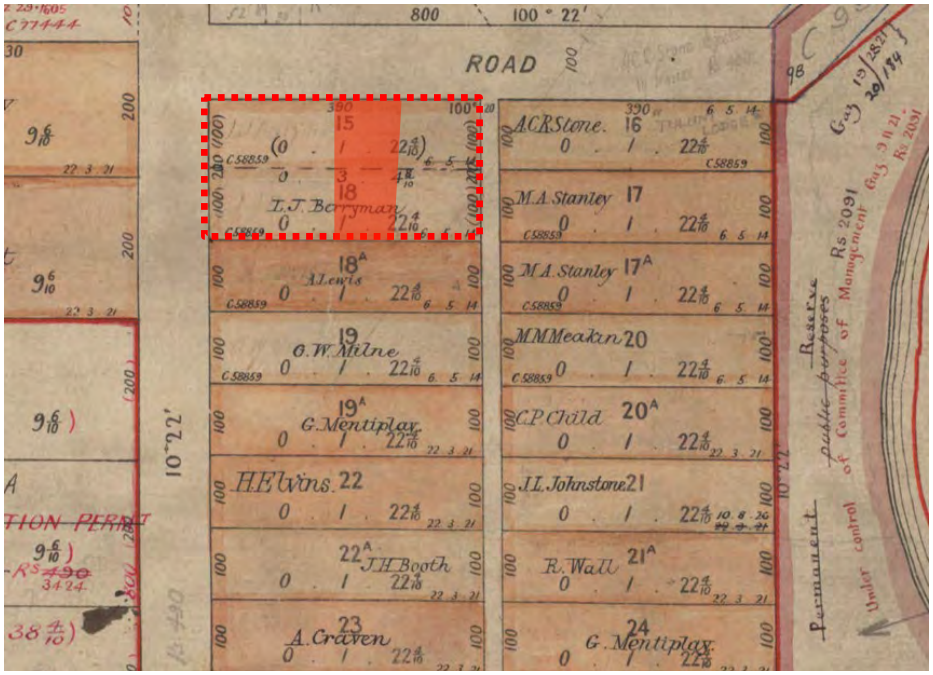
(Above) Balnarring Store, Balnarring, 1940s.
(Source: SLV, H32492/7812)

(Left) Balnarring Beach Estate promotion.
(Source: *Herald*, 3 October 1928, p13)

2 Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861
3 'Balnarring', *Victorian Places*, 2014, available online
4 Bruce Bennett, *All Our Somers*, Mornington Peninsula, 2000, p62
5 Ilma Hackett, 'Robbie Robertson', in *Balnarring Byways and Memories, vol. 4*, Balnarring District Historical Society, 1995, p48
6 'Balnarring Beach Improvements', *Herald*, 13 November 1929, p15
7 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Place-Specific

The subject land derives from part of Crown Allotments 15 and 18 in the Township of Balnarring Beach. In May 1914, Louis Joshua Berryman, a farmer from Balnarring, acquired these two parcels of land at the corner of Library and Mason-Smith roads with a combined area of about ¾ acre.[8] There is no record, however, of any development under Berryman's ownership.



Extract from the *Township of Balnarring Beach (Tulum)*. The extent of Berryman's original holdings is dashed and the subject land is shaded. (Source: PROV)

In September 1922, Berryman sold the land to Arthur George Hagger.[9] He constructed the house soon after as a newspaper dating to that year was later found beneath internal linings.[10]

Hagger (1868-1942) was born at and grew up in Eaglehawk, where he trained as a carpenter.[11] In 1887, Hagger had a lucky escape from a fatal construction accident that killed a man with whom he was working.[12] In 1924, Hagger was listed as residing at Tulum/Balnarring Beach. He had married Ada Muriel Booth in 1927.[13] By 1931, they had relocated to Dandenong.[14] In the late 1930s, the couple had moved to Mildura and were working as storekeepers.[15] Throughout this period, Hagger retained ownership of the *Hagger House* and other property in Balnarring Beach.

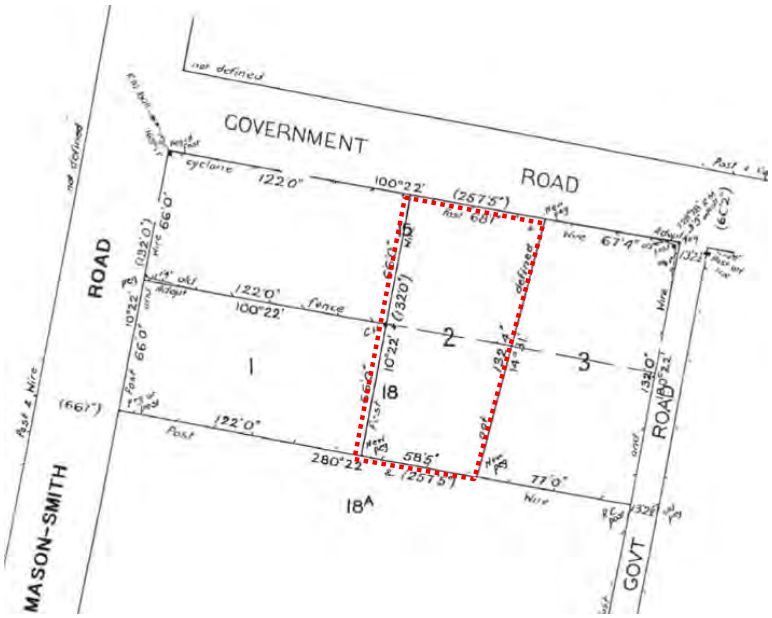
Taking advantage of both the growing popularity of Balnarring Beach as a holiday destination and the size of the land he had purchased, Hagger had constructed several timber cottages as holiday rentals, including the *Hagger House*, over the early 1920s. He was also responsible for the cottage around the corner at 9 Mason-Smith Road, which was then part of his holdings.

8 Certificate of Title, vol. 4568, folio 541 (the cost was £24 pounds, 10 shillings)
9 Certificate of Title, vol. 4568, folio 541
10 Margaret Hindson, 'The Old Library', *Balnarring Byways and Memories, vol. 3*, Balnarring and District Historical Society, 1998, p49
11 Birth, Death, Marriages Victoria (BDM), Registration no. 2379/1868, PROV
12 *Bendigo Advertiser*, 20 January 1887, p2
13 BDM Victoria, Registration no. 169/1927
14 Electoral Roles, 1924, p16 and 1931, p35 via anecestry.com.au
15 Electoral Role, 1937, p77 via ancestry.com.au

When he was in Balnarring Beach, Hagger occupied the neighbouring property at 9 Library Road on the corner of Hansens Lane (since demolished).[16]

These houses were let as both holiday rentals and to local fishermen. The accommodation was basic, with bathroom facilities in a tin shed in the back garden. One holidaymaker recalls 'the Balnarring wash', where showering involved 'standing under a hole in the roof while a bucket of water was poured down the hole.'[17]

In February 1940, Hagger excised the corner section (7 Mason-Smith Road) to Wilfrid Mason Smith.[18] Two years later, Hagger died in Mildura.[19] In 1944, the executors of his estate oversaw the subdivision of the remaining land to create another three parcels - 9 and 11 Library Road and 9 Mason-Smith Road.[20] These parcels were sold over a three-year period with Walter 'Wally' John Turner acquiring the subject site in July 1944.[21]



1944 subdivision, with the subject site being lot 2
(Source: LP16115, Landata)

Little is known about Turner before he retired and moved from Hawthorn to Balnarring Beach in 1944. The title to the property lists his occupation as 'gentleman', which generally meant, at that stage, a man of independent means. Turner established a private library for holidaymakers in part of the house, although it is unclear exactly when this service commenced. However, it was the first library in Balnarring Beach. The Regional Library Service provided the lending books, which were changed regularly by the staff from the Flinders Shire Library. The facility was well-frequented and regarded favourably by the community.[22]

Previously, there had been a library service at the Mechanics Institute (est. 1899) at the nearby township of Balnarring as well as a public library at the larger Hastings from 1878 to 1912, when fire destroyed the building. The latter was replaced by the Hastings Public Hall and Mechanics Institute, known as the Athenaeum.

16 *Bridge,* August-September 2021, p50
17 Hindson, 'The Old Library', p49
18 Certificate of Title, vol. 4568, folio 541
19 'Law Notices', *Argus*, 21 May 1942, p2
20 LP16115, Landata
21 Certificate of Title, vol.6712, folio 390
22 Hindson, 'The Old Library', p49

Following Turner's death in 1969, the library was replaced by a mobile library service. Hagger *House/Old Library* has been utilised as a private residence since.[23]



1940s image of *Hagger House/Old Library* showing the front entry on the side verandah, as well as a central door in the front gabled bay
(Source: Balnarring and District Historical Society, Reg. no. P0343)



East side, likely 1980s
(Source; Balnarring and District Hist. Society, Reg. no. P0343)

An image taken after the library was established indicates that it was entered through a separate doorway with sidelights in the middle of the façade or central front projecting gable section. The detailing was different to the original section and more typical for the mid-20th century period suggesting it was an alteration.

The following aerial photograph from 1951 is the earliest sourced and shows the original front T-shaped footprint with some small ancillary sections to the rear, likely with a skillion roof. The same footprint is evident but clearer in the 1967 aerial photograph.



1951 aerial photograph with *Hagger House/Old Library* outlined
(Source: Run 5088, Frame 4, Landata)

23 Graeme Butler & Associates, *Hastings District Heritage Study, vol. 2,* Mornington Peninsula Shire, 2001, p56



1967 aerial photograph, with the *Hagger House/Old Library* building identified
(Source: *West Head to Sandy Point Project*, Frame 51, Run 4, Landata)

A photograph of the building from the early 1970s, when it was made available for sale, shows that the central door and the lower sections of the sidelights had been infilled/clad over to match the rest of the house. A balustrade had also been installed to the verandah.



Early 1970s photograph. Note the central door into the library space has been closed off/clad over
Finials are evident to the gable ends as is the chimney shaft to the west side of the central projecting bay
(Source: Balnarring and District Historical Society, Reg. no.1006)

Extensive works were undertaken during the 1970s, which included introducing the existing tripartite window (central fixed pane and flanking sashes) to the middle projecting bay of the façade. A decorative metal frieze was provided for the verandah but has been subsequently replaced. Likely, at least some of the additions to the rear of the original building were undertaken at this time.



1980s photograph. The extant window to the front gable end had been introduced and cast iron has been added to the verandah (Source: Balnarring and District Historical Society, Reg. no. P1005)

The shaft of the chimney to the west side of the front gabled bay was removed in 2016.[24]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.

A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One.

The inter-war Peninsula holiday house became the symbol of basic Victorian seaside houses until well past this construction era. It was a single-storey bungalow on a small beach allotment, often with a detached garage and built with cheap materials such as timber, concrete block or fibro-cement sheet.

24 Nearmaps aerial photography

10 Developing the Peninsula's Cultural Life

10.6 Educating People

Comparative Analysis

The original section of the *Hagger House/Old Library* formed a modest-scaled timber cottage. While some elements such as the two-paned window sashes (possibly recycled) and the side verandah with a bullnose profiled roof are suggestive of a Victorian era design, which presumably Arthur Hagger would have been familiar with from growing up on the Central Victorian Goldfields, the T-shaped footprint and battened boards are unusual features within the context of the municipality.

At the time of assessment, only two other places at Balnarring Beach are listed in the Mornington Peninsula Schedule to the Heritage Overlay:

- *Harley Davidson Clubrooms* at 144-146 Balnarring Beach Road (HO261). Constructed in 1927-28, the walls of this timber-framed building are clad in weatherboards (lower) and asbestos cement sheet (upper), a more typical wall cladding option on the Peninsula. It is largely concealed from the public realm by a cypress hedge.
- *Hansens Lane Precinct* (HO92). A precinct-based HO that relates to properties on the east side of the lane (nos 1-13, 16-22) and is said to consist of three modest weekenders (nos 9, 11 and 18) dating to the 1920s and 1930s in the mould of the *Hagger House/Old Library*. However, it appears that all the specified houses have been demolished. HO92 also includes some mature trees (two Canary Island palms, Norfolk Island pine, Moreton Bay fig, and indigenous trees).

There are two board and batten examples in the municipality, both of which also date to the interwar period but which probably post-date the *Hagger House/Old Library*. In addition, they are both more substantial residences.

- *Hardanger Lodge*, *trees* at 12-14 Osborne Drive, Mount Martha (HO391). An unusual example dating to circa 1935 that reflects the Norwegian origins of its first owner, Sverre Lie. It was originally clad in oiled vertical boards but has been clad over with metal. Battened vertical boards have been employed to the balustrades of the porch/verandah. It has a broad gabled roof clad in slate.
- 62 Canadian Bay Road, Mount Eliza in the *Ranelagh Residential Group – Traditional Picturesque Style* (HO398). This attic house dates to the 1920s or 1930s and reflects an American Arts & Crafts influence. It has a jerkinhead roof, or a series of hipped gable ends with timber shingles to the part gable ends. It is a more substantial example.

More broadly, only a small number of more modest weekenders have been heritage listed in the municipality, for instance:

- *Foreshore Cottages*, 1 Bucher Place (HO434) and 880 Point Nepean Road, Rosebud (HO434). A pair of 1930s hipped roof bayside bungalows (properties abut at the rear) with a weatherboard dado and upper wall of battened sheeting. Largely concealed from the public realm.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Wally Turner's library', 11 Library Road, Balnarring Beach

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (timber boards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

The *Hagger House/Old Library* at 11 Library Road, Balnarring Beach, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

ISAACSON/DAVIS BEACH HOUSE

Address	23 Mason-Smith Road, Balnarring Beach
Significance	Local
Construction Date	1996
Period	Late 20th century
Date Inspected	October 2022



(Source: RBA, October 2022)

Statement of Significance

What is Significant?

The *Isaacson/Davis Beach House* at 23 Mason-Smith Road, Balnarring Beach, is significant. It was constructed in 1996 as a holiday beach house for Tony Isaacson and Megan Davis. The residence was designed by highly acclaimed architect John Wardle. In 1997, the house won two key awards from the Royal Australian Institute of Architects, providing the first recognition of Wardle's design excellence.

Significant elements are the original raised/floating format with long, interrupted skillion roof form incorporating undercroft car parking at the front, sliding glazed screens and sculptural concrete stair to the main northern elevation, and extensive use of red cedar cladding (outer sections weathered and inner sections oiled) and Jarrah hardwood decking.

The timber-framed front fencing with wire mesh is likely original.

How is it Significant?

The *Isaacson/Davis Beach House* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *IIsaacson/Davis Beach House* is of historical significance as a notable example of the compact, architect-designed 'weekenders' that have come to characterise the development of the Balnarring Beach area over the late 20th century. This change was part of a broader shift in land use for parts of the Western Port Bay side of the Mornington Peninsula, which was formerly predominantly agricultural. The engagement of acclaimed architect John Wardle to design an environmentally responsive and owner-focused holiday house exemplifies this trajectory. In 1997, the house won the Royal Australian Institute of Architects Victorian Architecture Medal for the Best Building of the Year and the Harold Desbrowe-Annear Award for Residential Architecture. (Criterion A)

The *Isaacson/Davis Beach House* is of aesthetic significance as an intact late 20th-century beach holiday house designed by the celebrated Australian architect John Wardle. *Isaacson/Davis Beach House* is indicative of Wardle's renowned highly detailed craft-like design approach, executed in a combination of stained and unstained timber to provide a rich but nuanced exterior. The design is also wedded to its locale, reflecting vernacular materiality and the floating format of many postwar precedents with undercroft car parking to the front. The distinctive building, with its long skillion form and pattern of openings, is carefully orchestrated to the site, nestling into the environment and having a muted street presence that belies its refined design. (Criterion E)

Description

The *Isaacson/Davis Beach House* is located on a rectangular allotment with an area of 737m^2. The typography of the property is flat and is heavily vegetated with mature ti tree, as is the wide verge on the east side of Mason-Smith Road.

The dwelling is largely concealed from the public realm. As a result of this lack of visibility, there has been a reliance for this analysis upon photographs taken at about the time of its completion in the public domain, and other descriptions.[1]



North elevation
Note the contrast created between the treatment of the timber cladding – outer sections weathered and inner sections oiled
(Source: John Wardle Architects, available online)

1 John Wardle Architects, 'Balnarring Beach House', https://www.johnwardlearchitects.com/projects/balnarring-beach-house/, accessed 20 November 2022

The *Isaacson/Davis Beach House* is set close to the southern boundary and orientated so that the principal long north elevation is angled westwards. Its landscaped setting comprises natives with an informal open area with random stone paving in front of the entry, which is located mid-way along the principal elevation.

The compact building has a long rectangular footprint and is raised on concrete footings so that it floats above the ground. It is primarily single-storey but split level with undercroft car parking to the front/west elevation, with the rising skillion roof providing the additional height. The roof, clad in metal sheeting, breaks over the central recessed entry area/outdoor room.

The house has a bi-nuclear plan; that is, it is divided into two separate sections (living and bedroom areas) by the central recessed entry patio area, which is accessed by a short concrete stair with an angled/sculptural form.



West elevation, barely perceptible
(Source: RBA, October 2022)



South elevation
(Source: RBA, October 2022)

Externally the walls are clad in vertical timber boards or feature large areas of glazing at select points. Western Red Cedar has been employed but with contrasting treatment - the outer sections are not oiled and have weathered to silvery grey, whereas the same boards to the internal skins are oiled and have a warmer tone.[2]

The south elevation is largely blank with two projections for ancillary areas and the northern elevation is pierced by two large openings with the eastern (bedroom) section recessed behind the timber screen/drapery. The narrow front/west elevation is largely glazed with large sliding windows and a balustrade (above the undercroft).

[2] Ferguson, Isaacson/Davis Beach House, p2

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area surrounding what came to be known as Balnarring Beach is described on early surveys as thickly timbered, with good soil and excellent pasture.[3]

As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.[4]

Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886. It had evolved into the focal point of a farming community by the early 1900s, but the take up of town allotments was slow.[5] The earliest development was centred on the beachfront and Tulum Road (now Balnarring Beach Road).

From the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bath area for leisure-seekers from Melbourne.[6] In 1921, the Stony Point railway line was extended through Balnarring to Red Hill. With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the Peninsula became more accessible for Melbournians, further increasing tourism in the area and solidifying Balnarring Beach as a destination.

Recreation facilities and local businesses – including shops, tea rooms, and guesthouses – were established to provide for the seasonal population of holidaymakers and visitors from Melbourne. Many visitors camped along the foreshore, where three reserves were established.[7] However, the permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum/Balnarring Beach as permanent residents. On the back of this growth, the Tulum Post Office opened in 1947.[8] In 1953, Tulum was officially renamed Balnarring Beach.



Balnarring Store, Balnarring, 1940s.
(Source: SLV, H32492/7812)

3 Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861
4 'Balnarring', *Victorian Places,* 2014, available online
5 Bruce Bennett, *All Our Somers*, Mornington Peninsula, 2000, p62
6 'Balnarring', *Victorian Places*
7 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, pp161-4
8 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Place-Specific

The subject land derives from Crown Allotment 23A in the Township of Balnarring Beach, Parish of Balnarring, Country of Mornington. Measuring about 0.4 acres, Crown Allotment 23A was first purchased by Ida Ethel (*née* Smith) Sharp on 22 March 1921.[9]

While the township of Balnarring Beach, originally known as Tulum, had been surveyed in 1886, land was only gradually released. The subject holding was part of the third phase of Crown Land sales, with the earlier auctions being held in 1888 and 1914.[10] The upset (reserve) price for this allotment was £25. At this time, the land made available at Tulum was described as 'splendid week-end residence sites, fronting Westernport Bay, within easy distance of proposed railway station'.[11]

Born in 1885 in Doncaster, Ida Ethel Smith (1885- 1976) was the eldest daughter of John, a councilman, and Marion Smith.[12] Ida married Percy Hastie Sharp, a company manager, in 1908,[13] after which the couple appear to have lived at Balwyn or Canterbury.[14] The Smith's primary residence continued to be in Canterbury, which was where they were living at the time of Percy's death in 1938.[15]

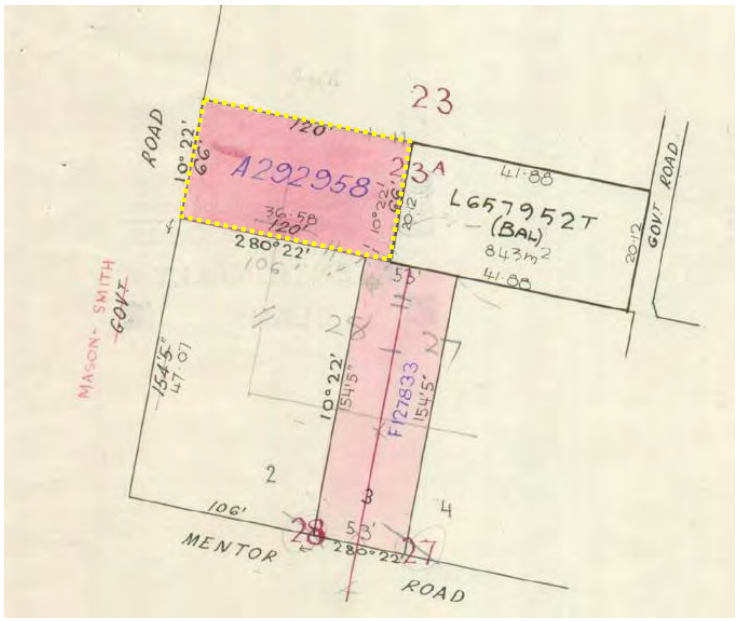
It is likely that the Smith's did not live at the subject land even though they may have bought it to use for holidaying, as according to the following 1951 aerial photograph, no development had been undertaken on the original parcel of land and it was densely covered in vegetation.



1951 aerial, showing the extent of the original Crown Allotment 23A (outlined)
(Source: *Military Mapping Photography*, Sorrento, Run 4, Frame 5088, Landata)

9 Certificate of title, vol. 4687, folio 358. The area was 1 rood, 22.4 perches.
10 Township of Tulum/Balnarring Beach, T260(1)
11 *Argus*, 22 March 1921, p2
12 Births, Deaths and Marriages Victoria, Birth Certificate for Ida Ethel Smith, 1885, no. 24937/1885
13 Births, Deaths and Marriages Victoria, Marriage Certificate for Ida Ethel Smith and Percy Hastie Sharp, 1908, no. 9490/1908
14 The residence of the Sharp family was traced through the locations given for the birth of their children, as stated on birth certificates, accessed via Births, Deaths and Marriages Victoria.
15 'Family notices', *Argus,* 26 October 1938, p12

Ida retained Crown Allotment 23A until June 1953, when it was transferred to John Everett Wrout, an engineer then living at Moonee Ponds.[16] By July 1956, Wrout had combined Allotment 23A with parts of two adjacent allotments addressing Mentor Street (nos 27 and 28). Less than a year later in February 1957, he subdivided Allotment 23A into two unequal parts and sold the smaller western part, now the subject site, to Geoffrey Spencer Roberts, director, and Betty Adeline Roberts, married woman, both of Ascot Vale.[17] A circa 1950s fibro beach house, demolished during the mid-1990s,[18] was presumably built for either Wrout or the Roberts.



Plan showing subdivision of Wrout's combined holdings – subject allotment dashed
(Source: Certificate of title, vol. 8121, folio 096)

The Roberts retained the site for about a decade, and subsequently, it passed to Royce and Neita Howard, and in February 1984, it was acquired by Kenneth Robert Thomson and Robert George Davis. A decade later, it was transferred to Anthony Peter Grant Isaacson and Megan Lawrence Davis, both of Pascoe Vale South.[19]

Soon after, the noted architect John Wardle was commissioned by Tony Isaacson and Megan Davis to design a holiday house, or 'weekender', for the subject place, which was completed in 1996. It was constructed by Kane Construction, for whom Isaacson worked, in association with Mal McQueen and Street Moorhouse as the engineer.[20]

The house was designed with its intended use as a 'weekender' in mind, and as such, is reflected in form and layout of the structure. As an article on the design of the subject place noted:

> Wardle describes the house as a place that can be "unpacked" on arrival and "repacked" on departure, as though the house itself reflects the joy of happily unpacking the tote bag, thrown in the back of the car for the weekend away.
>
> Wardle effects this by making a contemporary reading of Modernism, with particular reference to those houses designed by Marcel Breuer during his 28-year affiliation with Herbert Beckhard. The use of timber in Wardle's design, however, plays a key role in translating this reading.[21]

16 Certificate of title, vol. 4687, folio 358
17 Certificates of title, vol. 8121, folio 096; vol. 8143, folio 162. Wrout later sold the Mentor Road part in 1973 and retained eastern part (which now forms part of the holdings associated with 6 Mentor Road) until his death in 1981.
18 Jan Howlin, 'Sculpture to live in', *Financial Review,* 26 September 1997, available online
19 Certificate of title, vol. 8143, folio 162
20 Susan Ferguson, 'Isaacson/Davis Beach House', Woods Solutions website - *Architectural Resource Package no. 17*, p1
21 Ferguson, 'Isaacson/Davis Beach House', p1

In 1997, the beach house won two prestigious awards from the Victorian chapter of the Royal Australian Institute of Architects (RAIA Victoria): the Harold Desbrowe-Annear Award for Residential Architecture and the Victorian Architecture Medal for the Best Building of the Year.

In an article discussing the awards, Wardle revealed how the house was designed in light of the owners' mode of living and the environment:

> In the morning the rising sun streams into their bedroom. The kitchen and dining areas and the open deck look on to the north-facing garden, and the view of the setting sun from the living room marks its place in the evening. The detailing is fastidious throughout.[22]

John Wardle

Born in Geelong in 1956, Wardle graduated from RMIT in 1981 with a bachelor's degree in Architecture.[23] He spent the following year travelling in Europe, further expanding his architectural knowledge.[24] On his return to Melbourne, Wardle worked for Cocks and Carmichael from 1982 to 1986, where he was impressed by the practice's 'ingenious economy'.[25]

Wardle established his own practice in mid-1986, initially procuring residential commissions, with his first major project being the redevelopment of the CSIRO facilities at Aspendale in 1989-90. Over the course of the 1990s, the practice undertook several key residential projects, including the subject site but also another house in the municipality at Portsea (1999), as well as crisis accommodation for the Salvation Army in West and North Melbourne (1998-2000).

In 2002, he completed a Master of Architecture at RMIT University. From about this time, some key commissions were in the public sphere – the RMIT Printing Facility at Brunswick campus (2000, with Demaine Partnership), the Biomedical Laboratories building at RMIT, Bundoora campus (2001, with Designinc), before subsequently taking on projects for university clients in NSW, SA, and Qld during the 2000s.

Noted projects in Victoria were the QV1 apartments at the Queen Victoria Hospital site (2005, with NH architecture), the Urban Workshop in Lonsdale Street (2006), and the Nigel Peck Learning Centre at Melbourne Grammar (2008).[26] More recently, the Melbourne School of Design at the University of Melbourne (2014), Captain Kelly's cottage on North Bruny Island, Tasmania (2016), and the Ian Potter Southbank Centre or the Conservatorium of Music at VCA (2019) have garnered much praise.

Wardle is well known for his focus on detail, the environment, and experimentation and is acclaimed both nationally and internationally. The awards received for the design of the *Isaacson/Davis Beach House* provided the first national recognition of his work. Since then, Wardle was won an array of awards, including twice winning the Australian Institute of Architects Sir Zelman Cowen Award for the most outstanding work of public architecture in Australia (2002 and 2006). In 2020, he was awarded the Gold Medal, the Australian Institute of Architects' highest honour, which recognises distinguished service by architects who have designed or executed buildings of high merit, producing work of great distinction that has advanced architecture or endowed the profession in a distinguished manner.[27]

Thematic Context

Graeme Butler & Associates, Mornington Peninsula Shire Thematic History, 2008, edited by Context P/L, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with

22 Jan Howlin, 'Sculpture to live in', *Financial Review,* 26 September 1997, https://www.afr.com/politics/sculpture-to-live-in-19970926-k7mhi

23 Philip Goad, 'Wardle, John', in Philip Goad & Julie Willis (eds), *Encyclopedia of Australian Architecture*, Port Melbourne, Cambridge University Press 2012, p751

24 Vladimir Belogolovsky, 'Australian architect John Wardle talks about his concept of 'scalelessness', *StirWorld,* 17 August 2020, available online

25 Belogolovsky, 'Australian architect John Wardle talks about his concept of 'scalelessness'

26 Goad, 'Wardle, John', pp751-2

27 'Selected Awards 1986- Now', *John Wardle Architects,* 2022, https://www.johnwardlearchitects.com/awards/

few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.

A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One. The later part of this period, around World War Two, saw some experimental designs for holiday homes resulting in a range of floor plans, materials and situation. Often the post–World War Two house rose on stilts to get the views and house the car and boat underneath.

Comparative Analysis

Over the course of his distinguished career, Wardle has designed four other residential projects across the Mornington Peninsula. The other houses are later than the subject site and are yet to be assessed. They include the *Flinders Residence* (2000-3), *Vineyard Residence* at Tuerong, (2001-04), the *Diamond Bay House* at Sorrento (2003-6), and the *Boneo Country House* (mid-2010s).

The *Isaacson/Davis Beach House* is distinguished as one of Wardle's earliest seminal projects in which his distinctive craft-like approach gained wider recognition by virtue of the awards and publicity it attracted. Completed nearly three decades ago, it has no ready comparison among the other notable modernist weekenders in the municipality from the latter part of the 20th century, which reflect different strains of contemporary modernism. As compared to other examples, the subject site illustrates a greater continuity with more modest vernacular examples of the Peninsula beach house type favoured during the 1950s and 1960s with the incorporation of an undercroft carparking, and extensive use of timber cladding.

During the second half of the 20th century, a relatively high concentration of distinctive, often experimental, weekenders designed by many of the leading architects practising in the state were constructed on the Peninsula. From the 1950s through to the 1970s, they included notable modernist houses designed by the likes of Robin Boyd, Chancellor & Patrick, Daryl Jackson (solo practitioner) or in partnership as Jackson & Walker, Anatol Kagan, Alistair Knox and McGlashan & Everist. Inevitably their bespoke designs were developed in light of the constraints or advantages of the site and the owners' requirements.

The varied approaches evident in this earlier body of work, which reflect particular responses to variants of international and regional modernism, were further explored during the later part of the century. While four key houses of the mid-1980s by leading architects have been included in the Mornington Peninsula Schedule to the Heritage Overlay, none have been included from the 1990s. Details of those from the 1980s are as follows, which generally have more extensive glazing to capture coastal views, in comparison to the subject site, which is set back from the coast on flatter ground

- Gregory Burgess: *O'Dwyer House*, 21-23 Blair Road, Portsea (HO473), 1986-88. Timber holiday house with irregular polygonal geometry, creating prow-like forms about a central courtyard, and a complex roof profile. The walls are clad in wide weatherboards.
- Wayne Gillespie: *McIntosh House*, 6 Merrylands Avenue, Portsea (HO479), 1984-86. A long, boldly massed, substantial rendered masonry villa with a flat roof and a wide parapet/fascia above the deep colonnade of the verandah.
- Graeme Gunn: *Haysom House*,100 Back Beach Road, Portsea (HO472), 1985-86. A flexible design consisting of a series of timber-framed modular, square pavilions with hipped or gabled roofs.
- Ermin Smrekar: *Nicholas House*, 8 Merrylands Avenue, Portsea (HO480), 1984-86. A rendered masonry building with flat roof and a stepped U-shaped plan creating a jagged main elevation with angular walls and triangular pergolas supported on circular columns.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Issacson & Davis House', 23 Mason-Smith Road, Balnarring Beach

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

The *Isaacson/Davis Beach House* at 23 Mason-Smith Road, Balnarring, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

BROWNS RESIDENCE

Address	101 Coolart Road, Bittern
Significance	Local
Construction Dates	Early-to-mid 1950s
Period	Postwar
Date Inspected	September 2022



(Source: RBA, September 2022)

Statement of Significance

What is Significant?

Browns Residence at 101 Coolart Road, Bittern, is significant. It was constructed in the postwar period, likely the early-to-mid 1950s, for the brothers Thomas Brown and William Alexander Brown, including the latter's family, who had taken up a longstanding, once more extensive farm holding in 1930.

The significant elements of the *Browns Residence* are its original form and footprint, including the hipped roof with unglazed terracotta tiles cladding, external red brick chimney breast and shaft, gabled porch with brick pedestals (red face brick and tapestry bricks) and square timber posts, walls of weatherboard (dado) and batten sheeting, and timber-framed double-hung sash windows and fixed glazing. If original, the non-visible entrance door would be significant.

The rear skillion volume, while original or early, is not significant.

How is it Significant?

Browns Residence is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Browns Residence is of historical significance as a good example of postwar rural housing in the Bittern area. Such buildings, while modest, illustrate the continuation of agricultural activity in the municipality over the 20th century, which was a central way of life, particularly on the central part and western side of the Mornington Peninsula. (Criterion A)

Browns Residence is of representative significance for its bungaloid character. This postwar design variant, a continuation of the established popular 1920s bungalow form with reduced detail, appears to have been a common type of regional housing in the municipality, although few now remain as intact as the *Browns Residence* nor remain situated within a picturesque agricultural setting. The house reflects the hallmarks of this variant, including a near pyramidal roof, compact gabled porch, and the district's characteristic wall treatment (weatherboard dado with batten sheeting). (Criterion D)

Description

Brown Residence is situated in a rural setting on the east side of Coolart Road, behind a row of mature Monterey Cypresses, which appear to precede the building's construction (see Place-Specific). Another line of these trees – planted contemporaneously with the dwelling – is present approximately 10 metres to the south of the building, partly wrapping at its rear. These trees, together with contemporary fencing, obscure direct and southern sightlines to the *Brown Residence*, although views are relatively attainable from the north. Nevertheless, the visual assessment of the building has been hindered by this lack of public realm visibility.

The gravel turning circle in front of the house is a later addition. The dirt driveway off Coolart Road to the south of the *Brown Residence* is a longstanding element of the broader property but largely outside the extent of the heritage overlay.

The residence has a contained rectangular footprint with a proportionally dominant hipped roof characterised by a short ridge. It appears to be clad in original unglazed terracotta tiles (largely concealed by lichen growth). On the north elevation, there is a tall red brick chimney with an external breast and a shaft that punctures the roofline (fascia and eaves continue unbroken). The chimney does not appear to have any decorative capping.

An asymmetrical gabled porch defines the façade with a street-facing end displaying batten sheeting. The porch is open and supported by three red brick pedestals – two to the corners and one off-centre. The supports are capped with corbelled cream/umber textured tapestry brick and square timber posts. The tapestry brick detailing is indicative of the late interwar/early postwar period.

The house is likely timber-framed with a weatherboard dado and battened fibre-cement sheeting to the upper portion of the wall.

The windows that flank the porch are original timber-framed tripartite banks with a central fixed pane and outer double-hung sashes. The entrance door is well-recessed and concealed. The large window in the north elevation appears non-original (possibly sliding, aluminium-framed). Openings in the south elevation and rear have not been assessed.

At the rear of the house is a lean-to volume, also with a weatherboard dado and batten sheeting, which is likely original or early.

History

Contextual

The Mornington Peninsula forms part of the extensive unceded Country of the Bunurong people. The inland locality now known as Bittern was described as an open forest in the early 1840s when the Meyrick brothers took it up as part of their 'Coolart' run (approx. 10,880 acres), sometimes referred to as 'Ballanrong'.[1]

Over the 1860s, this pastoral lease was broken up into farming blocks and offered for selection and sale. A small and dispersed agricultural and pastoral community slowly consolidated in the Parish of Bittern over the late 19th century (the southern part of the Coolart run).

The establishment of the Bittern railway station on the Stony Point line in 1889 was a catalyst for the development of a rural service centre with much orchard produce and livestock transported to metropolitan markets from the station. Despite the hopes of some local speculators, the emergence of the Flinders Naval base/*HMAS Cerberus* nearby at Hanns Inlet in 1911 did not support extensive growth at Bittern. In 1915, a correspondent for the *Mornington Standard* penned an optimistic assessment of the hamlet:

> Bittern township, named after the wild bird Booming Bitter, but not yet Booming, situated 1 mile from the bay and at the junction of five roadways, within one mile of the Naval Base entrance gates and adjoining the Bittern railway station, at which the point the line to Red Hill, now surveyed, will take its departure. Bittern at no future date must forge ahead … Hundreds of picked lots have been sold around the Bittern station but up to the present, few homes have been built. With the development of Naval Base, this part must become a large centre, tapping the great farm and orchard areas to the South West … At present there is a store and post office, also two blacksmiths' shops, coffee palace, hall, and canning factory, at Bittern.[2]

Further growth occurred in the early 1960s when the township began to expand progressively, supported by industrial development at Hastings and Crib Point. The more intensive residential development that now characterises the locale is a product of the late 20th century. The hinterland remains predominantly rural.



Land clearance in the Bittern area, mid-to-late 1930s
(Source: Mornington Peninsula Local History Network, P0218)

1 Arthur Woodley and Bruce Bennett, *Morradoo about Nothing: A History of Crib Point and Bittern, Neighbours in Destiny*, 2007, p2
2 'Township of Westernport', *Mornington Standard*, 19 June 1915, p2

Place-Specific

The subject land derives from Crown Allotment 72A in the Parish of Bittern, County of Mornington, which was described at its survey in the early 1870s as part of a 'plain covered with spear grass'.[3] This approximately 139 acre (56 ha) holding was purchased in 1892 by Irish immigrant Patrick Meehan (1840-1928) for £139.[4] Meehan also acquired the nearby allotments on the east side of Coolart Road around the same time, creating a contiguous property of some 377 acres stretching between Hunts (north) and Myers (south) roads.

Meehan was listed in the *Electoral Rolls* for the Division of Flinders as a 'farmer' at Bittern from at least the early 1900s.[5] He was also identified in press reports at the time as a road contractor.[6] Little definitive evidence has emerged about Meehan's occupation of his Coolart Road estate. Presumably, Meehan utilised it as a farm and lived at the property. A map of the Westernport region, prepared by the Australian military with information taken from a 1927 survey, depicts a symbol for a 'house' fronting Coolart Road in a location further south than the extant residence (see below). This structure no longer survives.



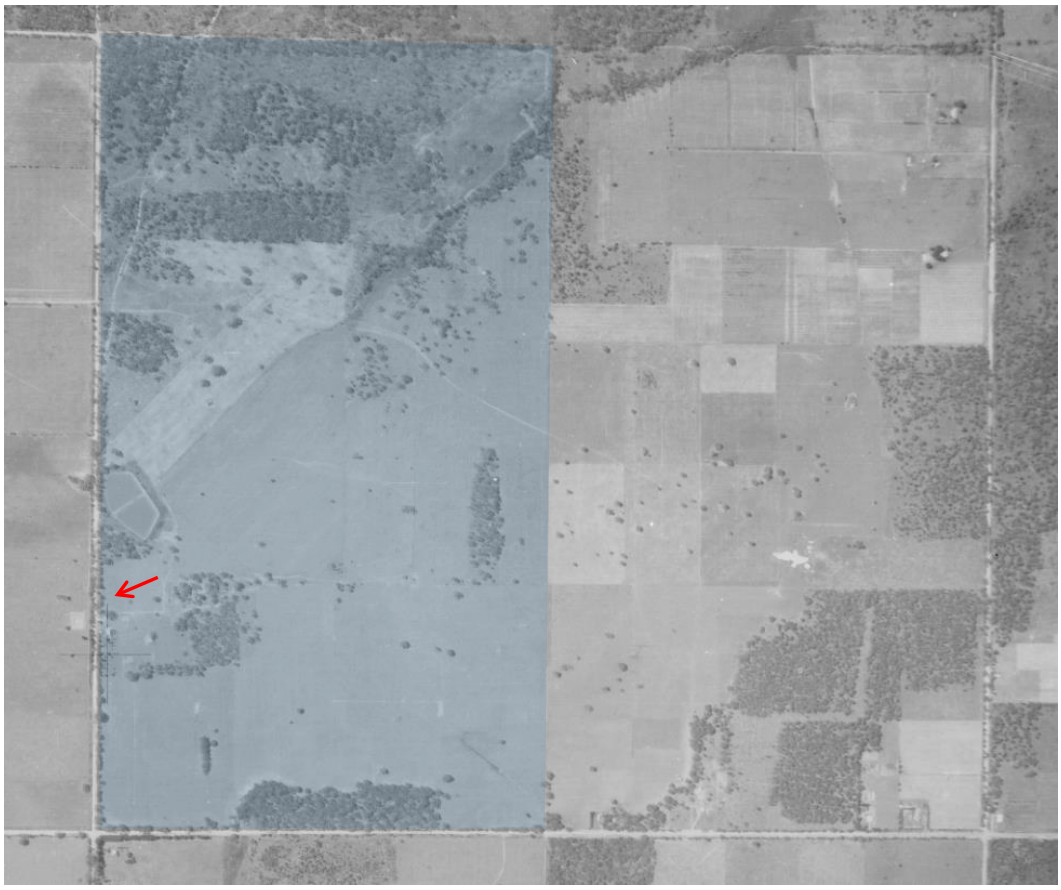
Extract from the map *Victoria, Western Port*, dated 1930 but based on information 'correct up to Mar. 1927'. A house (black square) is shown (red arrow) between the Twin Reservoir (north, remaining) and Myers Road (south), fronting Coolart Road, which equates with the existing bungalow. Meehan's Coolart Road Estate, then owned by the Browns, is highlighted in blue.
(Source: Great Britain, War Office, General Staff, Australian Section, SLV, http://handle.slv.vic.gov.au/10381/126895)

In 1915, Meehan transferred his property to a Melbourne-based solicitor, John Martyn.[7] It seems likely that Meehan continued to live at the property, as he continued to be listed in the *Electoral Roll* as a farmer or labourer at Bittern until his death.[8] Martyn, in partnership with his son (John Vivian Martyn), are known to have acquired land and supported building activity in the Bittern and Crib Point area over the early 20th century, although the veracity of their investments was brought into question during

3 *Parish of Bittern, County of Mornington*, Put-away Map, B397(3), Landata
4 Certificate of Title, vol. 2458, folio 578
5 *Australia, Electoral Roll*, *Flinders Division, Parish of Bittern*, 1905, p2, via ancestory.com.au
6 'Tender Accepted', *Mornington Standard*, 22 August 1903, p2
7 Certificate of Title, vol. 3868, folio 569
8 *Australia, Electoral Roll*, *Flinders Division, Parish of Bittern*, 1928, p29, via ancestory.com.au

bankruptcy hearings in 1930.[9] In the context of the Martyns' insolvency, the Coolart Road farmstead was sold to brothers, Thomas Brown (1885-1977) and William Alexander Brown (1887-1957) in November that year.[10]

The Brown brothers, born in Scotland, had been market gardeners at Olinda in the Dandenong Ranges. It is believed that William, his wife Elvira Maud Brown (*née* Gerlach), and three children, along with Thomas ('Tom') – an AIF veteran (First World War) – took up the Coolart Road estate around 1932.[11] The Brown family ran it as a sheep and dairy farm and initially likely resided in the Meehan residence.[12] A 1939 aerial photograph (see below) shows the location of the *Browns Residence* as undeveloped, although the existing Monterey cypresses appear to be evident in a juvenile state.



1939 aerial photograph of the Coolart Road dairy and farm, shaded blue, then owned by the Brown brothers. The red arrow identifies the future location of the *Browns Residence*. (Source: *Western Port (Queenscliff)*, Run 7, Frame 2420, Geoscience Australia)

Given the wartime rationing of the early-to-late 1940s, which severely limited residential construction activity, it is likely that the *Browns Residence* was constructed in the early-to-mid 1950s. The *Browns Residence* had been built by 1957, as depicted in an aerial photograph of this date (see below), along with the plantings to the south of the house. Its development likely represented an improvement in the economic circumstances of the Brown family, which retained ownership of the farmstead until 1961.[13] The Shire of Frankston and Hastings rate books for the late interwar and early postwar period are difficult to decipher for this land parcel.

9 'Judge Says Sons Puts Too Much Blame on Father', *Herald*, 6 June 1930, p3
10 Certificate of Title, vol. 5701, folio 027
11 Brown Thomas: Sern 505, Item ID 1801827, NAA
12 Stephen Taylor, 'Community toasts popular centenarian', *Mornington Peninsula News*, updated 30 October 2017, available online
13 Certificate of Title, vol. 8317, folio 747



1957 aerial photograph of the *Browns Residence*, identified by the red arrow
(Source: *Flinders Base Map Project*, Run 12, Frame 126, Landata)

The wider farm was broken-up over the late 1960s, resulting in the existing property.[14]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

3 Development Primary Production

3.2 Developing small farms

Comparative Analysis

Stylistically, the *Browns Residence* can be classed as bungaloid'. Though sometimes deployed pejoratively, this descriptor captures the underlying bungalow form of the *Browns Residence* while recognising its more pared-back qualities, such as its reduced and simply detailed porch, which is indicative of the late interwar/early postwar period. Interwar domestic styles lingered into the postwar years across Victoria's suburbs and localities, although this design theme appears to have been pronounced in the Mornington Peninsula Shire. The dwelling's near square footprint and pyramidal hipped roof, both characteristic of the interwar 'Indian' bungalow sub-type, set it apart to a certain degree from the municipality's 1940s/50s housing stock. However, overall, the dwelling is recognised as a typical representative example of its variant.

Nonetheless, in the municipality, largely intact historic examples of housing in rural settings, like the *Browns Residence*, are broadly recognised as key components of the Mornington Peninsula's cultural landscape that testify to previous and current agricultural endeavours. While many of the farmstead/orchard houses dating from the late Victorian through to the early interwar years are included on the Schedule to the Heritage Overlay, fewer from the early postwar period have been listed.

Late interwar/postwar residential design in the municipality was not without variety. The Moderne idiom, in particular, retained considerable currency across the area well into the 1950s, albeit some aspect of the composition, such as massing or detailing,

14 Certificate of Title, vol. 9246, folio 786

indicates a postwar construction date. Properties included on Mornington's Schedule to the Heritage Overlay that illustrate this theme are included below.

- *Houses*, 1737 Point Nepean Road and 18 Woyna Avenue, Capel Sound (HO447). Northcote-based builder George William Howe erected this pair of Moderne style houses between 1945 and 1950. Both have a concealed roof and rendered masonry walls distinguished by round/faceted bays contrasting with otherwise rectilinear form. The former has a central columned porch imbuing the façade with a classicising aesthetic, but the porch/verandah is largely obscured at 18 Woyna Avenue.
- *Stonehaven*, 15 Mitchell Street, Rosebud (HO426). Erected during 1949-50 as his family home by stonemason W D Grant, this house has walls of the local Dromana granite and a general bungalow form. The tile clad roof is a combination of a gable section in front of the main hipped section. The gable end is pierced by the central wide, battered chimney with flanking Moderne style corner windows. The windows to the façade are timber-framed and organised in a distinct band and linked by a concrete hood.
- *Bethany*, 2493 Point Nepean Road, Rye (HO455). Constructed in 1949/50 this house is timber-framed and weatherboard clad; however, with a hipped roof and clad in tiles. It combines Georgian Revival elements (Tuscan-order columns) with the Moderne style as demonstrated by a horizontal emphasis of the glazing bars to the upper window sashes that contrasts with the pronounced verticality of the prominent, highly articulated cream brick chimney which dominates the façade.

The Tudor Revival or Old English style also remained popular in the municipality into the 1950s, particularly in a bungalow type. Heritage-listed examples include:

- *Old English Houses*, 48 and 50 Jetty Road, Rosebud (HO425). This pair of cream brick houses, constructed between 1953 and 1956, are designed primarily in a Tudor Revival/Old English mode as indicated by the corbelled gable roofs and clad tiles, though mixed with some Moderne style elements – the horizontal emphasis provided by the contrasting clinker brick banding and the glazing bars to the windows.
- *Old English House*, 844 Point Nepean Road, Rosebud (HO431). A circa 1954 house built of mottled cream brick with other colours of brick accents. It is a late example of the Tudor Revival/Old English style and incorporates typical chimney and window forms of the 1940s. The house is distinguished by its picturesque massing.
- *Golden Sands*, 6 Ozone Street, Rye (HO452). A concrete-block house, erected 1948-51. It has a typical hip-roof bungalow form of the 1930s and 1940s with an asymmetric frontage. Visual interest is created by the vermiculated concrete blocks and the house name mounted on the facade. Mild-steel porch supports indicate its postwar date.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place)
(NB. identified as 'Farm complex', 101 Coolart Road, Bittern West)

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No (weatherboards and batten sheeting)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

Browns Residence at 101 Coolart Road, Bittern, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown in red on the aerial map below, which is defined by a polygon that extends from the front of the building to Coolart Road and the north by 15 metres and to the south and west (rear) by 10 metres.



Recommended extent of the Heritage Overlay (red line) with the broader property outlined in yellow
(Source: Nearmap, October 2022)

CRESWELL

Address	10 Creswell Road, Bittern
Significance	Local
Construction Dates	1913-1915
Period	Late Federation
Date Inspected	January 2021



(Source: RBA, January 2021)

Statement of Significance

What is Significant?

Creswell at 10 Creswell Road, Bittern, is significant to the Mornington Peninsula Shire. It was constructed between 1913 and 1915 on behalf of the prominent local George Henry Stacey. The original occupant of the place was the Danish-born Henry Christopher (Christoffer) Lyng, a carpenter by trade. Lyng was possibly involved in the construction of the villa.

The significant elements of *Creswell* are its original form and footprint, including gambrel roof, brick chimney, ashlar block façade and original weatherboard cladding (side/rear elevations), bullnose verandah, front door with sidelights, transom, and all patterned and coloured glazing and leadlighting (floral motifs and house name), and paired double-hung sash windows (façade).

The timber posts and decorative metal fringe and frieze are likely not original.

The rear skillion volume is likely original or early but does not strongly contribute to the significance of the place.

Other non-original elements, including outbuildings, trees, and fencing, are not significant.

How is it Significant?

Creswell is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Creswell is of historical significance as one of the earliest surviving houses in the Bittern area. It is one of the few remaining residences built for George H Stacey – a well-known local citizen, orchardist, and land speculator – as part of his subdivision of the Flinders Naval Base Township Estate (1915), the opening phase in the development of the Bittern township. (Criterion A)

Creswell is of representative significance as a generally intact and well-detailed timber example of a late Federation period villa distinguished by its symmetrical composition, which was unusual for the era. The gambrel roof form and return bullnose verandah, combined with the timber ashlar block cladding, result in a pleasing visual outcome noteworthy in its broader setting. *Creswell's* front entrance, accentuated by original coloured glazing and leadlighting with Art Nouveau-influenced floral motifs and house name, is a particularly fine feature. (Criterion D)

Description

Creswell is located on the west side of Creswell Road on a large (approximately 1 acre/0.4ha), generally flat rectangular allotment. The dwelling is well set back from the unsealed road, close to the property's southern boundary, and relatively visible from the public realm. A dirt driveway leads to a contemporary gabled shed north of the residence. Other outbuildings at the place, including the corrugated metal stalls forward of the villa, also date from the second half of the 20th century or more recent decades. The timber post-and-wire fence at the front of the place is not original, nor do the mature tree plantings – which form an attractive backdrop to the residence – date from its formative period.

The residence's primary footprint is surmounted by a gambrel roof clad in replacement unpainted corrugated metal sheeting. The gablet end is clad in weatherboard. A single tall brick chimney with a corbelled cap pierces the southern roof plane.

Creswell is of timber-framed construction. Its frontage is clad in timber blocks – in imitation of prestige ashlar stonework – with weatherboards utilised for the side elevations. The villa features an original bullnose verandah that returns to three sides and has a raised deck of timber boards. Its square timber posts have likely replaced turned timber posts and the decorative metal fringe may also have replaced a wider frieze, either timber or cast iron.

The façade is symmetrical, defined by a central entrance with windows either side. The detailing of the entry is notable, comprised of a low-waisted timber door with upper and lower moulded panels and a central arched pane, as well as sidelights and a transom window. The glazed components feature original patterned and coloured glass (subdued pink, greens, red, etc.) with leadlighting.[1] The restrained floral/naturalistic motifs are reflective of the Art Nouveau movement, popular during the early 20th century. The central pane of the transom is emblazed across a partly rolled scroll with the lettering 'Creswell'. The flanking windows, in a format indicative of the Federation period, are paired timber-framed double-hung sashes with a wide central mullion.

Ceiling-to-floor openings visible in the north elevation of the principal footprint appear to be later insertions.

To the rear is a skillion-roofed weatherboard volume that steps out from the primary gambrel to align with the sides of the verandah. This rear wing is likely non-original, though it is an early addition visible in the 1939 aerial photograph reproduced below.

1 Images dating to 2012 of the house, including the hall are available at https://www.realestate.com.au/property/10-creswell-rd-bittern-vic-3918, accessed May 2022.

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. The inland locality now known as Bittern was described as an open forest in the early 1840s when the Meyrick brothers leased it as part of their 'Coolart' run (approx. 10,880 acres), sometimes referred to as 'Ballanrong'.[2]

Over the 1860s, this pastoral lease was broken up into farming blocks and offered for selection and sale. A small and dispersed agricultural and pastoral community slowly consolidated in the Parish of Bittern over the late 19th century (the southern part of the Coolart run).

The establishment of the Bittern railway station on the Stony Point line in 1889 was a catalyst for the emergence of a rural service centre with much orchard produce and livestock transported to metropolitan markets from the station. Despite the hopes of some local speculators, the development of the Flinders Naval base/*HMAS Cerberus* nearby at Hanns Inlet from the early 1910s did not support extensive population growth for the area. In 1915, a correspondent for the *Mornington Standard* penned an optimistic assessment of the hamlet:

> Bittern township, named after the wild bird Booming Bitter, but not yet Booming, situated 1 mile from the bay and at the junction of five roadways, within one mile of the Naval Base entrance gates and adjoining the Bittern railway station, at which the point the line to Red Hill, now surveyed, will take its departure. Bittern at no future date must forge ahead … Hundreds of picked lots have been sold around the Bittern station but up to the present, few homes have been built. With the development of Naval Base, this part must become a large centre, tapping the great farm and orchard areas to the South West … At present there is a store and post office, also two blacksmiths' shops, coffee palace, hall, and canning factory, at Bittern.[3]

Bittern remained a hamlet until the early 1960s, when its built footprint began to expand progressively, supported by industrial development at Hastings and Crib Point. The more intensive residential development that now characterises the town – effectively linking it with Crib Point – is an outcome of the late 20th century.

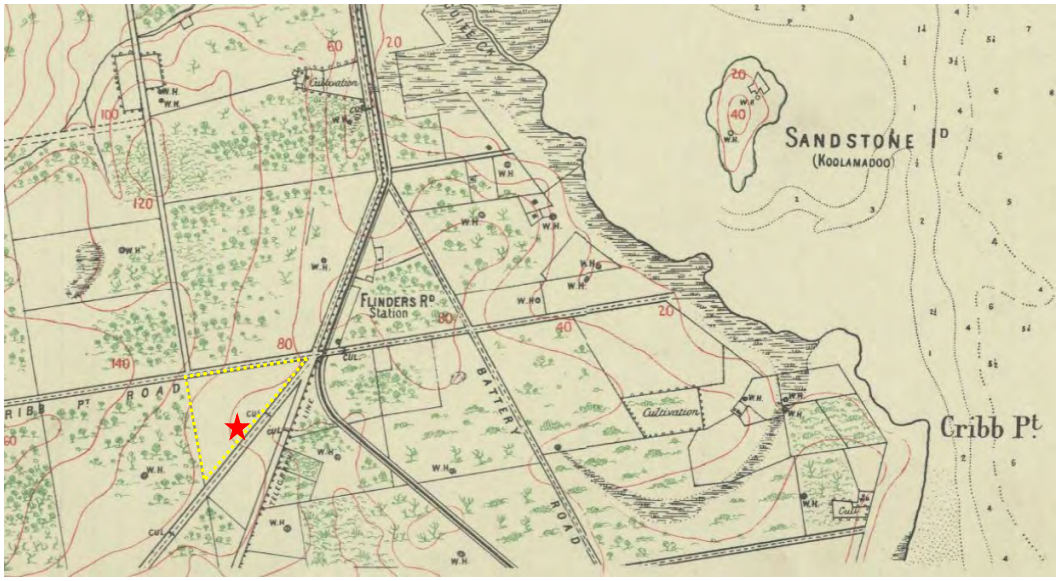


Land clearance in the Bittern area, mid-to-late 1930s.
(Source: Mornington Peninsula Local History Network, P 0218)

2 Arthur Woodley and Bruce Bennett, *Morradoo about Nothing: A History of Crib Point and Bittern, Neighbours in Destiny,* 2007, p2
3 'Township of Westernport', *Mornington Standard*, 19 June 1915, p2

Place-Specific

The subject land derives from Crown Allotment 95A in the Parish of Bittern, County of Mornington. This approximately 63-acre (25.5ha) holding was recorded in the mid-1870s at the interface between a stretch of 'Messmate & Peppermint' trees and a 'Plain covered with spear grass'.[4] It was purchased by William Giller Davis – an early arrival in the area – in 1880.[5]



Extract from the *Mornington Peninsula – Frankston Mornington Hastings*, dated 1891, map with the approximate location of the subject land marked. Crown Allotment 95A is outlined in yellow. (Source: A. Black, M/DEF58, VPRS 8168/P0002, PROV)

The English immigrant George Henry Stacey (1872-1950), an orchardist and land speculator, brought Crown Allotment 95A in 1913.[6] Motivated by the nearby development of the Commonwealth naval base at Hann's Inlet around this time, Stacey organised for the subdivision of the triangular holding in 1915 – promoting the sale intensely as the 'Flinders Naval Base Township Estate'. This subdivision established Creswell Road and the subject allotment (no. 123), which is shown in the promotional estate plan, reproduced below, as containing a footprint (labelled 'villa') for the subject residence. Creswell Road and its then sole dwelling were likely named after Sir William Rooke Creswell (1852-1933), vice admiral and 'The Father of the Royal Australian Navy'.[7]

Five other dwellings (classed as villas and cottages) are shown as scattered across Stacey's estate by the subdivision map, together with a small cluster of stores and a post office at what is now the southeast corner of Myers and Frankston-Flinders roads. Of these early buildings at Bittern, only two survive – the subject *Creswell* villa and the timber residence at 85 Hendersons Road (on lot 62), which is currently boarded up and partly altered.

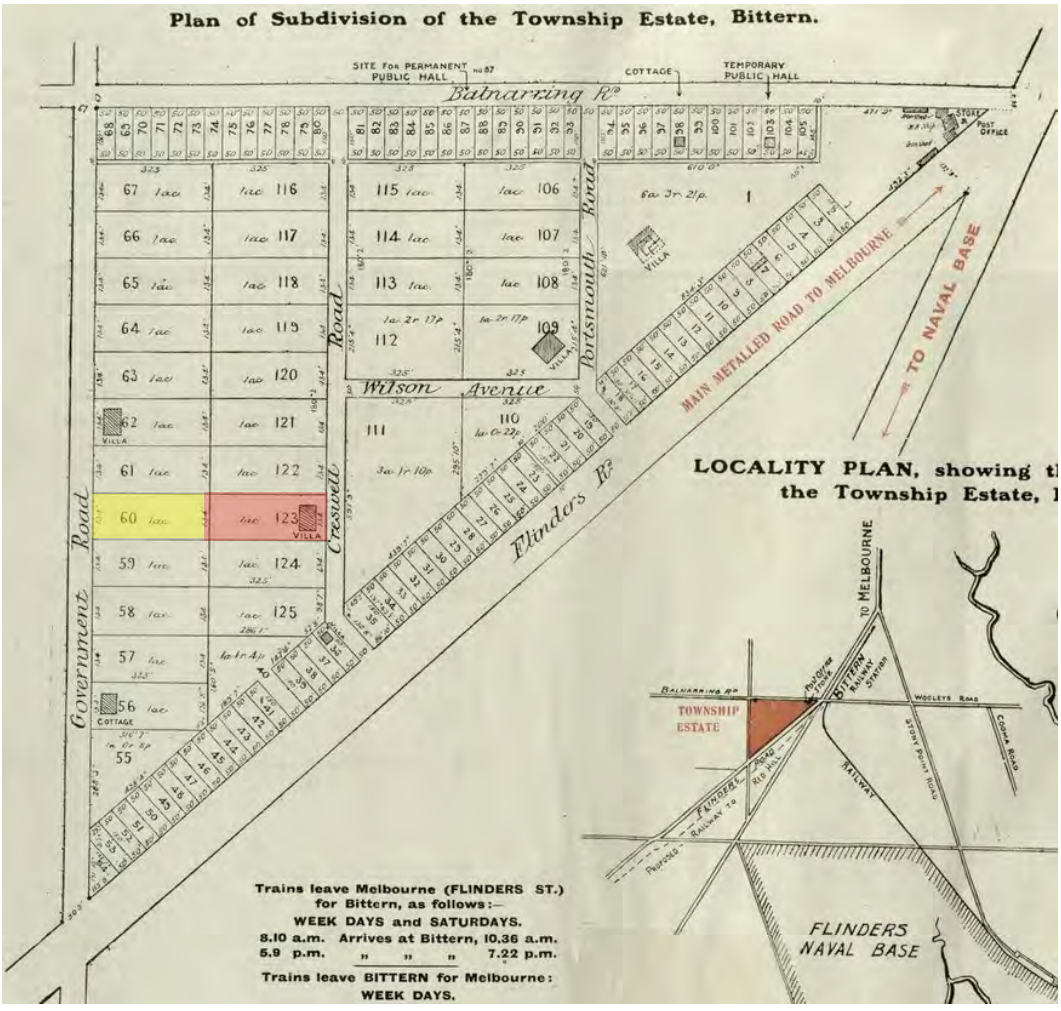
It is likely that the landowner, Stacey, was responsible for the construction of these buildings, including *Creswell*. He presumably organised their construction between acquiring the holding and placing the Flinders Naval Base Township Estate on the market – between 1913 and 1915. The dwellings were likely considered rental investments (perhaps for service members at the nearby naval base) or built to foster the appearance of development/growth at his subdivision, which was still mostly covered in bush at

4 *Country Lands, Parish of Bittern, Country of Mornington*, Department of Crown Lands and Survey, 1875, SLV
5 Certificate of Title, vol. 2031, folio 004
6 Certificate of Title, vol. 2031, folio 004
7 Robert Hyslop, 'Creswell, Sir William Rooke (1852-1933)', Australian Dictionary of Biography, Australian National University, 1981, available online

the time of the sale, or both.[8] Stacey was likely the figure described by the *Mornington Standard* in 1915 as showing 'pluck and faith in Bittern'. The same article also noted that one person was behind recent building activity in the nascent settlement:

> By good fortune the residences already built have been under one man's hands, who has an eye for beauty, and comfort for the dwellers therein. Several neat, attractive homes have been built in the past few years … [9]

Stacey and various other members of his family were particularly active in the emergence of Bittern as a small centre in the early 20th century.[10]



Double page spread of the *Flinders Naval Base Township Estate*, 1915, with the subject allotment 123 and footprint of *Creswell* shaded red. The abutting lot 60, also purchased by Lyng is shaded in yellow.
(Source: SLV, available online)

8 'Everything points to this particular spot developing into an important populous centre. Where only a few months back this was but bush land, a township has sprung up, and a number of good class homes are already built there.' ('Advertising', *Argus*, 3 March 1917, p15)

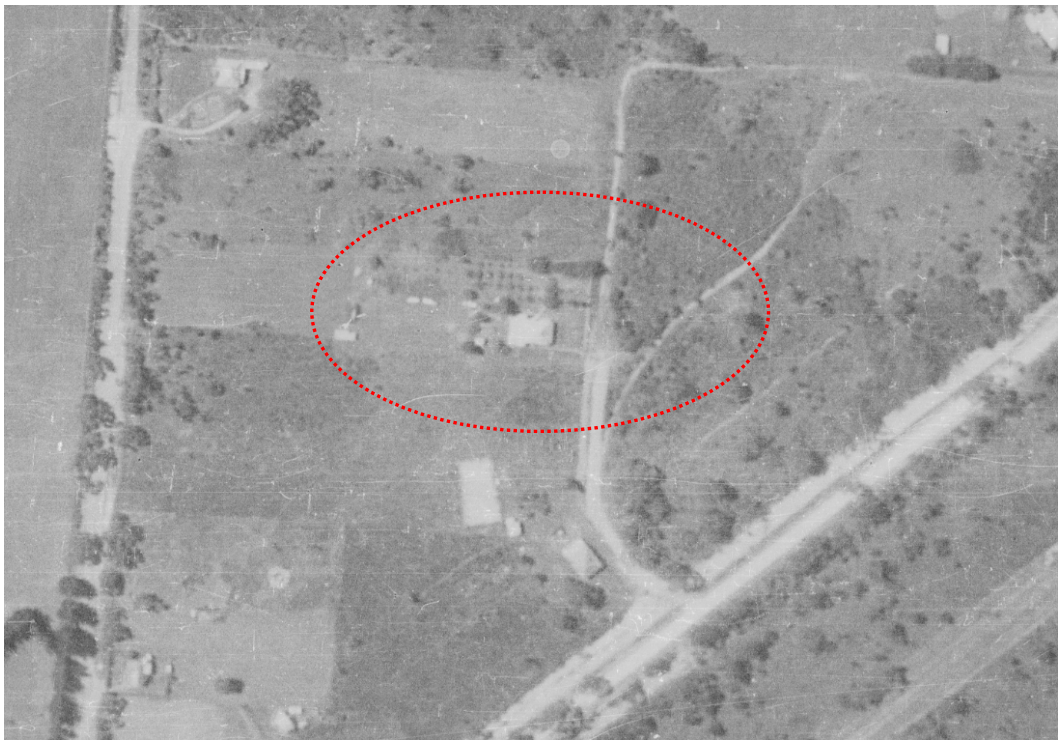
9 'Township of Westernport', *Mornington Standard*, 19 June 1915, p2

10 Bruce Bennett, *The Old General Store: A History of the General Stores and Post Offices on the Frankston and Flinders Road*, 1997, p168-170

In September 1919, Henry Christopher Lyng – a 'carpenter' identified as a resident of Bittern – purchased lot 123 and its timber villa from Stacey and also the abutting lot (no. 60) to the west.[11] Henry Christopher (Christoffer) Lyng, was originally from Fredericia, Vejle, Denmark and married Elizabeth Brown in Victoria in 1893.[12] He is known to have been active in the district as a builder. It is possible that he was involved in the construction of *Creswell*. Electoral rolls between 1915-1924 indicate that two generations of the Lyng family were residing at *Creswell*.[13] The house was sold a year before Lyng's death in 1927.[14]

In 1926, the villa was transferred to John Henry Edwards, a commissioned gunner to Royal Navy, who was most likely attracted to the property due to its proximity to the naval base.[15] The property was soon transferred to the Argus Permanent Building and Investment Society in 1927 and was presumably rented for the next 19 years.[16] The property was purchased in 1946 by Rose Poucher, a resident of Bittern, and continued to stay within the Poucher family till 1968.[17]

Creswell is depicted in the 1939 aerial photograph reproduced below. It shows the principal gambrel roof with a return verandah and rear attached skillion volume. The northern section of the property appears to have been planted as a small orchard. Creswell Road was a rough track/unsealed road at the time.



1939 aerial photograph of *Creswell* (circled)
(Source: Map 2051, Frame 2457, Geoscience Australia)

11 Certificate of Title, vol. 4248, folio 459
12 Henry Christoffer Lyng Great Grandfather, Family Tree, Death 1927, Ancestry, available online
13 Electoral Rolls, 1903-1980, Electoral Dates: 1915, 1919, 1924, Henry Christopher Lyng Sr, Ancestry, available online
14 Henry Christoffer Lyng Great Grandfather, Family Tree.
15 Certificate of Title, vol. 4248, folio 459
16 Certificate of Title, vol. 4248, folio 459
17 Certificate of Title, vol. 7015, folio 949

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.1 Selecting township sites and planning settlements

Comparative Analysis

Creswell's form and detailing make it readily identifiable as a late Federation-period timber house. The employment of the term 'villa', when advertised by Stacey in 1915, reflects the building's relative size and architectural pretension, elevating it above a 'cottage'.

The dominant gambrel roof, fenestration format and the Art Nouveau-influenced glazing to the entry are typical characteristics of Federation-period residential design. Its symmetrical façade composition, however, is not a common format as asymmetrical massing was preferred and evident in most contemporary houses in the municipality. The latter are typically examples of the Queen Anne style and feature at least one gable end with battens and roughcast finish or similar. Ashlar block boarding and bull nose verandahs were employed over a wider time frame - from the late Victorian period through the Federation period.

Creswell can be best compared to the principal residence in the *Shepherd Orchard Complex (Former)* at 157 Eramosa Road East, Somerville. This dwelling is set in rural surroundings and has a gambrel roof form with a gablet to the front but also features exposed rafter ends. It has a symmetrical façade with a skillion front verandah (extending only the width of the façade) featuring a metal frieze and brackets but is clad in weatherboards. Its design overall is more indicative of the Victorian Survival type with a simpler entry that lacks sidelights and the distinctive glazing found at *Creswell* and single flanking windows, rather than paired lights.

Other comparable late Federation period timber houses in the municipality generally are indicative of the Queen Anne style:

- *Somerville Private Hospital (Former)*, 18 Eramosa Road, Sommerville (HO276). Large timber, Queen Anne style residence built in 1914 with an asymmetrical composition, weatherboard cladding, gambrel roof clad in metal sheeting, and a corner verandah with timber fretwork frieze supported by timber turned posts, which extends between two gable ends. It has paired windows similar to the subject site.
- *Omuna*, 4 McCulloch Street, Dromana (HO538). A Queen Anne style house of 1914 clad in ashlar boards with a chamfered corner verandah extending between two gabled bays. There is fretwork to the gable end screens and verandah frieze.
- *Cottage and Boathouse*, 3/914 Point Nepean Road, Rosebud (HO435). A cottage, built between 1910 and 1915, which is well set back from the road and only visible from the foreshore. It is not clear if the latter elevation was initially the front or rear. It has a gambrel roof clad with corrugated iron and walls clad with weatherboards. It has some similarities with *Creswell* in that it has a gambrel roof without a gable end and a verandah extends across the width of the front/rear but has small decorative brackets. It has a mix of window types and might have paired doors.
- *Woyna*, 9-11 Terry Street, Capel Sound (HO239). An elaborate Queen Anne style house of circa 1906-11. It has a weatherboard dado and roughcast above. A pronounced diagonal axis is created by two projecting gables around a return verandah with a corner gablet, turned timber posts and timber fretwork frieze.
- *White Gates*, 795 White Hill Road, Red Hill (HO145). A timber dwelling built between 1900 and 1910 with a gambrel roof and walls clad in painted weatherboard. It has a corner verandah, without a frieze or the like, extending between two gable ends.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (ashlar boards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

Creswell at 10 Creswell Road, Bittern, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, May 2022)

BITTERN COMMUNITY HALL

Address	2426 Frankston-Flinders Road, Bittern
Significance	Local
Construction Dates	1954/55
Period	Postwar
Date Inspected	December 2020



(Source: RBA, December 2022)

Statement of Significance

What is Significant?

The *Bittern Community Hall* at 2426 Frankston-Flinders Road, Bittern, is significant. It was constructed in 1955 following nearly a decade of activities and fundraising by the Bittern Progress Association. The municipal engineer was responsible for the design.

The original form and footprint of the *Bittern Community Hall* are significant, including its gabled roof, skillion porch, meal flues, timber-framed weatherboard clad walls, 'Bittern Hall' sign, timber-framed windows with louvred panes, and timber doors.

Non-original components, including the metal security grilles to the windows, are not significant.

How is it Significant?

The *Bittern Community Hall* is of historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Bittern Community Hall* is of historical significance as a manifestation of postwar lobbying/fundraising efforts in the area to construct an assemblage facility. It has been a site of social community gatherings and activities for nearly seven decades. (Criterion A)

The *Bittern Community Hall* is of representative significance as a generally intact postwar public facility. Its modest, lightweight timber character and limited detailing are indicative of the more cost-effective, small town hall designs that are characteristic of the country Victoria from the early-to-mid 20th century. (Criterion D)

Description

The *Bittern Community Hall* is located on the north side of Frankston Flinders Road, across the road from the site of the former Bittern Railway Station. The hall is situated towards the centre of a sizable lot with generous setbacks from the north, south and east property boundary. To the west and north, there is a car park and driveway, while to the east and south, there is a landscaped areas consisting of lawn, trees, some bushes, and a playground.

The *Bittern Community Hall* is a modest single-storey building with a largely utilitarian character and limited postwar detailing. It has a broad gabled roof clad in non-original corrugated metal sheeting. There are three metal flues on either side of the ridge line at the front. Wide soffits are lined with battened sheeting. The gable end displays a timber bargeboard and, like the walls, is clad in weatherboard painted cream/white with the plinth demarcated in green. The timber-framed windows with louvred panes and lightweight security grills (non-original) are regularly spaced in a band that encircles the building.

The façade (east elevation), addressing the main roadway, is symmetrically composed. There is a central entrance with double timber doors under a skillion-roofed porch with timber posts flanked by the standard window type.

Above the porch roof is a sign with 'Bittern Hall' painted onto timber board and set within a box frame.

The south elevation has five timber-framed windows and a timber-framed door to the west end.

The north elevation has six windows and a central timber door. The west elevation (rear) has two timber-framed windows, slightly smaller than the other elevations.

To the east of the timber hall is a brick toilet block that dates to between 1974-1980.[1]



Front façade (east) and side (south) elevations
(Source: RBA, December 2022)



Rear (west) and north elevation
(Source: RBA, December 2022)

1 PROV, VPRS 7882, P1, Unit 10017

2 RBA ARCHITECTS + CONSERVATION CONSULTANTS

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The inland locality now known as Bittern was described as an open forest in the early 1840s when the Meyrick brothers leased it as part of their 'Coolart' run (approx. 10,880 acres), sometimes referred to as 'Ballanrong'.[2]

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Bittern remained a hamlet until the early 1960s, when its built footprint began to expand progressively, supported by industrial development at Hastings and Crib Point. The more intensive residential development that now characterises the town – effectively linking it with Crib Point – is an outcome of the late 20th century.

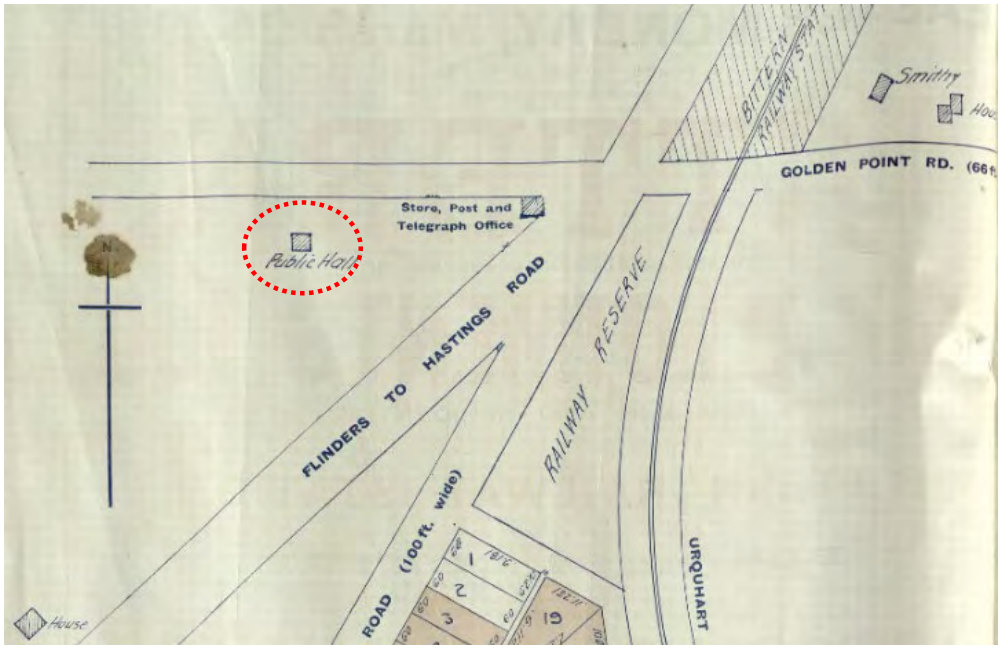


Land clearance in the Bittern area, mid-to-late 1930s
(Source: Mornington Peninsula Local History Network, P 0218)

2 Arthur Woodley and Bruce Bennett, *Morradoo about Nothing: A History of Crib Point and Bittern, Neighbours in Destiny,* 2007, p2
3 'Township of Westernport', *Mornington Standard*, 19 June 1915, p2

Place-Specific

In 1911, a local community group – the Bittern Vigilance Association – commenced agitating for a meeting/social venue for the small centre.[4] A prominent local resident, orchardist, and land owner/speculator, George Henry Stacey (1872-1950), provided finance for a temporary public hall, which was constructed in 1912 on the south side of Myers Road, near its intersection with the Frankston-Flinders Road (see below).[5] It was replaced in 1922 by a more permanent hall.[6] This building appears to have been demolished in the postwar period.



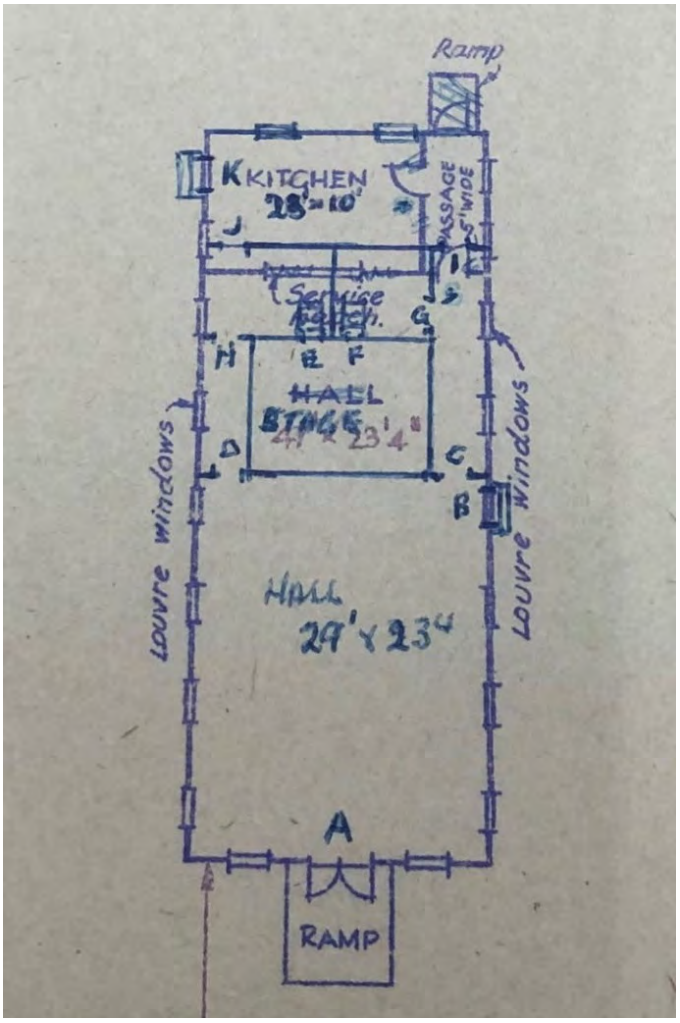
Extract from the *Flinders Naval Base Township Estate*, 1915, showing the 1912 public hall on the south side of Myers Road as circled. (Source: SLV, available online)

In 1943, the Bittern Progress Association was formed to lobby for a new hall, as the existing was felt inadequate for the locality.[7] Fundraising continued for a few years, including the holdings of gymkhanas (competitive games on horseback) at the nearby Emu Plains Racecourse.[8] Municipal authorities appear to have been supportive of the development and two vacant lots (16 and 17) deriving from Crown Allotment 78 on the northern outskirt of Bittern were purchased by the council (then the Shire of Flinders) in July 1945.[9]

By 1951, the Progress Association had raised enough funds and plans for a prefabricated farm shed building ('Tayday'), prepared by the Surveyor of the Shire of Flinders, were lodged. The Board of Health – then the responsible authority of public buildings – requested several revisions before approving a non-prefabricated design in June 1954. The existing hall is believed to have been constructed soon after. The Board of Health gave permission for its opening in June 1955, although the ceiling in the main section and kitchen had not yet occurred.[10]

Despite the back-and-forth revisions, a variation of the second submitted design was used to construct the hall, although the fenestration pattern to the side elevations differed from the submitted plans.[11]

4 'Bittern', Mornington Standard, 21 September 1912, p2
5 'Bittern', *Mornington Standard,* 19 October 1912, p3
6 *Frankston and Somerville Standard*, 29 September 1922, p1
7 'Progress Association Reformed', *Standard,* 12 September 1946, p6
8 'Progress Association Reformed', *Standard,* 12 September 1946, p6
9 Certificate of Title, vol. 3638, folio 512
10 VPRS 7882, P1, Unit 10017, PROV
11 VPRS 7882, P1, Unit 10017, PROV

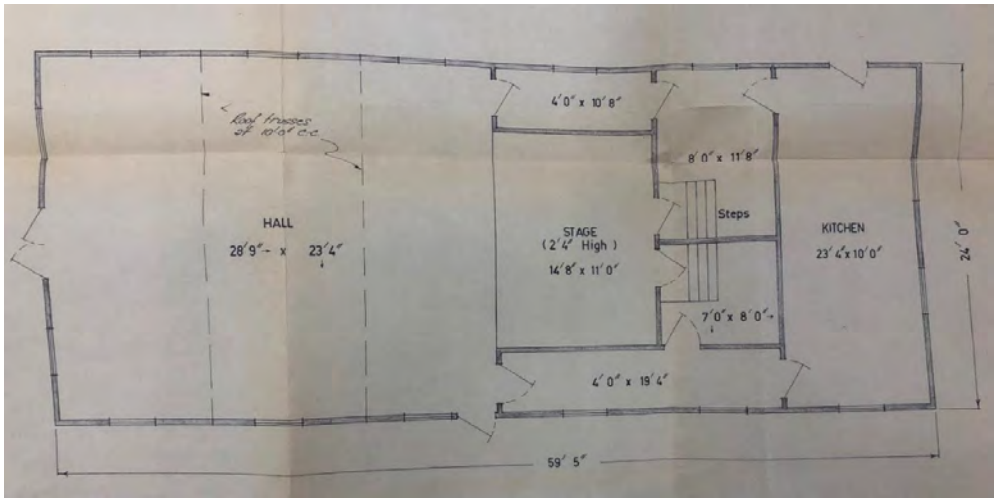


Floorplan of the second design, dated 1953
An amended version of this design
appears to have been used to construct the hall
(Source: VPRS 7882, P1, Unit 10017, PROV)

In 1967 plans were prepared for a scheme of works to the building, which included the lining of the ceiling, installation of additional roof trusses and the three extant tubed ventilators. These works were approved by the Board of Health and undertaken that next year in 1968.[12]

Between 1967 and present day the internal stage was removed. The extant toilet block at the site was designed in 1974, to a design by Engineer of the Shire of Hastings and given approval to open in 1980.[13]

12 VPRS 7882, P1, Unit 10017, PROV
13 VPRS 7882, P1, Unit 10017, PROV



Floorplan of *Bittern Community Hall*, drawn in 1967
(Source: PROV, VPRS 7882, P1, Unit 10017)

The *Bittern Community Hall* remains in public ownership and use.

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.1 Community Halls

> Local halls or mechanics institutes (see also 'Educating') were necessary for a variety of uses for communities. They often served as schools and churches, as well as for a myriad of meetings, social occasions, clubrooms, etc. Even the smallest of communities built halls, and sometimes a hall was the only public building at the centre of a community. They provided the labour and materials to build and maintain them.
>
> A community hall was often a significant step accompanying the development of local service and commercial centres. A As such, local groups such as progress associations were often active in their establishment.

Comparative Analysis

The *Bittern Community Hall* is one of only a few local community buildings that are included in the Mornington Peninsula Schedule to the Heritage Overlay, either individual or part of a precinct. These examples are a mixture of timber and brick Federation, interwar years, and postwar examples.

The main comparator is *Tyabb Hall* at 1535 Frankston-Flinders Road, Tyabb (HO283). It was constructed in 1958 and consists of two sections, a large gabled roofed main wing and a smaller hipped roof section to the rear as well as additions to the west. The walls are clad in a combination of vertical and weather (horizontal) boards. The long east elevation includes a band of glazing below the eaves, which extends the length of the elevation and provides an impression the roof is floating. Overall, the *Tyabb Hall* reflects a modernist influence.

Other postwar halls include the cream brick *Rosebud Guide Hall* (HO424) and the masonry/modernist *Rye Civic Hall* (HO451).

The *Bittern Hall* is reflective of a more self-effacing timber tradition for such buildings, one indicative of its then small-scale township setting.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Bittern Hall'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

The *Bittern Community Hall* at 2426 Frankston-Flinders Road, Bittern, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of Heritage Overlay (red line)
(Source: Nearmap, December 2022)

FORMER BITTERN POST OFFICE AND STACEY BUNGALOW

Address	2478 Frankston-Flinders Road, Bittern
Significance	Local
Construction Dates	Circa 1931
Period	Interwar
Date Inspected	January 2021



(Source: RBA, January 2021)

Statement of Significance

What is Significant?

The *Former Bittern Post Office and Stacey Bungalow* at 2478 Frankston-Flinders Road, Bittern, are significant to the Mornington Peninsula Shire. The dwelling was built for Frank Stacey Junior circa 1931. The Stacey family were prominent townsfolk for much of the 20th century and ran the post office out of their 'Five Ways Store' at the southwest corner of Frankston-Flinders and Myers roads. Frank's mother, Alice Martha Stacey, acted as postmistress from 1933 to 1948. In 1937, following the store's sale, a small post office building was erected forward of the *Stacey Bungalow*, where Alice also lived. This structure remained in operation as the district's post office until 1994.

The original form and footprint of the *Former Bittern Post Office and Stacey Bungalow* are significant.

Significant components of the *Former Bittern Post Office* include its gabled roof clad in corrugated metal sheeting, weatherboard-clad walls and boarded plinth, original fenestration, and concrete steps and path flanked by timber post and rail fencing.

Significant components of the *Stacey Bungalow* are its hipped roof (not cladding), projecting gabled bay with battened sheeting, brick chimneys, skillion porch (brick piers with paired timber posts), walls of painted weatherboard, front boxed tripartite windows, and double-leafed and multipaned timber-framed entrance door. The rear gabled timber garage and driveway (dual concrete wheel strips) are also significant.

How is it Significant?

The *Former Bittern Post Office and Stacey Bungalow* are of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Former Bittern Post Office and Stacey Bungalow* are of historical significance as some of only a few buildings that date to the early phase of development during the early 20th century in Bittern and are associated with members of the prominent Stacey family, who played key roles in the development of the township. The combination of house and post office is a distinctive visual reflective of the centre's earlier small-town country character when postal services were often accommodated on residential sites. The post office is a rare example of its type in the municipality, of which only a few were ever built.
(Criteria A and Criteria B)

The *Former Bittern Post Office and Stacey Bungalow* are of representative significance. The asymmetrical timber bungalow is generally intact and indicative of early 1930s bungalow design in the area, displaying a chiefly timber material palette and pared-back detailing. Its significance is augmented by the survival of the original, intact, and modest interwar timber post office building, which is located close to the street with a demarcated public entry indicating its previous service role. (Criterion D)

Description

The *Former Bittern Post Office and Stacey Bungalow* are situated on the northwest side of the Frankston-Flinders Road near the historical centre of the township on a large rectangular, generally flat allotment.

The *Stacey Bungalow* is located off-centre at a setback from the front of the property. It has a substantial hipped roof clad in glazed tiles, which have replaced the original corrugated metal sheeting. The asymmetrical frontage is defined by a broad gabled wing and an offset porch, also with terracotta tiles. Two tall red brick chimneys with a clinker soldier course puncture the primary roof. The gable end is finished with battened sheeting, and rafter ends to the soffits are also visible.

The bungalow is timber-framed and clad in painted weatherboard. Supporting the porch roof are three red-brick piers, each with a clinker soldier course, surmounted by paired timber posts.[1] The deck is concrete. The façade has two timber-framed tripartite banks of boxed windows with double-hung sashes and bracketed sills and hoods. Windows to the side elevations are largely obscured but appear also to be a sash type. To the entry are double-leafed timber-framed doors with multipaned glazing.

The *Former Bittern Post Office* sits forward of the residence's building line in the southwest part of the front garden perpendicular to the street. It is a compact building with a gabled roof clad in corrugated metal sheeting and walls of painted weatherboard above a boarded plinth. The front gable end features battened sheeting. The narrow frontage has a high-waisted timber door with an upper glass pane, which is original, and reached by two concrete steps. Adjacent left is a large timber-framed window divided into four panes by wide mullions. The windows may be awnings or fixed. To the right of the door is a panelled niche, possibly for displaying notices. Timber posts and rail fencing flank an original short concrete path that provides access to the post office from the street, restricting users from accessing the private front yard.

A dual concrete wheel strip driveway extends along the northern boundary to a small gabled roof garage at the rear with a double door, typical of the interwar period. Deviating from the driveway is an original curved concrete path that leads to the porch. The mature exotic to the middle of the front yard is an established specimen but a mid-to-late 20th-century planting. A non-original metal fence with steel poles and mesh replacing an earlier timber framed version defines the front boundary. There are several large trees in the backyard and at least one shed.

1 The content of this description is in part reliant on images of parts of the site not visible from the public realm, https://www.realestate.com.au/property/2478-frankston-flinders-rd-bittern-vic-3918, accessed May 2022



Former Bittern Post Office
(Source: RBA, January 2021)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The inland locality now known as Bittern was described as an open forest in the early 1840s when the Meyrick brothers leased it as part of their 'Coolart' run (approx. 10,880 acres), sometimes referred to as 'Ballanrong'.[2]

Over the 1860s, this pastoral lease was broken up into farming blocks and offered for selection and sale. A small and dispersed agricultural and pastoral community slowly consolidated in the Parish of Bittern over the late 19th century (the southern part of the Coolart run).

The establishment of the Bittern railway station on the Stony Point line in 1889 was a catalyst for the emergence of a rural service centre with much orchard produce and livestock transported to metropolitan markets from the station. Despite the hopes of some local speculators, the development of the Flinders Naval base/*HMAS Cerberus* nearby at Hanns Inlet from the early 1910s did not support extensive population growth for the area. In 1915, a correspondent for the *Mornington Standard* penned an optimistic assessment of the hamlet:

> Bittern township, named after the wild bird Booming Bitter, but not yet Booming, situated 1 mile from the bay and at the junction of five roadways, within one mile of the Naval Base entrance gates and adjoining the Bittern railway station, at which the point the line to Red Hill, now surveyed, will take its departure. Bittern at no future date must forge ahead … Hundreds of picked lots have been sold around the Bittern station but up to the present, few homes have been built. With the development of Naval Base, this part must become a large centre, tapping the great farm and orchard areas to the South West … At present there is a store and post office, also two blacksmiths' shops, coffee palace, hall, and canning factory, at Bittern.[3]

Bittern remained a hamlet until the early 1960s, when its built footprint began to expand progressively, supported by industrial development at Hastings and Crib Point. The more intensive residential development that now characterises the town – effectively linking it with Crib Point – is an outcome of the late 20th century.



Land clearance in the Bittern area, mid-to-late 1930s
(Source: Mornington Peninsula Local History Network, P 0218)

2 Arthur Woodley and Bruce Bennett, *Morradoo about Nothing: A History of Crib Point and Bittern, Neighbours in Destiny,* 2007, p2
3 'Township of Westernport', *Mornington Standard*, 19 June 1915, p2

Place-Specific

The subject land derives from Crown Allotment 95A in the Parish of Bittern, County of Mornington. This approximately 63-acre (25.5ha) holding was recorded in the mid-1870s at the interface between a stretch of 'Messmate & Peppermint' trees and a 'Plain covered with spear grass'.[4] It was purchased by William Giller Davis – an early arrival in the area – in 1880.[5] The property, held by multiple owners, appears to have remained sparsely developed into the 1890s.



Extract from the *Mornington Peninsula – Frankston Mornington Hastings*, dated 1891, map with the approximate location of the subject land marked (Source: A. Black, M/DEF58, VPRS 8168/P0002, PROV)

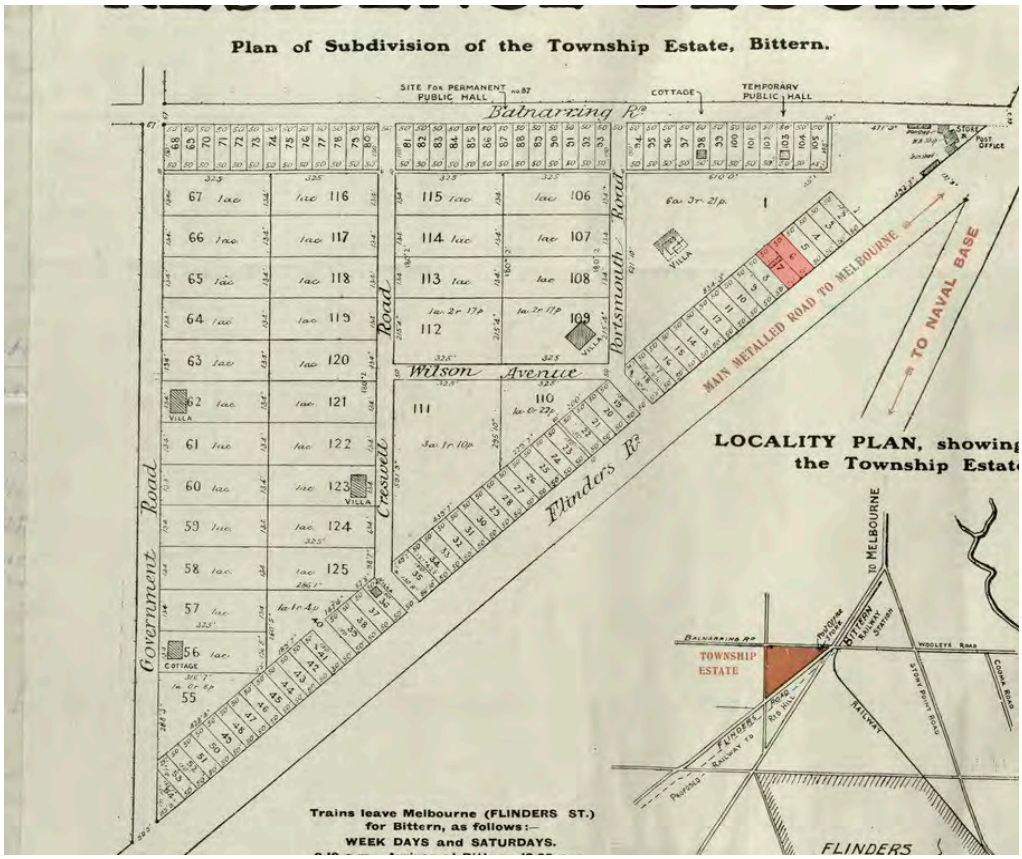
The English immigrant, George Henry Stacey (1872-1950), an orchardist and land speculator, brought Crown Allotment 95A in 1913.[6] Seemingly motivated by the development of the Commonwealth naval base at nearby Hann's Inlet at this time, Stacey subdivided the entire holding in 1915 – promoting the sale as the 'Flinders Naval Base Township Estate'. The promotional estate plan is reproduced below and depicts a cluster of stores and the Bittern Post Office at what is now the southeast corner of Myers and Frankston-Flinders roads (all buildings since demolished). There had been a postmaster at Bittern since around 1891. First operating near the railway before relocating to the aforementioned site in 1910.[7]

In 1916, the subject land, lots 6 and 7, were acquired by Alice Martha Stacey – the wife of G.H. Stacey's brother, Frank Stacey.[8] Both lots were then transferred to her son, the recently married Frank Stacey Junior, in 1932.[9] It is likely that the existing bungalow was constructed around this time as a family home. It was extant by 1931, when a building is listed at the property in the Shire of Hastings and Frankston rate books.[10]

The extended Stacey family were active members of Bittern.[11] Frank Stacey set up the well-known 'Five Ways Store' in the northeast corner of the estate in 1912 and took over the existing post office and role as the country postmaster.[12] His store provided an important resource for the community, including general goods and postal/telephone services. The Stacey family

4 *Country Lands, Parish of Bittern, Country of Mornington*, Department of Crown Lands and Survey, 1875, SLV
5 Certificate of Title, vol. 2031, folio 004
6 Certificate of Title, vol. 2031, folio 004
7 Bruce Bennett, *The Old General Store: A History of the General Stores and Post Offices on the Frankston and Flinders* Road, 1997, p166
8 Frank Stacey, Victoria, Australia, Marriage Index, 1837-1950, Ancestry, available online
9 Certificate of Title, vol. 3953, folio 536
10 Shire of Hastings and Frankston ratebook, 1931, entry 5998
11 For instance, see 'Bittern', *Mornington Standard*, 24 August 1912, p3
12 Bennett, *The Old General Store*, p168

also ran a taxi service for the navy and were responsible for the local fire brigade siren and keys to the school and public hall. Following Frank's death in 1933, his family continued operating the shop with his wife, Alice, taking over as postmistress.[13]



Extract from the 1915 Flinders Naval Base Township Estate plan, Bittern. The subject land is shaded red with an unknown, no longer existing building footprint depicted on lot 7 (Source: Department of Crown Lands and Survey, SLV)

The family sold the Five Ways Store in 1937, but Alice continued as postmistress. The handwritten records for the Bittern Post Office are difficult to interpret, but a note appears in April of that year referencing the 'Removal to new residence of P.M. [*postmistress*]'. This comment appears to reference the shifting of the post office service to the subject property.[14] While there is no discussion of a new building, it appears that the existing diminutive gabled-roofed timber office at the place was constructed at this time. It was presumably commissioned by the Postmaster-General's Department and likely designed by the Victorian Public Works Department.[15]

Alice ran the post office until 1948, after which it was overseen by Frank Jnr.[16] He sold the subject property in 1972, but the post office at the place continued to operate until 1994, after which the service was transferred back to the southeast corner of the Frankston-Flinders and Myers roads in a building adjacent to the general store (since demolished).[17]

13 Bennett, *The Old General Store, p*170
14 'Bittern - Post Office and related history, 1901 – 1988, paper files and documents of post office records', National Archives Australia, B5846, spg5
15 A search of the Post Office records at the NAA has not revealed any details of the plan for this building.
16 'Bittern - Post Office and related history', p4
17 Woodley and Bennett, *Morradoo about Nothing,* p103



Stacey family portrait – Frank Jnr (left), daughters Charlotte and Winifred (middle), Alice seated, and Frank
(Source: Charlotte Stacey Collection, *Morradoo about Nothing*, 2007, p43)



Undated photograph (pre-1974, see image below) of the Bittern Post Office with the *Stacey Bungalow* in the background with a roof of corrugated metal sheeting – note that the post office signage (gable end and below window) has not survived, nor has the telephone kiosk or post box on the adjacent grassy verge. The exotic is shown in the front garden as juvenile specimen.
(Source: NAA, B5919)



1974 aerial, depicting the *Former Bittern Post Office and Stacey Bungalow* - note the exotic in the front garden and the metal roof cladding of the bungalow (Source: Project 1122, Run 10, Frame 90, Landata)



Bittern Post Office, 1976 – note the *Staecy Bungalow* (right) now displays a glazed-tiled roof
(Source: Mornington Peninsula Local History Network, P 0063)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

5 Establishing Communications

5.1 Establishing post and telegraph offices

> The first 'postal' dispatch on the Peninsula is thought to have been via cutter, in 1803, from the Collins settlement to Sydney: with a request to Governor King to support the proposed transfer of the Sorrento settlement elsewhere. From separation in 1851, the Victorian Postmaster General took responsibility for postal services from the Superintendent of the Port Phillip District which included: all Post Offices including the Post Office Savings Bank, Mail Services, Telegraph Services (from 1854), Telephone Services (from 1887; previously operated by a private company from 1878). After Federation in 1901, the Commonwealth Government became responsible for all post, telegraph and telephone services.
>
> The opening of a post office, making a village a 'postal town' or village, was often the only claim to fame that a settlement had in the nineteenth century. As residents collected their mail from the post office, it often became a central meeting place. Many of the earliest post offices were not purpose-built, but were operated by contractors in private homes, schools, hotels or general stores. Once built, post offices were important local public buildings as well as strategic telegraph-telephone communications sites for Victoria in the nineteenth and early twentieth centuries. As such, they were depicted on early military survey maps, along with any separate telegraph offices, lighthouses and schools. Later the numerous military installations on the Peninsula would operate their own post offices, including one from the Mornington Racecourse camp (1939).
>
> Postal communication was important for contact between early Peninsula townships and beyond Shire boundaries. Mail arrived at the coastal townships by boat and was delivered on horseback. Mail came to Schnapper Point and later Dromana by boat, with a mail delivery twice a week in Red Hill. Mail was sorted at Dromana and carried on to Portsea Cape Schanck or Red Hill by horseback.

7 Building Settlements and Towns

7.1 Selecting township sites and planning settlements

Comparative Analysis

Post offices in rural communities, mainly on the Western Port side of the Mornington Peninsula, were typically combined with general stores and part of a family-operated business. The main example of this combined type that survives in the municipality: is the *Merricks General Store,* 3458 Frankston-Flinders Road (HO285), which is a gabled roofed galvanised iron building built in 1922.

It was also common for post offices to be established in the residences of the postmasters/mistresses in the municipality. Some post offices were built into the residence, such as the *Former Balnarring post office and Bickers house* (now demolished) on Balnarring Road, which operated in the enclosed part of the front verandah of the residence. The *Old Post Office* at 80 Byrnes Road, Shoreham (HO342) was operated in a house built in 1886 with a separate room used for the post office.

The Former Bittern Post Office belongs to a category of post offices on the Peninsula that were compact in size and either attached or detached from a residence. Known examples which have now been demolished are the:

- *Former Balnarring Post Office*, built in 1951 – one-room weatherboard building with a brick façade and attached to a residence, and
- *Osterland Post Office and House* at Stony Point – a similar compact gabled roofed weatherboard building located next to a timber house.

The *Stacey Bungalow* is a good example of a late interwar timber bungalow. By the early 1930s, the bungalow had become firmly entrenched as the preferred type of suburban development. Examples from this period are often less detailed than those of the late 1910s and 1920s, a reflection of more restrained aesthetic tastes and the economic stringencies of the Great Depression. The *Stacey Bungalow* resembles the highly popular residential designs prepared and financed by the State Bank of Victoria during the previous decade. Such 'State Bank Homes' were widely equated with quality housing and pervaded the broader construction industry.



Drawing of 'Type No. 45', State Savings Bank of Victoria, dated 1927. Note the asymmetrical form and hip roof with projecting gabled wing and brick verandah piers wit paired timber posts as at the *Stacey Bungalow*.
(Source: State Saving Bank of Victoria, *Types of timber-framed dwelling houses …*, 1927, NAA)

Several examples of interwar bungalows are included on the Mornington Peninsula Schedule to the Heritage Overlay. Other comparable houses in the municipality generally have a transverse gable roof, typical of the Californian bungalow type, rather than a hipped roof as at the *Stacey Bungalow*, and are more detailed than restrained versions of the type that evolved over the course of the 1930s:

- *David Grant House* at 9 Mornington-Tyabb Road, Tyabb (HO308). An intact weatherboard Californian bungalow built in 1930-31 with a long transverse gable roof with a front gable with timber shingles and a wide verandah supported on timber posts with curved brackets. Like the subject house it has a box-framed windows with three double hung sashes to the front gable end.
- *House and Tree*, 1 Burong Court, Mount Eliza (HO379). An intact weatherboard Californian bungalow built in 1930-31 with a long transverse gable roof and a front gable with timber shingles. There is also a wide verandah supported by timber posts with curved brackets. Like the *Stacey Bungalow*, it has box-framed windows with three double-hung sashes to the front gable end.
- 38 Station Street, Somerville (part of HO317, *Station Street Residential Precinct*, 'contributory'). A timber bungalow with a transverse gabled roof clad in terracotta tiles and a minor front gable. It features a gable end with shingles to the skirt, box-framed windows, each with three double-hung sashes, and a porch supported on clinker brick piers surmounted by dwarf Tuscan-order columns.
- *House*, 5 Turnbull Street, Mornington (HO395). A 1923 bungalow with a façade dominated by a full-width projecting gable-fronted porch supported by paired timber posts with Arts & Crafts detailing comprising quarter-circle brackets and an inverted cross. Other joinery details suggest a Japanese influence with battered sides. The walls are clad with a weatherboard dado with a roughcast finish above.
- *Mounts Bay*, 51-53 Devon Street, Dromana (HO405). A substantial rendered masonry bungalow (1929-30) with an imposing return verandah. It has a similar hipped roof with a gable front to the subject site, but the gable is central and shingled with a porch marking the entrance. The detailing is restrained, with the house made imposing by its size, hilltop position, and extensive verandah, which is comprised of a solid balustrade picked out in smooth and roughcast render surmounted by paired timber posts.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – misidentified as 'Shop & residence', 2478 Frankston Flinders Road, Bittern

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (rear gabled shed)
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

Former Bittern Post Office and Stacey Bungalow at 2478 Frankston-Flinders Road, Bittern, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, April 2022)

FORMER WINDREST DAIRY

Address	102 Myers Road, Bittern
Significance	Local
Construction Dates	1935-39
Period	Interwar
Date Inspected	N/A



(Source: National Trust of Australia (VIC) Mornington Peninsula Branch, 2017)

Statement of Significance

What is Significant?

The *Former Windrest Dairy* at 102 Myers Road, Bittern, is significant. It was constructed between 1935 and 1939 at the behest of Dr Arthur Robert Haywood as a combined dairy and milking shed to service his expansive, nationally celebrated mixed farm and jersey stud known as *Windrest*.

The significant elements of the *Former Windrest Dairy* are its original form and footprint, including gable roof form, chimney, intact clinker brick walls (including if overpainted), gable-end ventilator, decorative cream/tan brickwork, square bays with concrete lintels (south elevation) and remaining timber-framed hopper window, other openings (if original), and engaged piers.

None of the other built or landscape elements at the property are significant.

How is it Significant?

The *Former Windrest Dairy* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Former Windrest Dairy* is of historical significance as an illustration of the interwar 'model' dairy movement, which led to the development of more hygienic, substantial dairy/milking shed buildings on rural properties. It also appears to be the earliest remaining built element associated with the famed *Windrest* property, which was run and developed by the regionally prominent physician and politician-pastoralist Dr Arthur Robert Haywood. (Criterion A)

The *Former Windrest Dairy* is of aesthetic significance as a noteworthy, generally intact late interwar agricultural/industrial building, distinguished by its robust but limited material palette of clinker brick and concrete. The clinker brick, in particular, gestures towards the then-popular Old English/Tudor design mode, which is unusual for this typology. It is also reflective of the interwar interest in expressive surface treatment and skill in brickwork. The in-built building name on the south gable end is idiosyncratic and contrasts with the overall restrained formality of the composition. There are no other known comparators in the municipality. (Criterion E)

Description

The *Former Windrest Dairy* forms part of a setback farmhouse complex located at a large rural property, formerly known as 'Windrest', on the north side of Myers Road, to the west of Bittern. The dairy building is concealed from the public realm by boundary plantings but is situated approximately 30m behind the property's primary dwelling. This assessment is informed by several photographs provided by the Mornington Peninsula Shire.[1]



Former Windrest Dairy, circled in dashed red, relative to other non-significant built and landscape elements at the property's farmhouse complex (Source: Nearmap, January 2022)

1 These photographs were taken by the National Trust of Australia (VIC) Mornington Peninsula Branch around 2017 for the purposes of the Mornington Peninsula Heritage Award and supplied by the council.

The single-storey *Former Windrest Dairy* has a rectangular footprint with a broad gabled roof, which is clad in continuous corrugated metal sheeting (non-original). A tall clinker brick chimney shaft with a square profile and expressed external breast punctures the eastern eaves.

In the south gable end is a louvred ventilator with toothed cream brick surround. Also visible are separate concrete panels with inset salmon header bricks that form in capital letters 'Windrest'. Below is a horizontal band of projecting header bricks in a light tan colour.

Walls are constructed of a clinker brick in a stretcher bond; however, the rear half of the building has been overpainted or rendered, a recent change. The south elevation is articulated with three projecting square bays arranged symmetrically. These elements all have bevelled concrete lintels with angled rowlock brick sill. Only one original timber-framed hopper window (two-paned) survives (west). Flanking the central bay is a star cream brick motif. At either end of the south wall are engaged piers also with bevelled concrete caps.

Forward of the south elevation is what appears to be a former well, capped with a concrete dome.



Former Windrest Dairy, south and east (side) elevations. The capped well is visible left of frame. Note the rendered rear of the building, visible to the right of the image. (Source: National Trust of Australia (VIC) Mornington Peninsula Branch, 2017)

The original side walls are plainer, although no external image of the west elevation has been assessed. An internal corridor divides the dairy. It appears to have a double-width opening with a concrete lintel in the west (possibly an adapted window), with a timber-framed entrance and toplight in the east.

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The inland locality now known as Bittern was described as an open forest in the early 1840s when the Meyrick brothers leased it as part of their 'Coolart' run (approx. 10,880 acres), sometimes referred to as 'Ballanrong'.[2]

Over the 1860s, this pastoral lease was broken up into farming blocks and offered for selection and sale. A small and dispersed agricultural and pastoral community slowly consolidated in the Parish of Bittern over the late 19th century (the southern part of the Coolart run).

The establishment of the Bittern railway station on the Stony Point line in 1889 was a catalyst for the emergence of a rural service centre with much orchard produce and livestock transported to metropolitan markets from the station. Despite the hopes of some local speculators, the development of the Flinders Naval base/*HMAS Cerberus* nearby at Hanns Inlet from the early 1910s did not support extensive population growth for the area. In 1915, a correspondent for the *Mornington Standard* penned an optimistic assessment of the hamlet:

> Bittern township, named after the wild bird Booming Bitter, but not yet Booming, situated 1 mile from the bay and at the junction of five roadways, within one mile of the Naval Base entrance gates and adjoining the Bittern railway station, at which the point the line to Red Hill, now surveyed, will take its departure. Bittern at no future date must forge ahead … Hundreds of picked lots have been sold around the Bittern station but up to the present, few homes have been built. With the development of Naval Base, this part must become a large centre, tapping the great farm and orchard areas to the South West … At present there is a store and post office, also two blacksmiths' shops, coffee palace, hall, and canning factory, at Bittern.[3]

Bittern remained a hamlet until the early 1960s, when its built footprint began to expand progressively, supported by industrial development at Hastings and Crib Point. The more intensive residential development that now characterises the town – effectively linking it with Crib Point – is an outcome of the late 20th century.



Land clearance in the Bittern area, mid-to-late 1930s
(Source: Mornington Peninsula Local History Network, P 0218)

2 Arthur Woodley and Bruce Bennett, *Morradoo about Nothing: A History of Crib Point and Bittern, Neighbours in Destiny,* 2007, p2
3 'Township of Westernport', *Mornington Standard*, 19 June 1915, p2

Place-Specific

The subject land derives from Crown Allotment 77 in the Parish of Bittern, County of Mornington. This approximately 227-acres (92 ha) holding was acquired by the Scottish auctioneer Thomas Ritchie in 1880.[4] It passed through several hands, seemingly undeveloped.[5]

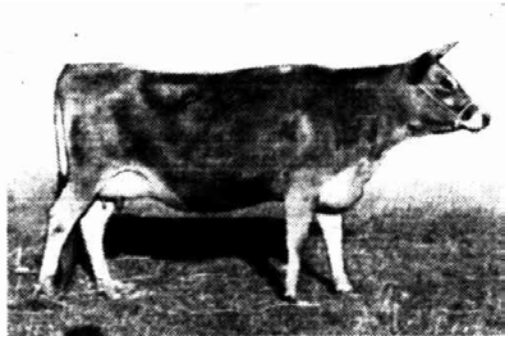
In December 1939, Dr Arthur Robert Haywood purchased about 197 acres (79 ha) of Crown Allotment 77, naming the property 'Windrest'.[6] However, it appears that Haywood had been leasing a portion of the holding since at least 1935, operating it as a dairy and mixed farm.[7] It is probable that the *Former Windrest Dairy* was constructed around this time, as it is depicted in an April 1939 aerial photograph, see below. *Windrest* had expanded to more than 300 acres by the early 1940s.[8] Haywood also later resided at the property, retaining ownership until his death in 1981.

Haywood (1895-1981), born in Caulfield, Melbourne, moved to Hastings at age 20. After gaining a medical degree at the University of Melbourne, he returned to the township in 1928, becoming its first resident doctor, with a residence/general surgery on Victoria Street. Haywood was integral in the foundation of the Hasting Bush Nursing Hospital and served on the staff of the Alfred Hospital in Melbourne. He was also active in Victorian Labor party circles, the nativist Australian Natives' Association (vocal proponents of the 'White Australia' policy), and municipal politics, including representing the Shire Frankston (1946-49).[9]

In parallel with his medical and political career, Haywood also ran cattle, sheep, and pigs on the Mornington Peninsula, with two properties in the Bittern area, *Heatherset* and *Windrest*. He also leased Sandstone Island in Western Port between 1930 and 1960 to graze cattle.[10] He appears to have been an innovative farmer, a 'keen student of and active in Pasture Improvement Movements'[11] and an advocate of 're-afforestation', planting 'thousands of fine trees' across his holdings.'[12] *Windrest* was developed by Haywood as a nationally celebrated stud farm and dairy – renowned by the early 1940s for its prize-winning pedigree jersey herd.

Haywood's 'noted Windrest Jersey Stud' (the herd, not the property) were sold in 1959.[13] How the *Former Windrest Dairy* was utilised after this period is unclear.





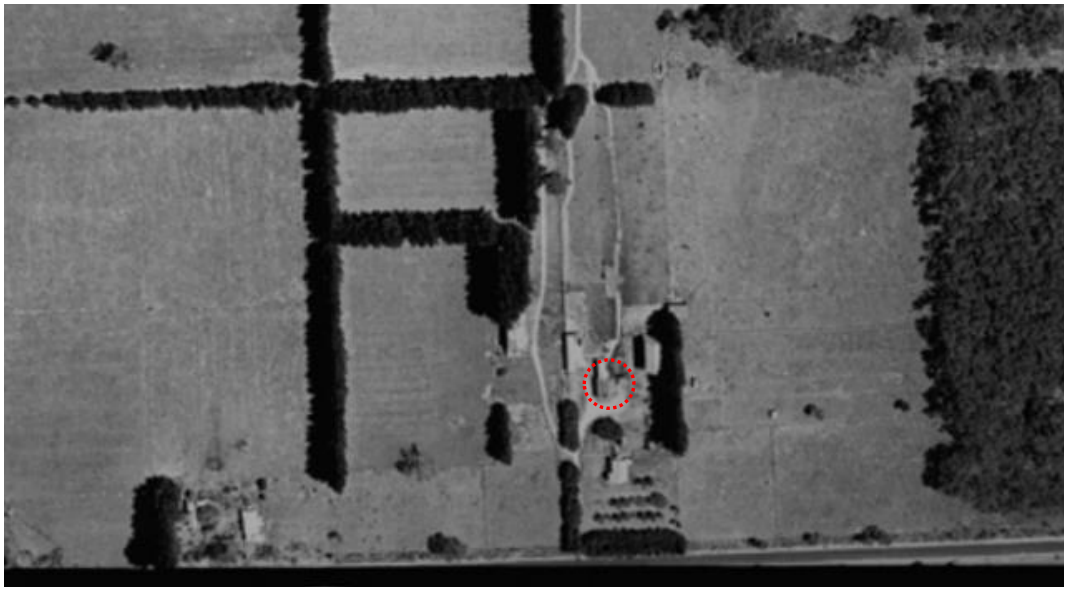
(Above) 'This junior two-year-old, Windrest Gay Marie 3rd, owned by Dr. Haywood, had a butter fat yield of 514 lb. last year',
(Source: *Weekly Times*, 8 July 1942, p11)

(Left) Dr Arthur Robert Haywood, portrait, 1917.
(Source: Mornington Peninsula Local History Network)

4 Certificate of Title, vol. 1927, folio 238; and 'Death of Mr. Thomas Ritchie', *Mornington Standard,* 21 September 1907, p2
5 Certificate of Title, vol. 2019, folio 619
6 Certificate of Title, vol. 4815, folio 859
7 'Windrest Jerseys', *Leader*, 15 June 1935, p6
8 'Phenomenal Yields By Jersey Heifers', *Weekly Times*, 8 July 1942, p11
9 'Dr A. R. Haywood Seeks Mornington Seat', *Argus*, 25 April 1947, p4
10 'A. R. Haywood collection 1859-2008', Mornington Peninsula Local History Network
11 'Know Dr. A. R. Haywood', *Labor Call*, 23 August 1934, p11
12 'Cr. A. R. Haywood Retires', *Frankston Standard*, 1 September 1949, p6
13 'Noted Jersey Stud Will Be Sold', *Age*, 10 February 1959, p3



April 1939 aerial photograph of the *Windrest* property. The *Former Windrest Dairy* is evident (red arrow)
Other buildings to the east and north no longer remain
(Source: *Western Port (Queenscliff*, Frame 2458, Run 8, Geoscience Australia)



1957 aerial photograph of the *Former Windrest Dairy*, circled in dashed red – a house has been built forward of it with other structures to the rear (Source: *Flinders Base Map Project*, Project 271, 12, Frame 129, Landata)

Around 2017, the dairy building was sympathetically adapted into a cattery. The owners were awarded a Mornington Peninsula Heritage Award for the 'Creative Use of a Heritage Place' by the council and the local branch of the National Trust of Australia (VIC).[14]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

3 Development Primary Production

Comparative Analysis

The *Former Windrest Dairy* dates from the mid-to-late 1930s and is likely a combined dairy and milking shed. Its size and brick solidity situate it within the 'model dairy farm' movement of the interwar period, in which a heightened concern with hygiene and milk contamination drove major advances in government oversight and sanitation standards. New or remodelled all-weather dairies and milking sheds on rural properties – previously often rudimentary structures – were developed in response and accommodated concrete floors (easier to clean), electrified, and up-to-date/labour-saving milking machines, engine rooms, bottling rooms, cream separators, etc.

Such buildings have been subject to little study, either in the municipality or more broadly. Their urban interwar counterparts – dairies to which the milk was delivered and distributed – often exhibited a Moderne character, which was widely associated with modernity and cleanliness. However, rural instances seem generally more utilitarian in presentation, even if 'modern'. The well-articulated and finely detailed *Former Windrest Dairy* is likely an unusually architecturally distinctive example of its type. Its mass employment of clinker bricks – celebrated by one observer at the time as 'a wealth of color and artistic ruggedness of textures' – were popularly associated with the Old English/Tudor style by the late interwar period.[15] Elements like the broad gable, hopper windows, and 'heavy' features (concrete lintels, engaged piers, square bays) are also suggestive of an underlying industrial character.

There are no comparable buildings to the *Former Windrest Dairy* included on the Mornington Peninsula's Schedule to the Heritage Overlay. The two other dairy-related buildings affected by a Heritage Overlay in the municipality all date from the late 19th century.[16]

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Farm complex', 102 Myers Road, Bittern

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

14 Lucy Callander, 'Windrest Cattery', *Herald Sun*, 3 November 2017, available online
15 'Rustic Brickwork', *Herald*, 22 June 1932, p13
16 *Eastbourne*, 19 William Crescent, Capel Sound (HO446) – limestone dairy; and *The Dairy*, 54 Franklin Road, Portsea (HO477), possibly a limestone dairy building.

Extent of the Heritage Overlay

The *Former Windrest Dairy* at 102 Myers Road, Bittern, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown in red on the aerial map below, which is defined by a polygon that extends 5 metres from all sides of the building.



Recommended extent of the Heritage Overlay (red line) with the broader property outlined in yellow
(Source: Nearmap, April 2022)

WILSON HOUSE

Address	66 Park Road, Crib Point
Significance	Local
Construction Dates	1930-31
Period	Interwar
Date Inspected	December 2020



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

Wilson House at 66 Park Road, Crib Point, is significant. It was constructed in 1930-31 for husband-and-wife William Heywood and Sarah Wilson. William, who was originally from New South Wales, worked as a clerk at the nearby Flinders Naval Base. Various alterations and additions have been made to the building over the 20th century.

The significant elements of *Wilson House* are the original footprint of the masonry section, gabled and hipped roof form, rendered chimneys with capping, gable end detailing, exposed rafter ends, rendered walls (mostly roughcast finish), original timber framed windows with geometric sills, and window hoods (to the south elevation), and skillion roof porch.

Non-original elements, including the altered garage, fence and landscaping, are not significant.

The rear skillion has been enlarged and modified and the skillion section at the north-east corner is probably not original and has been further modified. Both are not significant.

How is it Significant?

Wilson House is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Wilson House is of historical significance as a distinctive early 1930s residence in Crib Point. While established in the late 1890s, the township had only begun to consolidate during the interwar years following the development of the Flinders Naval Depot/*HMAS Cerberus. Wilson House* is amongst the earliest surviving houses in Crib Point. (Criterion A)

Wilson House is of representative significance as a generally intact and fine interwar-period Arts & Craft-style residence. It is a relatively substantial house this period on the Western Port side of the Mornington Peninsula. More broadly, *Wilson House* is one of only a few roughcast-rendered masonry examples in the municipality. It is also notable for its array of unusual architectural elements, including tall chimneys with projecting capping, timber-framed windows with an unusual geometric sill, and metal window hoods to the south elevation. Other typical Arts & Crafts characteristics include the exposed rafter ends and some timber detailing to the gable ends, in this case, battens. (Criterion D)

Description

Wilson House is located at the corner of Colin Parade and has an area of about 1,300m2. The property is relatively flat, with a high timber picket fence to the street (north and east) boundaries. There is established planting in the northeast parts; however, views of the house are afforded from the public domain.

The residence is well setback from the road towards the rear part of the site. The roof, clad in corrugated sheet metal, is broad with gable ends (one major and two minor) to the street elevations with a hip and skillion to the west end and has exposed rafter ends. There are two chimneys, which have roughcast rendered shafts and a flat projection to its upper part.

The minor gable ends have timber battens (a central and M-motif) and the soffit is wide and lined with timber boards. The major gable end is obscured. The entry porch at the southeast corner has a skillion roof clad in profiled metal sheeting.



North elevation, from Colin Parade
(Source: Google Street View, 2019)

The walls to the main section are rendered with a roughcast finish above a contrasting smooth finish to the plinth. The render had been unpainted until recently.[1]

The windows are timber-framed, generally with four-paned sashes, with wide architraves, and are further distinguished by their framing with a faceted, rectilinear sill that is suggestive of a geometric form more in keeping with a curvilinear Queen Anne sill (popular during the late 19th and early 20th centuries).

The windows to the side of the entry porch are distinctive and form a bank with a horizontal emphasis. They are fixed with a long highlight above two lower panes. The three windows to the south elevation feature original metal hoods with a bullnose profile and are likely patterned (with imbrication or similar).



South elevation, with original metal window hoods
(Source: Google Street View, 2019)

The date of the weatherboard section with four-paned windows to the north elevation has not been confirmed but is unlikely to be original. The openings to this section have recently been modified – the earlier bank of three windows has been reduced to two and the door changed.

The rear skillion section is clad in weatherboard (north end) and fibro-cement sheeting (south end). It has been recently further modified.

The garage in the northeast corner of the site dates to the early 1940s and is clad in fibro-cement sheeting. It has been converted into a studio or the like.

1 Images from 2017 at https://www.realestate.com.au/property/66-park-rd-crib-point-vic-3919 (accessed 23.03.2023) show the original unpainted finish. Images from 2017 and 2019 provide further details of the exterior of the house.

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area that became known as Crib Point formed part of a generally flat stretch of land between Hanns Inlet and Gold Point that was characterised by thick coastal scrub. It remained sparsely populated until the 1890s.[2]

Crib Point was part of the 'Coolart' run (approx. 10,880 acres), sometimes also referred to as 'Ballanrong', which Alfred and Henry Meyrick took up in 1840. Despite low land prices, development in the locale was slow to take off, constrained to grazing and some orcharding activity in the wake of the initial Crown land sales of the early 1860s (Parish of Bittern).[3] At Crib Point, a seasonal camp of commercial fishermen was established from at least the early 1870s and likely earlier.[4] Their presence was relatively ephemeral; however, their coastal huts or 'cribs' may have been the source of the locality's name, which transitioned from popular to official usage in the early 20th century.[5]

In 1888, town allotments were surveyed at Crib Point under the name 'Morradoo', likely a *Boonwurrung* place name. Much of the surrounding foreshore land was reserved at this time. The following year, the railway line from Frankston – driven on by contemporary concerns about the military vulnerability of the Peninsula's isolated west coast – reached Stony Point, passing through the nascent village, which gradually emerged as a local service centre.[6] More intensive development followed in the 1910s as the Commonwealth-controlled Flinders Naval Depot (later renamed *HMAS Cerberus*) was established at the head of the inlet.[7] Crib Point (renamed officially in 1952) quickly gained a reputation as a naval town with a population of over 500 at the end of the Second World War. A further phase of residential growth occurred with the industrialisation of the region, including the setting up of the BP oil refinery at Crib Point (1966-85).[8]



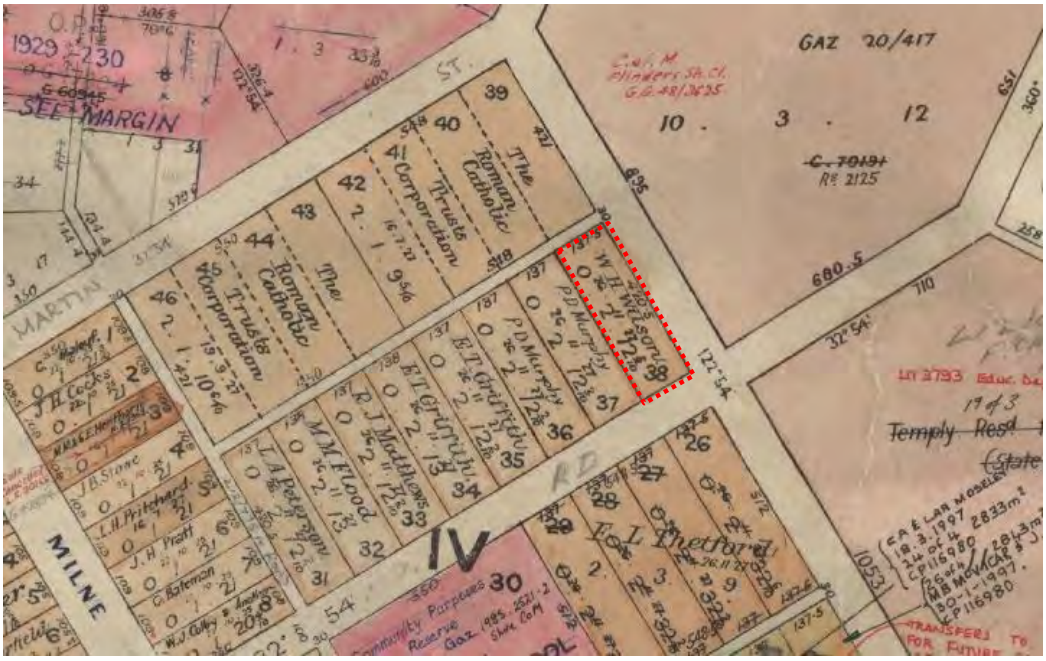
Small run of shops at Crib Point on the north side of Stony Point Road, photographed in the postwar years. The draper at no. 212 survives. (Source: Rose Stereograph Co., *Main Road, Crib Point, Vic*, SLV)

2 'Crib Point', *Victorian Places*, 2014, available online
3 'Agricultural Areas Open For Selection', *Farmer's Journal and Gardener's Chronicle*, 16 August 1862, p32
4 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p57
5 Context, *Mornington Peninsula Shire Thematic History*, p59
6 'The Railway to Western Port', *Argus*, 25 March 1885, p7
7 Context, *Mornington Peninsula Shire Thematic History*, p94
8 'Crib Point', *Victorian Places*

Place-Specific

The subject land derives from the Township of 'Morradoo'/Crib Point in the Parish of Bittern, Country of Mornington, which was proclaimed in September 1888.[9] Auctions for town lots at 'Morradoo, the terminus of the Frankston and Crib Point railway' occurred the following month.[10]

The subject site derives from part of Allotment 38, Section 4, in the Township of Crib Point. This land was first offered at Crown Land Sales held at the Crib Point public hall on 26 November 1927 and was advertised in the local newspaper with an upset (reserve) price of £47/10.[11]



Crib Point Township Plan with Allotment 38, Section 4, dashed
(Source: PROV)

The allotment was acquired by William Heywood Wilson (1888-1936) at the aforementioned land sales in November 1927. Born in New South Wales, Wilson worked as a clerk, most likely at the nearby Flinders Naval Base.[12] Wilson married Sarah Johnston (1883-1934) in 1910, and the couple had six children together. While the Wilson family are sparsely mentioned in contemporary newspapers, they appeared to be somewhat involved in the local community, with their sons participating in the local football team and Sarah in dancing competitions.[13]

While Wilson acquired the parcel of land in late 1927, a house was not built until about 1930 or 1931. Wilson appeared in the Rate Book for Flinders in 1929-30, located in the Morradoo Township; however, no buildings were noted and the net annual value was £5.[14] By 1932, the rate book entry listed the presence of buildings on the parcel, with an increased value of £15, indicating that a house had been constructed by this year.[15]

9 Victorian Government Gazette, issue 83, 14 September 1888, p2844. Officially renamed 'Crib Point' in 1952 (Victorian Government Gazette, issue 810, 17 September 1952, p5361
10 'Reminders', *Herald*, 4 October 1888, p6
11 'Advertising', *Frankston and Somerville Standard,* 11 November 1927, p5
12 Electoral Rolls, Dromana, 1931, William Heywood Wilson, p53, no. 3075
13 'Welfare ball, *Standard,* 19 November 1943, p7; 'Tyabb Stops Crib Point', *Frankston and Somerville Standard,* 4 August 1934, p6
14 Rate Book, Shire of Flinders, 1929-30, p289, no. 5767
15 Rate Book, Shire of Flinders, 1932-3, p290, no. 5792





William Heywood Wilson
(Source: Ancestry.com)

Sarah Wilson, with sons Archie and Bill (William)
(Source: Ancestry.com)

The parcel of land, which initially comprised 25 Colin Parade and 66 Park Road, was held by Wilson until September 1934, when it was sold to married couple Herbert Frederick (1899-1973, Petty Officer at the nearby Naval Base) and Jean Audrey Peck (nee Stinson, 1899-1980).[16]

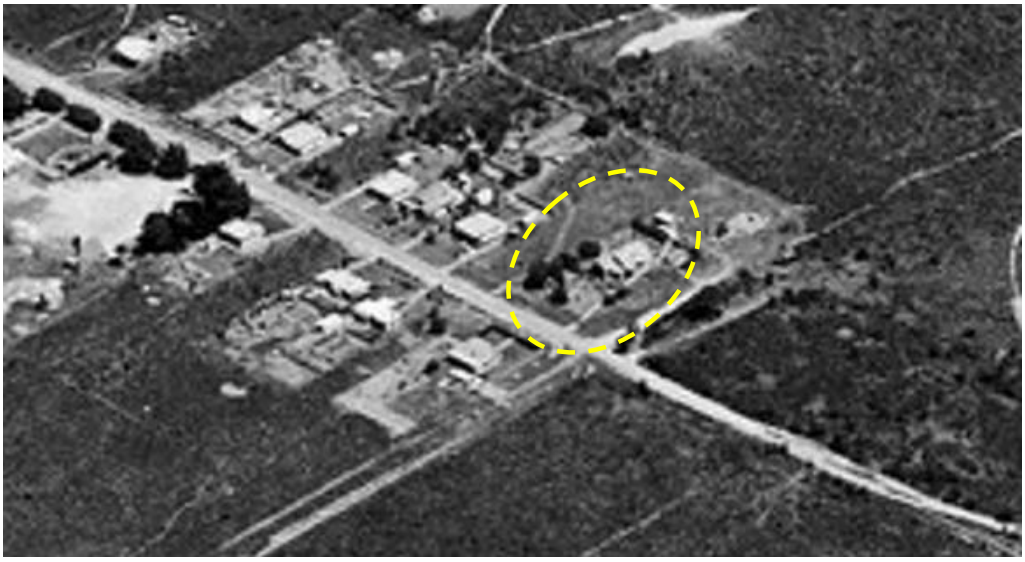
At the time of the purchase by the Pecks in the 1930s, the surrounding land was largely undeveloped, with the house located as the last building along a small row of residences to the south as captured in the following 1939 aerial, a few years after the house was constructed. The garage is not evident at this time, nor is any planting.



1939 aerial of Crib Point, with the subject place dashed
(Source: Military Aerial Photography, Run 9, Frame 2479, Geoscience Australia)

16 Certificate of Title, vol. 5905 folio 964

An aerial photograph from 1945 (below) also captures the undeveloped nature of the surrounding land while also indicating that access (likely pedestrian) was originally from Park Road, with rear access provided by Colin Parade. The garage had been erected by this time, but the weatherboard section at the northeast corner probably had not been built. Some planting had also been established along the southern boundary.



1945 aerial photograph of Crib Point, with the subject place dashed
(Source: Hasting-Western Port Historical Society)

In 1951, the parcel of land (nos. 25 Colin Parade and 66 Park Road) was acquired by Thomas Frederick (a painter and decorator) and Ruby Caroline Whiston, who also resided in Crib Point. Thomas and Ruby subdivided the parcel of land in 1977, dividing the land into two unequal parcels.[17] Lot 1 of this subdivision, which forms the current title boundary of the subject place, remained in the ownership of Thomas and Ruby.[18] Upon Thomas' death, Ruby became the sole proprietor in 1993.[19]



1977 subdivision of land, with current title boundary for 66 Park Road dashed
(Source: Certificate of Title, vol. 5905 folio 964)

17 LP121329
18 Certificate of Title, vol. 9246, folio 930
19 Certificate of Title, vol. 9246, folio 930

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.1.1 Early township reserves

> John Lardner's survey of 1888 shows allotments at Crib Point in the Parish of Bittern, covering 40 acres and including 23 allotments This survey pre-dated the opening of the railway line to Stony Point, via Crib Point, by one year. Local historian, Bruce Bennett, states that this surveyed township was called Mooradooc. Felix Foster, a farmer at Bittern and Crib Point, bought four lots in the main street in 1888 and it was he who first offered a room for a school: it opened in 1890 and closed again two years later. He also opened the first store in the area. However, Crib Point did not really begin to develop until the decision was made to build a naval base (later depot) there in 1910.

Comparative Analysis

During the earlier part of the interwar period on the Mornington Peninsula, the bungalow predominated in a variety of sub-types, one of which was the Arts & Crafts. The timber-framed examples, generally earlier, tend to have a roughcast rendered finish to the upper part of the wall, that is, over a weatherboard dado, whereas the fully roughcast finish examples, either timber-framed or masonry, tend to be later. The *Wilson House* is distinguished from the other masonry examples of the late 1920s/early 1930s in the municipality by having a varied footprint and distinctive windows with a geometric sill detail and original metal hoods to one elevation.

Other comparators included on the Mornington Peninsula Schedule to the Heritage Overlay are:

- *House,* 4 Caldwell Street, Mornington (HO381). Constructed in 1917, this Arts & Crafts style house dating to the late Federation period/early interwar period has a distinctive, unusual footprint with interlocking gable ends. The roof is clad in terracotta tiles, with deep eaves, exposed rafter ends and purlins, and battered chimneys (rendered and face brick), while the timber-framed walls mostly have a rendered finish above a weatherboard dado. Timber framed double hung sash windows with multipaned upper sash feature to the rendered portions. There are weatherboard additions to the south and east elevations.
- *House,* 10 Caldwell Street, Mornington (HO380). Completed by 1921, the gable roof of this bungalow is clad in terracotta tiles (replacement) with timber shingled skirt to the gable ends, plain bargeboards, and wide soffits. Two rendered chimneys, which vary in size, pierce the roof, both with terracotta pots. The timber-framed walls have a roughcast finish above a weatherboard dado and feature timber-framed double-hung sashes with a square bay window projecting from the façade. A porch with rendered/brick piers is located to the side (north) elevation.
- *House,* 5 Wellington Street, Mornington (HO396). Built in 1925, this red brick bungalow features a major and minor gable, with three brick chimneys. The house demonstrates some Arts & Crafts elements, such as the stained timber shingling to the gable ends, a flat roofed verandah that extends the width of the façade with rendered piers. Despite such clear bungalow influences, detailing typically associated with the Federation period, such as the tall red brick chimneys with a bulbous, roughcast cap are evident.
- *Carltonia,* 1481- 1483 Point Nepean Road, Rosebud (HO441). An Arts & Crafts timber-framed, roughcast finished bungalow, constructed during the late 1920s, with a rectangular footprint and a transverse gable roof, clad in terracotta tiles and with wide overhanging eaves. The residence features half-timbering, which is typical for the style. The asymmetrical façade has a large porch with rendered piers and arched timber frieze. The timber framed double-hung sash windows, some with stained glass to the top sash, feature a window hood to the façade.
- *Mt Lavinia,* 195 Palmerston Avenue, Dromana (HO156). Circa 1930s gable-fronted bungalow has a long rectangular footprint. It has rendered walls, wide soffits with struts/brackets and exposed rafter ends, and battens to the gable end. The porch is located under the main roof and is supported by masonry columns/piers and has a balustrade wall. The house is largely obscured from the public domain and the window types are difficult to determine.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (masonry)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

Wilson House, at 66 Park Road, Crib Point, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, March 2023)

STONY POINT RAILWAY STATION BUILDING

Address	1A Stony Point Road, Crib Point
Significance	Local
Construction Dates	Built circa 1915 (different location) and relocated in 1936 (current location)
Period	Interwar
Date Inspected	December 2020



(Source: Stony Point Historical Society, date unknown)

Statement of Significance

What is Significant?

The *Stony Point Railway Station Building* at 1A Stony Point Road, Crib Point, is significant. The station site is the terminus of the Stony Point line which, unusually, was established primarily for defence reasons between 1887-89, specifically to transport troops more readily along the Mornington Peninsula, which was perceived as vulnerable to invasion. However, the *Stony Point Railway Station Building* was relocated in circa 1936 from Skipton Station, where it had initially been constructed circa 1915.

The significant elements of the *Stony Point Railway Station* are its original form and footprint, including gable roof, platform canopy, exposed roof framing with notched members, vertically orientated beaded timber boards walls, and brick chimney.

The dry stone retaining walling was installed circa 1936 with the introduction of a footpath to the new station building's entrance. It is also significant.

The platform, while in its original location, has been highly modified and is not significant, along with other non-original or specified elements at the site.

How is it Significant?

The *Stony Point Railway Station Building* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Stony Point Railway Station Building* is of historical significance as the only early (pre-WWII) station structure to survive in situ in the municipality. This portable timber building at the station in the mid-1930s illustrates what appears to have been a typical Victorian Railway Department practice, the relocating of structures in response to shifting station needs. (Criterion A)

The Stony Point Railway Station is of representative significance as a portable station building, a type erected at many stations on the Stony Point line (and throughout Victoria), although no others survive in the municipality. In this case, the building was adapted from multiple standard prefabricated units. Although it has been altered, it nonetheless remains evocative of the early 20th century and retains key features, including the overall form (i.e. gable roof, platform canopy, 12-foot wide rectangular footprint), vertically oriented beaded timber boards, brick chimney, and exposed roof framing with notched members. The dry stone retaining wall is also of representative significance as indicative of interwar period landscaping. (Criterion D)

Description

Stony Point railway station comprises the significant station building and the non-significant platform, which are located on the south side of the rail tracks. Opposite these elements, on the north side is a vegetated embankment and adjoining the station to the east is a car park. The land to the south of the station building is grassed with some low plantings. There are two footpaths with metal handrailing leading to the station entrance; the east-west footpath connecting to the car park is edged by a dry stone retaining wall.



South side of the *Stony Point Railway Station Building* (Source: RBA, December 2020)



South side of the *Stony Point Railway Station Building*, showing breezeway at east end (Source: RBA, December 2020)

The single-storey station building has a rectangular footprint with a gabled roof (corrugated metal sheeting). Most of the walls are clad in original vertically oriented, beaded timber boards, although the west elevation is now sheeted. A breezeway, which provides access to the platform, divides the building into two parts beneath the same roof.

The platform has an asphalted surface and the retaining wall to the rail pit is concrete and steel.

The platform canopy, which is attached to the station building, has a straight profile and is supported by square timber posts. On the south side, there is a brick chimney with an external chimney breast (now overpainted). There is also a cast iron electrical stanchion

All the window openings have been boarded over. There are two timber board doors to the south elevation and one wider timber board door to the north elevation. In the middle part of the building, there is an open-sided waiting room with exposed roof framing, including notched rafters. Rooms at either end of the building are closed to the public and were not inspected. The configuration differs from what is shown on the 1936 plan, suggesting that the building was erected according to an alternative arrangement or has since been reconfigured.

More recent elements include a portable site cabin to the west, Myki ticketing machines, a lockable storage unit on the platform, and station signage.



Platform
(Source: RBA, December 2020)



Inside the waiting room
(Source: RBA, December 2020)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area that became known as Crib Point formed part of a generally flat stretch of land between Hanns Inlet and Gold Point that was characterised by thick coastal scrub. It remained sparsely populated until the 1890s.[1]

Crib Point was part of the 'Coolart' run (approx. 10,880 acres), sometimes also referred to as 'Ballanrong', which Alfred and Henry Meyrick took up in 1840. Despite low land prices, development in the locale was slow to take off, constrained to grazing and some orcharding activity in the wake of the initial Crown land sales of the early 1860s (Parish of Bittern).[2] At Crib Point, a seasonal camp of commercial fishermen was established from at least the early 1870s and likely earlier.[3] Their presence was relatively ephemeral; however, their coastal huts or 'cribs' may have been the source of the locality's name, which transitioned from popular to official usage in the early 20th century.[4]

In 1888, town allotments were surveyed at Crib Point under the name 'Morradoo', likely a *Boonwurrung* place name. Much of the surrounding foreshore land was reserved at this time. The following year, the railway line from Frankston – driven on by contemporary concerns about the military vulnerability of the Peninsula's isolated west coast – reached Stony Point, passing through the nascent village, which gradually emerged as a local service centre.[5] More intensive development followed in the 1910s as the Commonwealth-controlled Flinders Naval Depot (later renamed *HMAS Cerberus*) was established at the head of the inlet.[6] Crib Point (renamed officially in 1952) quickly gained a reputation as a naval town with a population of over 500 at the end of the Second World War. A further phase of residential growth occurred with the industrialisation of the region, including the setting up of the BP oil refinery at Crib Point (1966-85).[7]



Small run of shops at Crib Point on the north side of Stony Point Road, photographed in the postwar years
(Source: Rose Stereograph Co., *Main Road, Crib Point, Vic*, SLV)

1 'Crib Point', *Victorian Places*, 2014, available online
2 'Agricultural Areas Open For Selection', *Farmer's Journal and Gardener's Chronicle*, 16 August 1862, p32
3 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p57
4 Context, *Mornington Peninsula Shire Thematic History*, p59
5 'The Railway to Western Port', *Argus*, 25 March 1885, p7
6 Context, *Mornington Peninsula Shire Thematic History*, p94
7 'Crib Point', *Victorian Places*

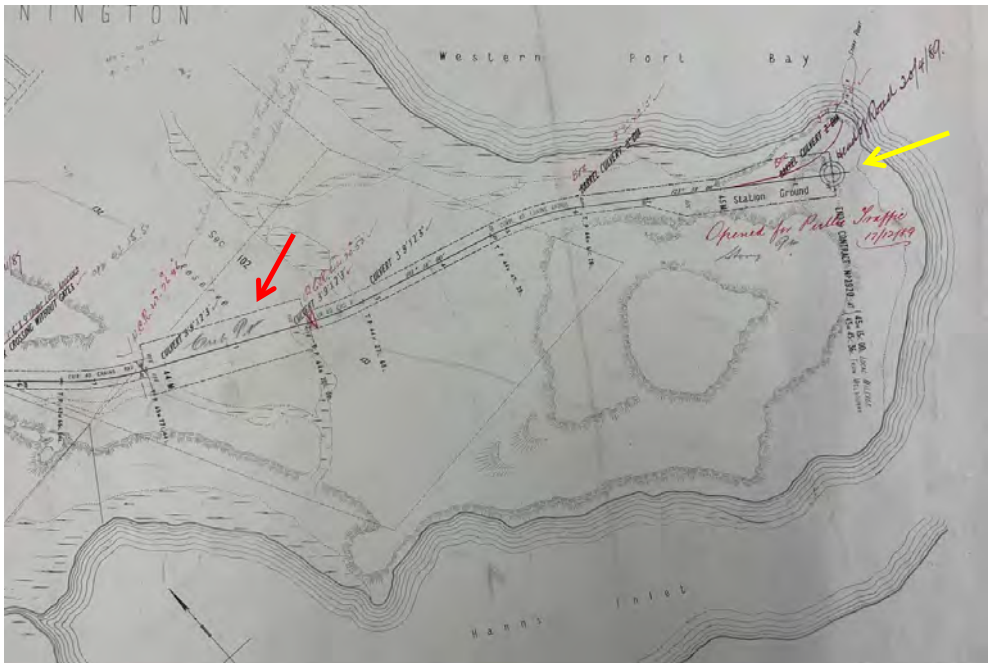
Place-Specific

During the 1870s, as the Victorian Government commenced planning for an expansion of the State's railway system, petitions were received from the Mornington Peninsula for the projected line to Frankston to be expanded. In addition to the perceived stimulus that the railway line would offer to the region's predominantly agricultural/pastoral-based economy, defence considerations were also raised. The Peninsula was officially and popularly viewed at the time as vulnerable to enemy landfall, a consternation that rose with periodic invasion scares.[8]

The Minister of Defence, Sir Frederick Thomas Sargood, is generally credited with approving the planning of the line from Frankston to the Langwarrin Military Reserve and onto Baxter's Flat, Somerville, Hastings, Bittern, Crib Point, and Stony Point. This route was surveyed in 1887, and in August of that year, the railway commissioners accepted the tender of the prominent Scottish engineer and contractor David Munro at £52,880 for constructing the line.[9]

The Stony Point railway line became operational between Frankston and Baxter in 1888.[10] Construction of the Stony Point extension commenced in 1887. The final section between Hastings and Stony Point was opened on 17 December 1889, a year later than originally expected.[11] At the same time, 'temporary' station buildings were being erected – a newspaper report about the opening noted that 'workmen are … busily engaged on the temporary station structures at Bittern, Crib Point and the terminus' (the terminus being Stony Point).[12]

A photograph from 1892 shows Stony Point Station and a group of several small gable-roofed, timber buildings (standard Victorian Railways portable types). Also, at the end of 1889, a jetty was completed, providing an important link for ferry services in Western Port Bay, particularly to Phillip and French islands.[13]



From the contract plans for the Frankston-Stony Point Railway Line, showing Crib Point Station (red arrow) and Stony Point Station (yellow arrow) (Source: VPRS 18046/P0001, PROV)

8 Woodley and Bennett, *Mooradoo About Nothing. A History of Crib Point and Bittern: Neighbours in Destiny*, 2007 p27
9 *Argus*, 23 Aug 1887, p7; and *Plans and Sections Frankston-Stony Point* (Contract No. 2920), PROV, VPRS 18046/P0001
10 Branch lines were opened from Baxter to Mornington in 1889 and from Bittern to Red Hill in 1921 (closed 1953). 3
11 Fiddian, Marc, *Trains to the Bays. History of the Melbourne to Frankston, Stony Point, Mornington and Red Hill railways*, 2014, p17
12 *Argus*, 18 Dec 1889, p4
13 *South Bourke and Mornington Journal*, 6 Nov 1889, p2



Stony Point Railway Station, 1892, showing the early station buildings at Stony Point
(Source: Wikipedia, Steven Harris, Victorian Railways)

Although the primary purpose of the Stony Point line was as a defence measure, it proved a boon to local communities and especially to the orchard industry.[14] The train service was a passenger line, as well as operating a mail service and transportation of goods to and from Mornington Peninsula communities. The service was subject to some criticism - as early as 1893, deputations were sent to the railway commissioners complaining about the timetable of trains leaving Melbourne. They argued that the 6:40 am departure time of the morning train did not encourage holidaymakers to use the service and put both the Railway Department and the businesses catering to tourists at a disadvantage.[15] Later complaints were focussed on the slow speed of the service, questioning why it stopped all stations between Frankston Station and Flinders Street Station.[16] The Stony Point Post Office opened at the railway station in 1911.[17]

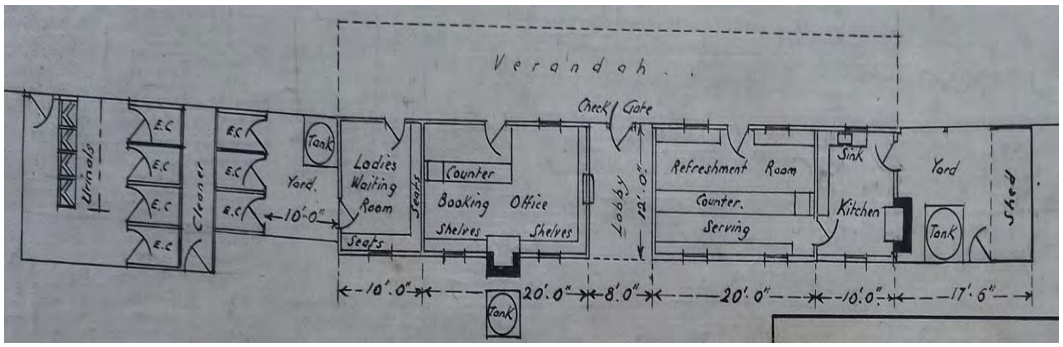
In October 1904, 'improvements' to the station were undertaken, including a new turntable and platforms, the Railway Department being desirous of having it 'up-to-date' before the summer visitors arrived.[18] The siting of the turntable caused difficulties however, because it was necessary to reverse the train before it could begin its return journey; in 1913 an accident occurred when the two brake vans assisting the operation were not enough to restrain the train and it crashed into the dead end causing several carriages and trucks to derail. Nobody was injured, although there was damage to the derailed carriages.[19] Another incident involving a runaway carriage in 1928 caused less damage but left a local resident suffering with shock.[20]

Despite the upgrades, complaints about the timetable and facilities at the Stony Point station continued into the 1920s. In January 1923, Railway Commissioners recognised that 'the station facilities at Stony Point are limited, although on all except a few holiday occasions, they are adequate; but in any case an extension of these facilities would be interfered with and made expensive by the unfavourable contour of the immediately adjoining land'.[21] In August 1923, Railway Commissioners assured locals that plans had been drawn up for remodelling, but given the 'very large expenditure' involved the scheme could not be immediately undertaken, although a yard in which stock could be held was promised in the interim.[22]

A 1924 Royal Commission into the development of the outer ports of Victoria recommended improving the pier and constructing a tramway along it connecting to the railway line, where goods could be loaded directly onto the railway trucks. This would

14 *Mornington Peninsula Shire Thematic History*, July 2013, p89
15 *Great Southern Advocate*, 30 November 1893, p3
16 Fiddian, *Trains to the Bays,* p35
17 *Mornington Peninsula Shire Thematic History*, July 2013, p65
18 *Mornington Standard*, 27 August 1904, p2; *Mornington Standard*, 29 October 1904, p2
19 *Age*, 26 December 1913, p5
20 *Frankston and Somerville Standard*, 5 April 1928, p4
21 *Frankston and Somerville Standard*, 31 Jan 1923, p2
22 *Frankston and Somerville Standard*, 1 August 1923 p3

improve the movement of goods to and from both Phillip and French islands.[23] This tramway was in place by January 1928, with a loop added to allow separate passage for goods and luggage and a crane lift for goods.[24] Additional services were added at intervals throughout the 1920s and into the 1930s, in attempts to respond to the growing traffic requirements. In 1929, it was reported that the Stony Point station had been 'reclassified' and had been risen a grade.[25]



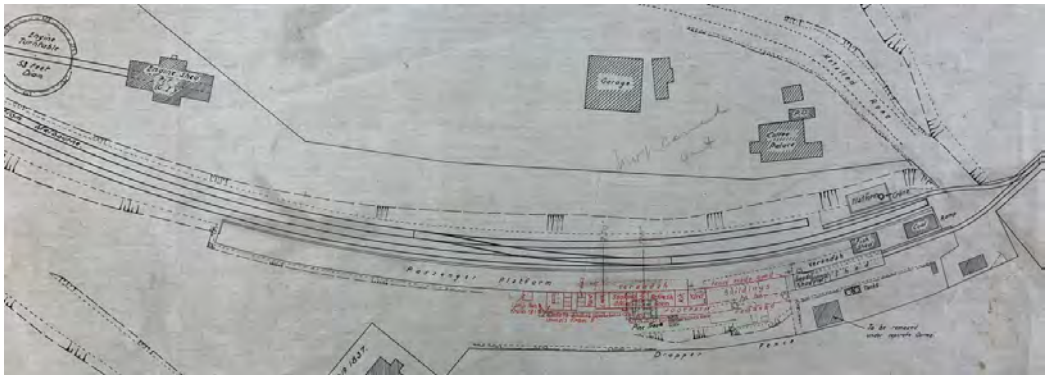
Plan, dated 1936, of the station building relocated from Skipton
(Source: VPRS 4986, R1 U342, PROV)

In 1936, plans were drawn for the replacement of the original station buildings with a building relocated from Skipton Station, near Ballarat.[26] Skipton Station had opened in 1915 but was downgraded when commuter services to Ballarat were discontinued for a time in the 1930s. The plans show the 'new' station building included a central lobby, kitchen, refreshment room, booking office, and ladies' waiting room. Also shown is a new footpath leading to the entrance, a yard and shed on the east side, while on the west side pre-existing toilet facilities and a lamp room are shown in new locations. It is not known how closely the station building was erected according to these plans – the current building differs somewhat, suggesting that either it was erected according to an alternative arrangement, or it has since been changed. The following key differences can be observed in the extant building:

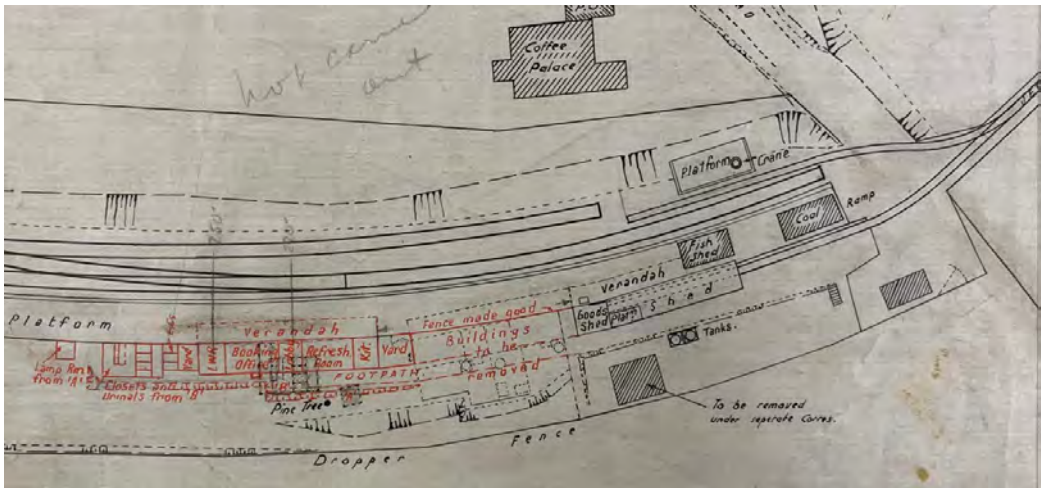
- It is located a short distance further to the east.
- It is shorter by about two or three metres.
- The configuration is different (for instance, the lobby is not central).
- No fireplace/chimney on the east side.
- The placement of doors and windows is different.

The 1936 plan also shows the location of other pre-existing site elements (none of which survive), including a goods shed, fish shed, coal store, the tramway to the jetty, and a platform crane to the east, and an engine shed and engine turntable to the west. The railway tracks (including the second set of tracks) extended further to the east compared with today.

23 *The Age*, 17 January 1924, p8
24 *The Argus*, 2 January 1928, p12
25 *Frankston and Somerville Standard*, 1 March 1929, p8
26 Public Record Office of Victoria, VPRS 4986 R1 U342



Stony Point Station buildings, relocated from Skipton, c.1936. Note the turntable and engine shed to the northwest, and the tramway connections to the jetty to the east. (Source: VPRS 4986, R1 U342, PROV)



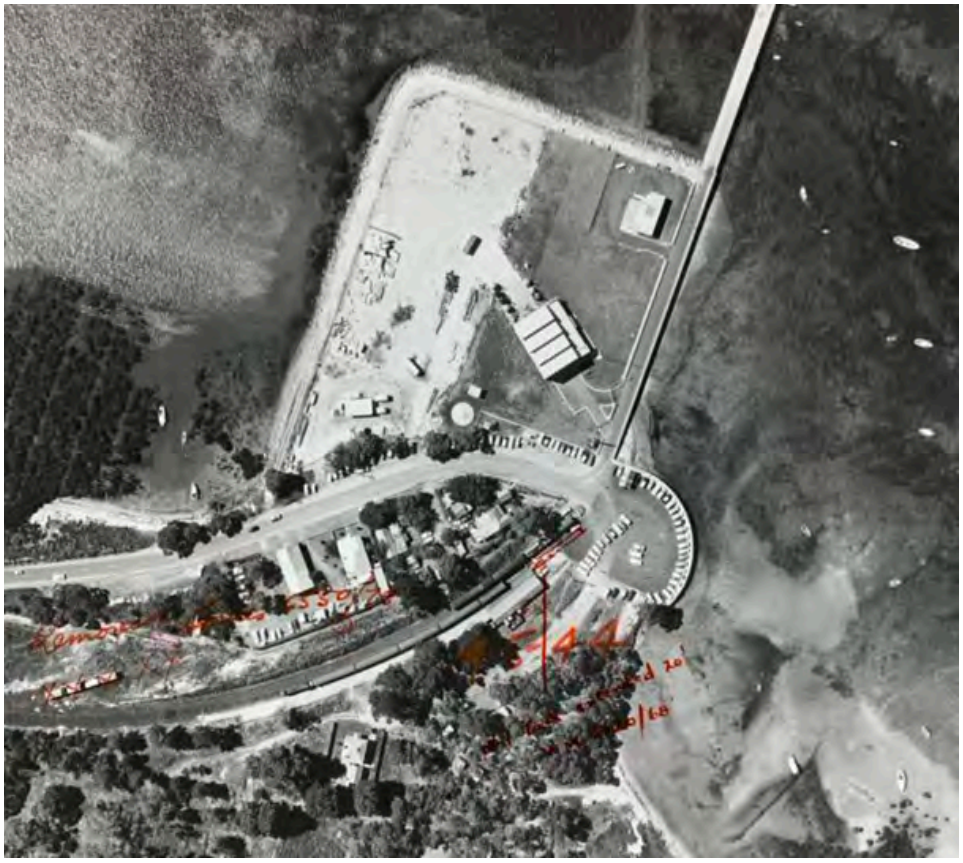
Detail of 1936 Stony Point Railway Station plans, showing the buildings relocated from Skipton (below and overlaid in red) and the original buildings that were removed (dashed black). (Source: VPRS 4986, R1 U342, PROV)

World War II saw an increase in military traffic to Crib Point but cancellations of travel to and from Stony Point. The evening ferry service from Stony Point to Cowes was cancelled on 16 April 1941, and the corresponding train connections were also cancelled as a result.

The final steam train was hauled to Stony Point on Saturday 28 November 1959. The last trip left the station 10 minutes late because so many people wanted to purchase the last ticket.[27] Diesel trains became the norm from this point, but with the rise of tourism-driven steam travel, special trains began occasional trips to Stony Point from 1965.

A 1969 aerial photograph shows that by that time, the tramway to the jetty and the sheds to the east of the station had been removed, and the rail tracks and platform had been truncated.

27 Fiddian, *Trains to the Bays,* p75



1969 aerial photograph showing Stony Point Railway Station and ferry terminal
(Source: VPRS 17400/P1 Frankston-Stony Point 1969, PROV)

The Stony Point line was closed on 22 June 1981. The Labor Party, under John Cain, campaigned on electrification and re-opening of this and several other closed lines in the 1982 Victorian election. Following Cain's victory, the line was re-opened on 16 September 1984, but was not electrified.[28] Repair works were undertaken to the station building at that time.[29] In 1986, land to the west and north was proposed to be sold.[30]

Today Stony Point Railway Station is part of the Melbourne rail network and is serviced by Metro Trains.

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context, July 2013:

5 Establishing Communications:

5.4 Building and Maintaining Railways

It was the Colonial Minister of Defence, Frederick Sargood, who proposed the line to Stony Point in 1886. The route chosen originated in Frankston, passed the Langwarrin Military Reserve, on to Baxter's Flat then to Somerville, Hastings, Bittern and Stony Point. Railway construction began in 1887. The line reached Stony Point in December

28 Fiddian, *Trains to the Bays*, p85
29 Joan Patrick (ed.), *Mornington Peninsula Railways and their Communities*, 2004, pp32-33
30 Public Record Office VPRS12744, P3, 259/275/041

1889. Although its primary aim was as a defence measure, the railway line was a boon to local communities and especially to the orchard industry. The opening of stations at Somerville and Tyabb, for instance, accelerated and refocused the growth of these townships. When cooperative coolstores were built in the twentieth century in these towns they were located close to the railway station to enable easy transport. A branch railway line at Tyabb was built to the coolstore at Tyabb in 1914.

Comparative Analysis

The Stony Point station building is a portable (or 'temporary') type. Buildings of this type were also erected at several of the other stations on the Stony Point line (e.g. Hastings, Baxter, Sommerville), although no others survive in situ. The station building is comprised of multiple prefabricated units which were relocated from a former location (Skipton). While it has been altered (in particular the openings and configuration), it nonetheless remains evocative of the early 20th century and retains key features, including the overall form (i.e. gable roof, platform canopy, 12 foot wide rectangular footprint), vertically oriented beaded timber boards, brick chimney, and exposed roof framing with notched members. Alterations were commonly made to portable station buildings to suit changing requirements and, as such, there are very few, if any, surviving in Victoria that resemble their original layout.[31]

An historical overview of portable station buildings is given in the 1982 study *Victoria's Railway Stations*. Portable station buildings were developed to meet the demand for accommodation associated with the boom in railway construction prompted by the 'Octopus Acts' of the 1880s. The portable remained popular until World War One and then to a lesser degree. Although frequently replaced by more permanent buildings as the need arose, portables often survived at quieter locations. The standard portable measured 20 feet by 12 feet and was a serviceable design. Earlier portables were clad with board and batten siding, while later, tongue and grooved boards were used with bead jointing. Windows were multipaned casements until the Interwar period when they were replaced with double-hung sashes. The chimneys were either galvanised iron or brick, and the roof cladding corrugated iron. The portable units were often configured in various ways to suit the requirements of locations, combining elements such as an office, lobby, shelter, waiting rooms, or yard toilet as needed.[32]

There are no other early (pre-WWII) buildings believed to survive in situ at any of the other railway stations in the Shire, including Tyabb Station, which is included within the Tyabb Residential, Commercial & Civic Precinct (HO289). There are, however, a few early rail-associated buildings that are not located at stations, including:

- A circa 1888 ladies' waiting room, also a portable type, formerly associated with Hastings Station which was relocated nearby by 1939 and is now in the backyard of a private residence at 68 Church Street (recommended for heritage listing by this Study).
- Interwar period station residences, including 2413 Frankston-Flinders Road Bittern and 68 Church Street Hastings.[33]

The Butler & Associates' *Hastings Heritage Study (*2001) identified two railway related precincts: the Bittern-Balnarring-Merricks-Red Hill Railway Precinct and the Frankston to Stony Point Railway Precinct, neither of which, although recommended, have been included in the Schedule to the Heritage Overlay.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Stony Point Railway station', off Stony Point Road, Stony Point, p625

31 Andrew Ward and A. Donnelly in association with the Australian Railway Historical Society, *Victoria's Railway Stations: An Architectural Survey*, vol. 4, part 2 ('The Twentieth Century, 1900-1930, portable station buildings), March 1982, chapter 4.15

32 Ward and Donnelly, *Victoria's Railway Stations*, chapter 4.15

33 Houses identified in the *Hastings Heritage Study* (2001, Butler & Associates) within the Bittern-Balnarring-Merricks-Red Hill Railway Precinct and the Frankston to Stony Point Railway Precinct

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (beaded timber boards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (Dry stone retaining wall)
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Stony Point Railway Station Building* at 1A Stony Point Road, Crib Point, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the red line as shown on the aerial map below, which is defined by a polygon that extends from the edge of the building to the platform to the north, 10 metres to the west and south side of the station building line, and 15 metres to the east, including the dry stone retaining wall.



Recommended extent of Heritage Overlay (red line)
(Source: Nearmap, January 2023)

DRAPERY AND MALOUF & SONS' STORE (FORMER)

Address	212 and 250 Stony Point Road, Crib Point
Significance	Local
Construction Dates	1933 (no. 212); and circa 1920 (no. 250)
Period	Interwar
Date Inspected	January 2021



Former Drapery, 212 Stony Point Road
(Source: RBA, January 2021)



Former Malouf & Sons Store, 250 Stony Point Road
(Source: RBA, January 2021)

Statement of Significance

What is Significant?

The *Drapery and Malouf & Sons' Store (Former)* are significant. The *Malouf & Sons' Store (Former)* was constructed circa 1920, possibly integrating an earlier 1915 building, as a general commercial premise for husband-and-wife Charles and Mary Malouf, well-known Syrian/Lebanese immigrants in Crib Point. Various additions were made to the building over the 20th century, when it became a butcher, operating as such into the 1990s. The *Drapery (Former)* was built in 1933 for husband-and-wife Don and Olive Evelyn McKenzie. It operated as a drapery under various owners until the late 1970s.

The significant elements of the *Malouf & Sons' Store (Former)* are its original/early north-south wing, including gabled roof and front pediment, brick chimney, walls of weatherboard, red brick (overpainted or otherwise) or render, front verandah, timber-framed double-hung sash windows, and shopfront, particularly the metal frame, recessed entry door with pressed metal ceiling, and green square tiles to stallboard. Non-significant components include the east-west section and west wings.

The significant elements of the *Drapery (Former)* are its gabled/hipped roof, chamfered brick pediment, side brick parapet with cement rendered coping, red brick walls, front verandah, side awning windows, and shopfront, including metal frame, highlight windows with patterned glazing, and front door. Non-original elements are not significant.

How is it Significant?

The *Drapery and Malouf & Sons' Store (Former)* are are of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Drapery and Malouf & Sons' Store (Former)* are of local historical significance as an illustration of interwar commercial activity in Crib Point, a period in which a small township consolidated in the vicinity of the railway station. The sustained trading of the two shops, into the late 20th century, is indicative of the key role played by small-scale, often family-run retail enterprises at

the township level until recently. The *Malouf & Sons' Store (Former)* is also important for its connections to its original proprietors, the husband-and-wife Charles and Mary Malouf, who were Syrian/Lebanese immigrants who settled in Crib Point, becoming locally prominent. (Criterion A)

The *Drapery and Malouf & Sons' Store (Former)* are are of representative significance as surviving modest interwar period shops, of which only a small number are believed to have ever been constructed in Crib Point. Both are indicative of their types, with masonry frontages, austere but still lightly embellished with parapets and fine intact shopfronts, both elements evocative of interwar shops. (Criterion D)

Description

The two single-storey commercial buildings – the *Drapery* (former, no. 212) and *Malouf & Son's Store* (former, no. 250) – form part of a small established commercial strip along the north side of Stony Point Road at the southern end of the Crib Point township; although the Butcher is separated from the other shops by some residences. The other existing commercial buildings appear to be late 20th-century replacements or heavily modified earlier stores, such as no. 210, which previously had a stepped brick parapet.

Drapey (Former), 212 Stony Point Road

The *Former Drapery* is a modest shop built to the footpath and situated along the western boundary of a large rectangular allotment. Offset to its rear is an interwar gable-roofed bungalow with walls clad in sheeting. This residence preceded the shop but is unremarkable for its type and altered. The bungalow, along with other sheds and structures at the property, including those attached to the rear of the shop, are not significant and/or identified within the extent of the heritage overlay.

The *Drapery (Former)* has a rectangular footprint perpendicular to the road. Its roof is gabled/hipped and clad in corrugated metal sheeting. It is concealed at the front by a chamfered pediment of rendered brick and to the sides by a parapet. The latter is exposed brick – a continuation of the side walls (stretcher bond) – with a cement coping. The parapet ends are corbelled. The face of the pediment is bare, having accommodated hand-painted signage initially.

The shop features a skillion-roofed timber-framed verandah at the front that extends to the edge of the footpath, supported by three stop-chamfered square posts. Timber boards with scalloped ends decorate the side ends of the verandah. These components are original but were replaced in-kind around 2019.[1]

The single-fronted shopfront comprises a large display window with a fine metal frame and a recessed entry door. The frame is emblazoned with its shopfitter's stamp ('Gill' – prominent shopfront installers, active between circa 1905 and the early 1960s), a typical practice during the interwar/postwar years. The timber boarded door has two glazed panels and is likely original. There are also metal-framed highlight windows with patterned glass. The threshold is concrete. The stallboard may have originally been tiled.



Drapery (Former), façade
(Source: RBA, January 2021)



Drapery (Former), east elevation
(Source: RBA, January 2021)

1 New timber framing and posts captured by Google Street View, November 2019

To the upper part of the side elevations are small ventilation grilles – three in the west and two in the east. Between the grilles in the east elevation is a small recessed, horizontal timber-framed awning window with a concrete lintel and narrow sill that is faced by bars. The rear of the *Drapery (Former)* is not visible from the public realm.

Malouf & Sons' Store (Former), 250 Stony Road

The *Malouf & Sons' Store (Former)* is an L-shaped building at the corner of Tingira Place and Park Road. This footprint is the result of a series of various additions. The significant form is the north-south gable section, including shopfront. It was likely built circa 1920, either replacing or incorporating at earlier 1915 building. Attached to the rear of this primary wing was a rectangular volume; however, it has since been replaced with a smaller hipped-roof wing.

The east-west gabled section, which was built in line with the shopfront, was constructed between 1939 and 1957. Its toothed-out brickwork is readily apparent.

Both gabled sections are predominantly clad in short-sheeted corrugated metal, which is original/early fabric. There are exposed rafter ends along the Park Road frontage. Gable ends display weatherboard. There is also a squat brick chimney with a hood at the ridgeline of the north wing.

A later addition wing has also been erected to the inside of the north wing but is mostly concealed from the public domain.



Close-up aerial photograph of the *Malouf & Sons' Store (Former)* with the original circa 1915 footprint shaded in red.
(Source: Nearmap, January 2022)

The front section of the north-south wing and the east-west section have red brick walls laid in stretcher bond. In the west, the brick section projects forward of the rear weatherboard-clad wall. The brick, as depicted in early photographs, was originally

unpainted. The rear three-quarters of the north-south wing is timber-framed and clad in painted weatherboard. This section has five (two are paired) timber-framed double-hung sash windows.

Running the length of the shopfront is a skillion-roofed timber-framed verandah supported by three square posts that extend to near the edge of the footpath. Early photographs show it as having four symmetrical posts. The side 'cheeks' of the verandah is covered in painted weatherboard.

The façade comprises a single-fronted shopfront and an eastern section of brick. The shopfront has a recessed entry and shopwindow with a metal frame (also by Gill). The front section of the window currently hosts a painted mural for the 'Crib Point Community Housie' (a later use now relocated to another place), while the inside section is boarded up. The stallboard displays variegated green square tiles, which were a fashionable shopfront component in the late Federation/early interwar years. The timber door is high-waisted with an upper glazed panel. Above it is a small pressed metal ceiling. The threshold step is concrete.



Malouf & Sons' Store (Former) with Park Road frontage (left) and shopfront/Tingira Place frontage (right) visible
(Source: RBA, January 2021)

Openings in the east-west wing include a door in the short central section with paired windows adjacent. Its gable end also has a loft-like opening. There is a horizontal window with louvres in the upper part of the front wall.



Close-up of shopfront, *Former Malouf & Sons' Store (Former)*
(Source: RBA, January 2021)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area that became known as Crib Point formed part of a generally flat stretch of land between Hanns Inlet and Gold Point that was characterised by thick coastal scrub. It remained sparsely populated until the 1890s.[2]

Crib Point was part of the 'Coolart' run (approx. 10,880 acres), sometimes also referred to as 'Ballanrong', which Alfred and Henry Meyrick took up in 1840. Despite low land prices, development in the locale was slow to take off, constrained to grazing and some orcharding activity in the wake of the initial Crown land sales of the early 1860s (Parish of Bittern).[3] At Crib Point, a seasonal camp of commercial fishermen was established from at least the early 1870s and likely earlier.[4] Their presence was relatively ephemeral; however, their coastal huts or 'cribs' may have been the source of the locality's name, which transitioned from popular to official usage in the early 20th century.[5]

In 1888, town allotments were surveyed at Crib Point under the name 'Morradoo', likely a *Boonwurrung* place name. Much of the surrounding foreshore land was reserved at this time. The following year, the railway line from Frankston – driven on by contemporary concerns about the military vulnerability of the Peninsula's isolated west coast – reached Stony Point, passing through the nascent village, which gradually emerged as a local service centre.[6] More intensive development followed in the 1910s as the Commonwealth-controlled Flinders Naval Depot (later renamed *HMAS Cerberus*) was established at the head of the inlet.[7] Crib Point (renamed officially in 1952) quickly gained a reputation as a naval town with a population of over 500 at the end of the Second World War. A further phase of residential growth occurred with the industrialisation of the region, including the setting up of the BP oil refinery at Crib Point (1966-85).[8]

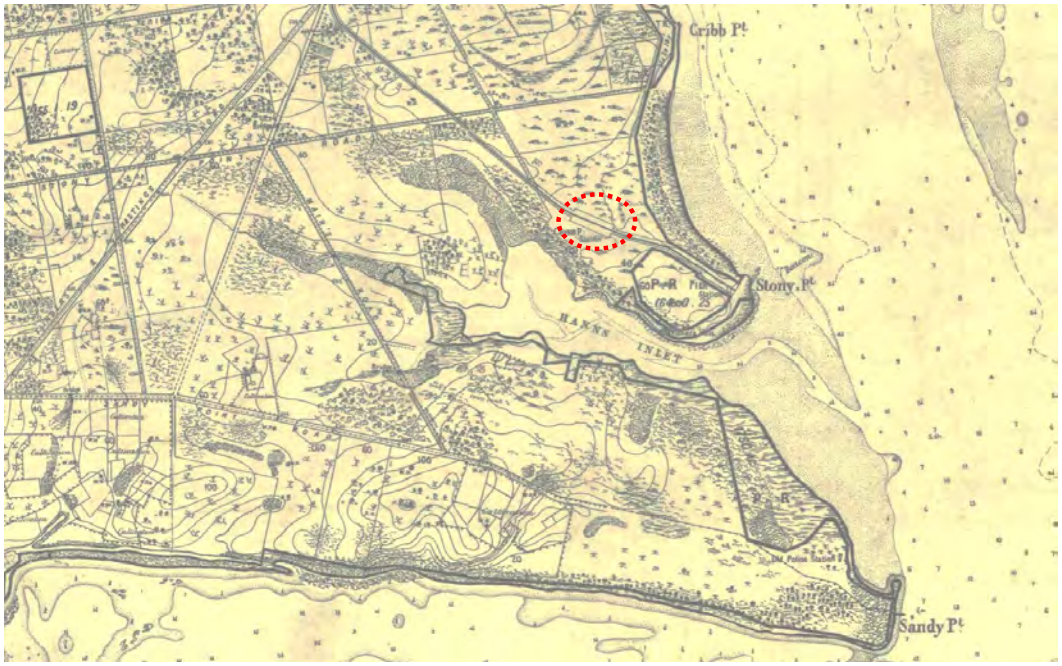


Small run of shops at Crib Point on the north side of Stony Point Road, photographed in the postwar years. The *Former Draper* at no. 212 survives (red arrow). Note traditional location of signs. (Source: Rose Stereograph Co., *Main Road, Crib Point, Vic*, SLV)

2 'Crib Point', *Victorian Places*, 2014, available online
3 'Agricultural Areas Open For Selection', *Farmer's Journal and Gardener's Chronicle*, 16 August 1862, p32
4 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p57
5 Context, *Mornington Peninsula Shire Thematic History*, p59
6 'The Railway to Western Port', *Argus*, 25 March 1885, p7
7 Context, *Mornington Peninsula Shire Thematic History*, p94
8 'Crib Point', *Victorian Places*

Place-Specific

The subject land derives from the Township of 'Morradoo'/Crib Point in the Parish of Bittern, Country of Mornington, which was proclaimed in September 1888.[9] Auctions for town lots at 'Morradoo, the terminus of the Frankston and Crib Point railway' occurred the following month.[10]



Extract from the *Map of Mornington Peninsula*, dated 1891, showing an undeveloped Crib Point township around the railway station (circled). (Source: T. Slater, Department of Lands and Survey, VPRS 8168/P0002, M/DEF61, PROV)

The subject properties initially formed part of two larger (approx. 5 acre) allotments acquired during the opening township auctions of October 1888:

- 212 Stony Point Road – Town Allotment 15, Section 6, purchased by Felix Foster,[11] and
- 250 Stony Point Road – Town Allotment 20, Section 6, acquired by Emma à Beckett for £137.[12]

Malouf & Sons' Store (Former)

The Melbourne-based à Beckett family retained ownership of Town Allotment 20, which ran between Tingira Place and Melville Way, until 1921, when it was sold to Lieutenant Percy Evans, the navy paymaster at the Flinders Naval Depot.[13] He sold the property to Amene Mary Malouf in March 1923.[14] She and her husband – Abraham Attalah/Attleir/Tulla – had been leasing the property previously, since at least 1914/15.

The Shire of Flinders rate books provides only cursory information for Crib Point during the early 20th century, making it challenging to ascertain a construction date for the corner store. It appears that Mary and Charles Malouf, as they were commonly referred to in Australia, had been selling goods from a building at the property since about 1915, which was known as

9 Victorian Government Gazette, issue 83, 14 September 1888, p2844. Officially renamed 'Crib Point' in 1952 (Victorian Government Gazette, issue 810, 17 September 1952, p5361
10 'Reminders', *Herald*, 4 October 1888, p6
11 Certificate of Title, vol. 2124, folio 685
12 Certificate of Title, vol. 6430, folio 910
13 Certificate of Title, vol. 2134, folio 715
14 Certificate of Title, vol. 2134, folio 715

the 'Commercial Store'.[15] In early 1920, the local press reported that the Maloufs would shortly open a 'new shop' – a combined general store/news agency – at the place to be known as 'Malouf & Sons'.[16] This premise could have been completely new replacement building or represent a major modification; for instance, the brick section of the store, including the shopfront, being constructed forward of the pre-existing timber section of the building.

The since-demolished rear section (refer to 1939 aerial photograph below) was likely the Malouf family home (possibly the earlier late Federation period structure).

Both Mary (1866-1939) and Abraham (circa 1843-1932), known as 'Charles' in Australia, had been born in Syria (then a semi-autonomous district of Lebanon), immigrating to Melbourne with their children and members of their families in 1898 – perhaps fleeing Ottoman persecution of Christians.[17] By 1921, there were around 400 Syrian and Lebanese-born immigrants in Victoria, which represented the peak of this community's population until the early 1970s. Many late 19th and early 20th century 'Assyrians' immigrants – starting with limited English and few resources and facing discrimination – began as transient hawkers before opening family businesses, often in rural areas, which appears to have been the Malouf family's experience in Victoria as well.[18]

By the early 1910s, Mary and Charles Malouf were in Crib Point, residing in the developing township until their deaths. They became locally prominent as storekeepers, postmaster, house-and-land developers, and in the Crib Point Progress Association. The intersection (Parks/Stony Point Road) was referred to in the press as 'Maloulf's Corner' on occasion in the 1920s.[19] They also owned businesses at Cowes and Dromana.[20]

In 1928, the Malouf family attracted state-wide press attention for the visit of Abraham/Charles's cousin, the Bishop of South Lebanon, the Rev. Dr Clement Malouf, who had attended the 28th International Eucharistic Congress held in Sydney earlier that year. After giving a well-attended High Mass in 'the Arabic language' at Hastings, Bishop Clement was received at the Malouf's house/store in Crib Point, along with around a hundred guests, including many members of the regional 'Syrian community' who had gathered at the place.[21]

The *Former Malouf & Sons' Store* became a butcher in 1928 while still owned by the Malouf family. The butcher, Adolphus Opperman, had 'his own cattle at Crib Point and did his own killing' and supplied the Flinders Naval Depot/*HMAS Cerberus* with meat.[22] As part of the adaption into a butcher, the east-west gabled wing was constructed along Tingira Place between 1939-1957.

The Malouf family subdivided the property in half in 1940, selling their store to A. H. Perrott & Co. The latter may have been renting it as a butchery since the mid-1930s. Albert Perrot had been a successful butcher in the district since at least the 1920s and lived at the place with his wife.[23]

Hugh Clarence Nilsson brought the place in 1946 but may have been there earlier in the decade as a tenant. 'Hughie' owned a 56-acre pastoral property and slaughter yard at the corner of Bungower and Frankston-Flinders roads in Somerville, from which he had previously been delivering meat by cart and motorised truck; however, changes in legislation in the late 1930s restricted his mode of operations and resulted in him in buying the shop. The Nilssons remained until the mid-1950s.[24]

The store's use as a butcher continued into at least the mid-1990s.[25]

15 Woodley and Bennett, *Morradoo About Nothing*, p114
16 'Crib Point', *Mornington Standard*, 28 May 1920, p2
17 Public family tree, ancestry.com.au
18 'Immigration History from Syria to Victoria', *Museums Victoria*, undated, available online
19 For instance, 'Crib Point', *Frankston and Somerville Standard*, 13 July 1929, p6
20 'Happy Birthday Party', *Frankston and Somerville Standard*, 21 January 1938, p3; and 'Crib Point', *Mornington Standard*, 24 April 1915, p2
21 'Bishop Malouf', *Catholic Press*, 18 October 1928, p32
22 Woodley and Bennett, *Morradoo About Nothing*, p114
23 Certificate of Title, vol. 6430, folio 910; and Woodley and Bennett, *Morradoo About Nothing*, p114
24 Certificate of Title, vol. 6430, folio 910; and Woodley and Bennett, *Morradoo About Nothing*, p114
25 Bennett, *The Butcher, the baker, the …*, p70

Drapery (Former)

Foster (1837-1932) – a farmer and major landowner (lots 13, 14, 15, 18, Section 6) in the township – retained ownership of Allotment 15 until March 1920, when it was sold to William Frank Washbourne (1883-1971), a local mariner and fisherman.[26] He appears to have constructed the bungalow that exists on the property in 1924.[27]

In June 1933, Captain Washbourne sold a portion of the property that equates to the *Former Draper* building to Olive Evelyn McKenzie.[28] Her husband, Don, already the owner of a draper in Hastings, decided to establish another in Crib Point, chiefly to cater for the demand of dressmaking and fabric from the wives of Navy personal and the growing township population.[29] An advertisement for the 'Erection of [a] brick shop at Crib Point' ran in the *Frankston and Somerville Standard* a month after McKenzie's purchase.[30] The extant building was presumably built soon after.

The shop continued as a drapery under the next owner, George William Spence and his wife Alice, who acquired the building in 1945, along with McKenzie's premise in Hastings.[31] Later proprietors included George Pike Taylor (from the late 1940s, he reacquired the original allotment, including the bungalow), Dora Jean 'Dawn' Leggett – the widow of ABC sports broadcaster, Dudley Leggett – in the early 1950s, and then Lawrence and Ivy Wedgewood from the mid-1950s.[32] The Wedgewoods:

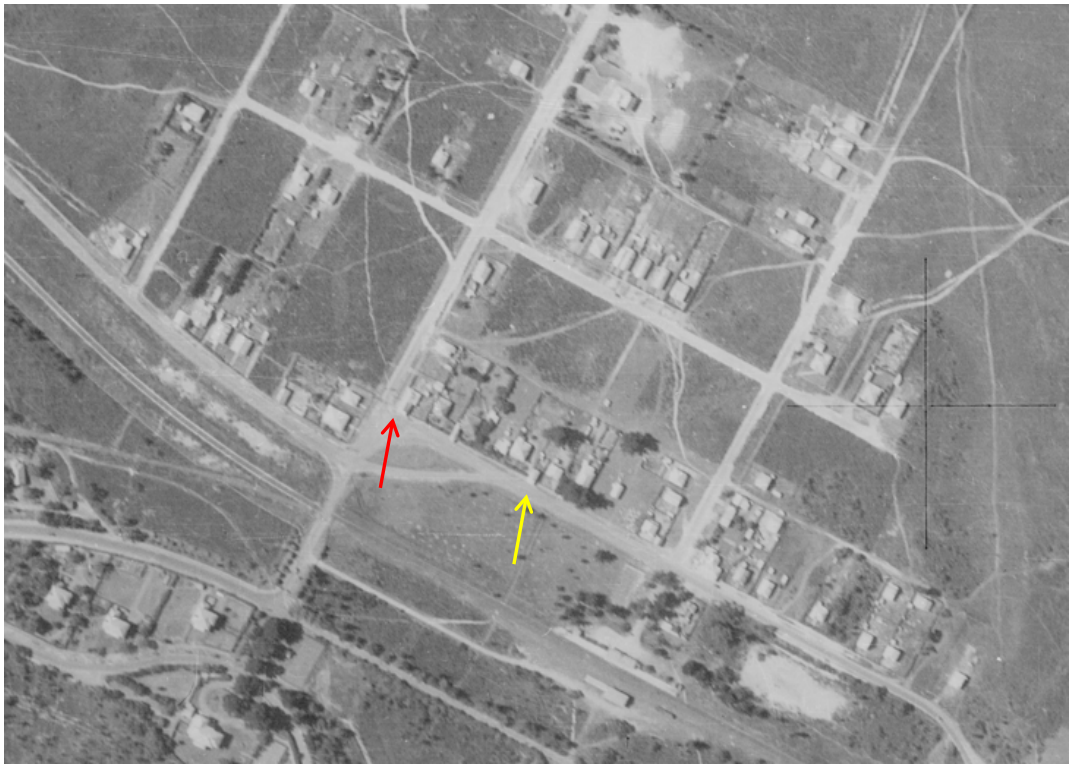
> Built up the stock up and sold Ladies, Mens, and Childrens wear, toys, gifts, jewellery, shoes, Manchester, haberdashery and wool. Travellers called the shop a "small Myers" … All their staff were locals.[33]

Competition with outlets and supermarkets in Hastings sharpened over the late 20th century and the Wedgewoods sold the drapery in 1977. It continued for a time but closed as a draper in 1994.[34] Other commercial uses followed, but the store appeared vacant at the time of its assessment.



Undated photograph of Stony Point Road streetscape east of Park Road, likely late interwar or the postwar period. The *Malouf & Sons' Store (Former)* at no. 250, then a butcher (likely Perrott) is shown left of frame with the *Draper (Former)* (no. 212) depicted further down the road (red arrow). (Source: Bennett, *The Old General Store,* 1997, p155)

26 Bruce Bennett, *The Old General Store*, 1997 p134; and Certificate of Title, vol. 2124, folio 685
27 'Crib Point News', *Franks and Somerville Standard*, 8 February 1924, p2
28 Certificate of Title, vol. 2124, folio 685
29 Arthur Woodley and Bruce Bennett, *Morradoo About Nothing*, 2007, p112
30 'Advertising', *Frankston and Somerville Standard*, 8 July 1933, p5
31 Woodley and Bennett, *Morradoo About Nothing*, p112
32 Certificate of Title, vol. 6848, folio 556; and Woodley and Bennett, *Morradoo About Nothing*, p112
33 Woodley and Bennett, *Morradoo About Nothing*, p112
34 Woodley and Bennett, *Morradoo About Nothing*, p112



1939 aerial photograph of Crib Point, then only a small settlement near the train station. The *Malouf & Sons' Store (Former)* (red arrow) is shown with a large volume attached at its rear, since removed/replaced, likely the residence. The yellow arrow identifies the *Drapery (Former)*. (Source: *Western Port (Queenscliff)*, Run 9, Frame 2479, Geoscience Australia)



1957 aerial photograph of Crib Point. The east-west wing at the *Malouf & Sons' Store (Former)* (red arrow) had been constructed by this point. The *Drapery (Former)* is indicated by the yellow arrow.
(Source: *Flinders Base Map Project*, Run 14, Frame 48, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

(There is no reference to Syrian/Lebanese immigrants in the Thematic History. Nonetheless, it is well-established that minority Syrian/Lebanese communities often developed in rural areas of Victoria over the late 19th and early 20th centuries, with families often involved in commerce.)

7 Building Settlements and Towns

7.3 Establishing commercial and retail centres

At smaller local centres it was not uncommon for stores to be run out of houses and for these shops to serve a variety of functions … When the naval depot at Crib Point was being constructed many of the workers camped at what became known as the 'settlement' around the intersection of Disney and Stony Point Roads. A store was built here, on the corner of Fuller Street, by 1916. Charles Malouf and his family built a shop, the Commercial Store, opposite the railway station at Crib Point in 1915. By 1920 they had extended the store by adding to the original building. The store later passed through a number of owners. (NB. refer to Place-specific history, the 1915 Commercial Store was likely a different building to no. 250)

Comparative Analysis

The shopping/retail built legacy of the Mornington Peninsula Shire is recognised by an array of individual and precinct-based heritage overlays (HOs). However, these heritage listings tend to be concentrated on the Port Phillip side, particularly in Sorrento, which has a notable commercial precinct along Ocean Beach Road (HO501) that includes several substantial Federation/interwar commercial edifices constructed from the area's distinctive limestone. There are also a smaller number of architecturally notable shops, chiefly interwar or postwar, such as the rendered and streamlined Moderne-style *Dromana Cellars* (HO166) or the small Spanish Mission shop/cinema complex at Rosebud (HO171).

More modest stores dating from the interwar years, like the *Drapery and Malouf & Sons' Store (Former)*, are less subject to heritage protection in the municipality. Both of these two shops are indicative of economical interwar commercial design, with the front-of-site section or entirety of brick construction (better insulation) and incorporating a pediment (a key retail marker, also useful for signage), front verandah, and a fine shopfront, installed by one of the Melbourne-based manufacturers/installers (Gill). This type of small-scale shop was present in the majority of the peninsula's urban centres. They often included a combined residence, with 'lock-up shops' like the *Drapery* less common (its tenant presumably lived in the set-back bungalow).

A variation of this typology are early 20th-century shops clad in weatherboard and/or fibre-cement sheeting. One of the better examples of this type is the *Settlement Store, Shop & Residence* at 295 Stony Point Road, Crib Point (HO319). It was erected in the early 1920s as a general store (gabled front wing) with an attached residential section at the rear, forming an L-shape. Walls are of 'fibro' with a weatherboard dado. The shopfront is symmetrical, with timber frames and toplights of coloured glazing. The *Settlement Store* is of only a handful of buildings in Crib Point affected by a HO.

Accordingly, comparable brick/rendered shops in the municipality are few. Comparators affected by an individual HO include:

- *Lurnea (main shop and dwelling)*, 359 Point Nepean Road, Dromana (HO169). One of the finer heritage-listed interwar examples in the municipality. The building has an L-form (in the same vein as the *Settlement Store*) with lightly textured rendered walls and smooth straps which, combined with the integrated rear dwelling's enclosed arched verandah, bestow a Mediterranean character to the place. The front store wing has a stepped parapet with smooth rendered panels, a cantilevered verandah, and an intact symmetrical shopfront.
- *Portsea Shopfronts*, 3750-3752 Point Nepean Road, Portsea (HO486). Likely an early 1930s shop with a pair of generally intact co-joined shopfronts; however, the parapet has been altered/replaced and the verandah is new (possibly cantilevered initially).

There are no other heritage places in the municipality that are known to have been historically associated with the district's early 20th-century Syrian/Lebanese community.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint	Yes (rendered façade, no. 212 – weatherboards, no. 250)
Internal alterations controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay Boundary

The *Drapery and Malouf & Sons' Store (Former),* respectively at 212 and 250 Stony Point Road, Crib Point, are recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red lines on the aerial photograph below, which is defined as a polygon that extends:

- at no. 212 from the building line to the western and southern property boundaries and 5 metres to the north and east, and
- at no. 250 to extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red lines)
(Source: Nearmap, October 2022)

STONY POINT ROAD RESIDENTIAL PRECINCT

Address	340-350 Stony Point Road, Crib Point
Significance	Local
Construction Dates	Circa 1930-1960
Period	Interwar and Postwar
Date Inspected	December 2020



346 Stony Point Road
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Stony Point Road Residential Precinct* at 340-350 Stony Point Road (west side only), Crib Point, is significant. It comprises four interwar houses and two postwar residences. The land was initially subdivided in 1887 as part of the Portsmouth Estate subdivision but failed to develop. A later re-subdivision in 1916 by Henry Dinsdale established the existing parcels, which were sold gradually. The four southern residences (nos 340, 342, 344, 346) were constructed in the 1930s, with the two northern dwellings built in 1960.

The significant elements are generally intact residences dating from the interwar and postwar periods, including the following original components: single-storey asymmetric massing, hipped and/or partly gabled roofs, roof cladding (tiles or corrugated sheet metal), brick chimneys, external wall materials (weatherboard, battened sheeting, or brick), porches and verandah, and timber-framed openings, inclusive of double-hung sash windows (some with the upper sash distinguished by timber glazing bars or decorative stained glazing/leadlighting). The low cream brick fence to no. 348 is also significant.

Non-original elements, including the carport/garage at no. 348 and the carport and deck at no. 350, are not significant.

Contributory places:

- Stony Point Road: 340, 342, 344, 346, 348, 350

Non-contributory places:

- None

How is it Significant?

The *Stony Point Road Residential Precinct* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Stony Point Road Residential Precinct* is of historical significance as a group of interwar and postwar dwellings that illustrate Crib Point's major growth phase. This centre had remained sparsely developed following the opening of the railway (1889), with marked expansion only occurring progressively in the wake of the Flinders Naval Dept/*HMAS Cerberus* establishment in the 1910s. Many of the original and early house owners in the precinct were serving members of the Royal Australian Navy stationed at the base or working there. The development of the precinct also provides insights into the speculative opportunities at Crib Point as the three adjoining properties at the southern end (nos 340-344) were constructed during the 1930s by a Bittern-based wife and husband team – Florence and Samuel Bennett. She owned the property while he worked in the district as a real estate agent. No. 344 was built first in circa 1930 and nos 340 and 342 a few years later, with the same builder likely responsible for both. In contrast, the three northernmost dwellings (nos 346, 348, 350) appear to represent owner-built developments. (Criterion A)

The *Stony Point Road Residential Precinct* is of representative significance for the intactness of the constituent interwar and postwar period building stock. The houses are relatively substantial for their era in the West Port side of the municipality. Prominent timber-framed window banks are a consistent element. The four 1930s residences are generally indicative of bungalow (or bungaloid) types and well detailed, including stained glass to nos 340 and 342, sliding windows to the porch/sleepout of no. 344, and multipaned upper sashes and shingles to the gable end of no. 346. The two postwar houses (nos 348 and 350) are more restrained in their detailing, as typical for their period. Both are interpretable as influenced by modernist design approaches and are further differentiated from the earlier houses by their broad chimneys and specific footprints: triple-fronted at no. 348 and L-shaped at no. 350. (Criterion D)

Description

The precinct includes six single-storey houses on the east side of Stony Point Road, extending south from Lorimer Street. The broader setting is the town of Crib Point. The terrain is generally flat. Each dwelling is set on a generous block of about 1000m^2, except for no. 350, which is on a smaller allotment as a result of the subdivision to the rear (creating 103 Lorimer Street).[1]

The houses are setback and are generally visible though some established planting partly obscures some frontages.

The only original front fence is the low cream brick example at no. 348. The driveways and pedestrian paths vary between gravel, asphalt and original concrete.

The southern four houses (nos 340, 342, 344 and 346) date to the interwar period, whereas the northern two (nos 348 and 350) date to the postwar years. Nonetheless, there is a consistency in the form and scale of all, with pitched roofs uniform. These are mostly hipped, with only one fully gabled (no. 346). Currently, three have tiles to the roof (nos 342, 348 and 350). However, no. 340 was also initially clad in tiles. The other three roofs are clad in corrugated metal sheeting. All retain their brick chimneys. Soffits are wide and mostly lined in battened sheeting.

Five of the residences are at least partly clad in weatherboards, as some have battened sheeting to the upper part of the walls. Only one house has face brickwork (no. 348).

The facades are all asymmetric in a variety of configurations. Openings are timber-framed, with the entry either recessed or set to the side of an enclosed porch. Only one house has a traditional verandah (no. 346). The windows are often grouped in

1 This re-subdivision occurred in 2004 (PS520594, Abstract and Surveyors reports, LASSI – SPEAR)

multiples of more than two, including some to the corners, and are primarily double-hung sashes. The houses dating to the interwar period have differentiated upper sashes – leadlight or multipaned.
A brief summary description of each dwelling in the precinct follows.

340 Stony Point Road

A late interwar bungalow with a multi-hipped roof form to the front, extending to gable ends at the rear (which are alterations), clad in corrugated metal sheeting (replacing tiles). Two tall red brick chimneys (one with a terracotta pot) are located at the southern end. The soffit is lined with battened sheeting. The house is timber framed and clad in weatherboard with banks of timber-framed, double-hung sash windows with geometric leadlighting (with diamond motifs) and stained glass to the upper sashes. The entry is by a glazed porch, which has a skillion roof that extends as a canopy over the adjacent windows. It forms a pair with no. 342.



340 Stony Point Road (Source: RBA, December 2020)

342 Stony Point Road

A late interwar bungalow, which contains a generally square footprint to the main section with a hipped roof, all clad in terracotta tiles. Two tall red brick chimneys with projecting caps are located to the south side and pierce the battened-sheeted soffit. The house is timber-framed and has weatherboard dado with battened sheeting above. The entry is through an enclosed porch with brick piers surmounted by paired timber posts and casement windows and a timber door with an upper pane, which has a skillion roof extending across the front-hipped section. There are banks of timber-framed windows to the façade, including to the southern corner, with geometric leadlighting (with a rectangular motif) and stained glass to the upper sashes. It forms a pair with no. 340.



42 Stony Point Road (Source: RBA, December 2020)

344 Stony Point Road

A late interwar bungalow with a square-shaped front footprint. The roof, which is clad in corrugated metal sheeting, is hipped with a front gable end and has exposed rafter ends and a square red brick chimney to the south end with soldier coursing to the cap. The broad gable end has a skirt and is clad in weatherboards. The hood over the window is an extension of the main roof. The house is timber-framed and has a weatherboard dado with battened sheeting above. The entry is to the side of the large, enclosed porch or sleepout, with a long bank of sliding multipaned windows surmounted by its own hood. There are also two larger double-hung windows to the gable end, which are mostly obscured.



344 Stony Point Road (Source: RBA, December 2020)

346 Stony Point Road

A Californian-style bungalow with a long rectangular footprint and a main gabled roof, which is clad in corrugated metal sheeting. The primary roof has a long transverse ridge with a street-facing gable. There is a skillion section to the rear and a wide brick chimney behind the main ridge with soldier coursing to the cap. The soffit is lined with timber boards. The front gable end features a louvred vent and timber shingling to the skirt, and bargeboards, whereas the side gable end seems to have battened sheeting. The house is otherwise clad in weatherboard with paired timber posts (the southern set on a brick pedestal) to the offset verandah. The timber front door has an upper pane and a highlight. There are two boxed-framed windows to the front with double-hung windows (four panes to the upper sashes). There is a hood over the window to the projecting bay, and there are probably two picture windows.



346 Stony Point Road (Sourec: RBA, December 2020)

348 Stony Point Road

A postwar house with a rectangular footprint and a multi-hipped roof form clad in concrete tiles with a variegated finish. There is a broad brick chimney located at the north end, typical of the postwar period. This was the last house completed in the precinct and is differentiated by the triple front format and cream brick walls in stretcher bond. It has a recessed entry to the north end of the façade with a concrete deck. The openings are timber framed with double-hung sash windows in banks of three or four. The low front cream brick fence with metal pedestrian gate is original.



348 Stony Point Road (Source: RBA, December 2020)

350 Stony Point Road

This postwar house has a broadly T-shaped footprint with an elongated section to the rear. Typical of its period, the roof has a low-hipped form and is clad in variegated terracotta tiles with a squat, broad salmon/red brick chimney to the north elevation and battened sheeting to the soffit. The timber-framed residence is clad in wide weatherboards with a straight profile. The front/west elevation features timber double-hung sash windows with a fixed pane to the corner unit, whereas the secondary north elevation (Lorimer Street) has varying smaller windows. The entry is by a non-original timber deck with a balustrade. A non-original carport has been introduced to the front.



350 Stony Point Road (RBA: December 2020)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area that became known as Crib Point formed part of a generally flat stretch of land between Hanns Inlet and Gold Point that was characterised by thick coastal scrub. It remained sparsely populated until the 1890s.[2]

Crib Point was part of the 'Coolart' run (approx. 10,880 acres), sometimes also referred to as 'Ballanrong', which Alfred and Henry Meyrick took up in 1840. Despite low land prices, development in the locale was slow to take off, constrained to grazing and some orcharding activity in the wake of the initial Crown land sales of the early 1860s (Parish of Bittern).[3] At Crib Point, a seasonal camp of commercial fishermen was established from at least the early 1870s and likely earlier.[4] Their presence was relatively ephemeral; however, their coastal huts or 'cribs' may have been the source of the locality's name, which transitioned from popular to official usage in the early 20th century.[5]

In 1888, town allotments were surveyed at Crib Point under the name 'Morradoo', likely a *Boonwurrung* place name. Much of the surrounding foreshore land was reserved at this time. The following year, the railway line from Frankston – driven on by contemporary concerns about the military vulnerability of the Peninsula's isolated west coast – reached Stony Point, passing through the nascent village, which gradually emerged as a local service centre.[6] More intensive development followed in the 1910s as the Commonwealth-controlled Flinders Naval Depot (later renamed *HMAS Cerberus*) was established at the head of the inlet.[7] Crib Point (renamed officially in 1952) quickly gained a reputation as a naval town with a population of over 500 at the end of the Second World War. A further phase of residential growth occurred with the industrialisation of the region, including the setting up of the BP oil refinery at Crib Point (1966-85).[8]

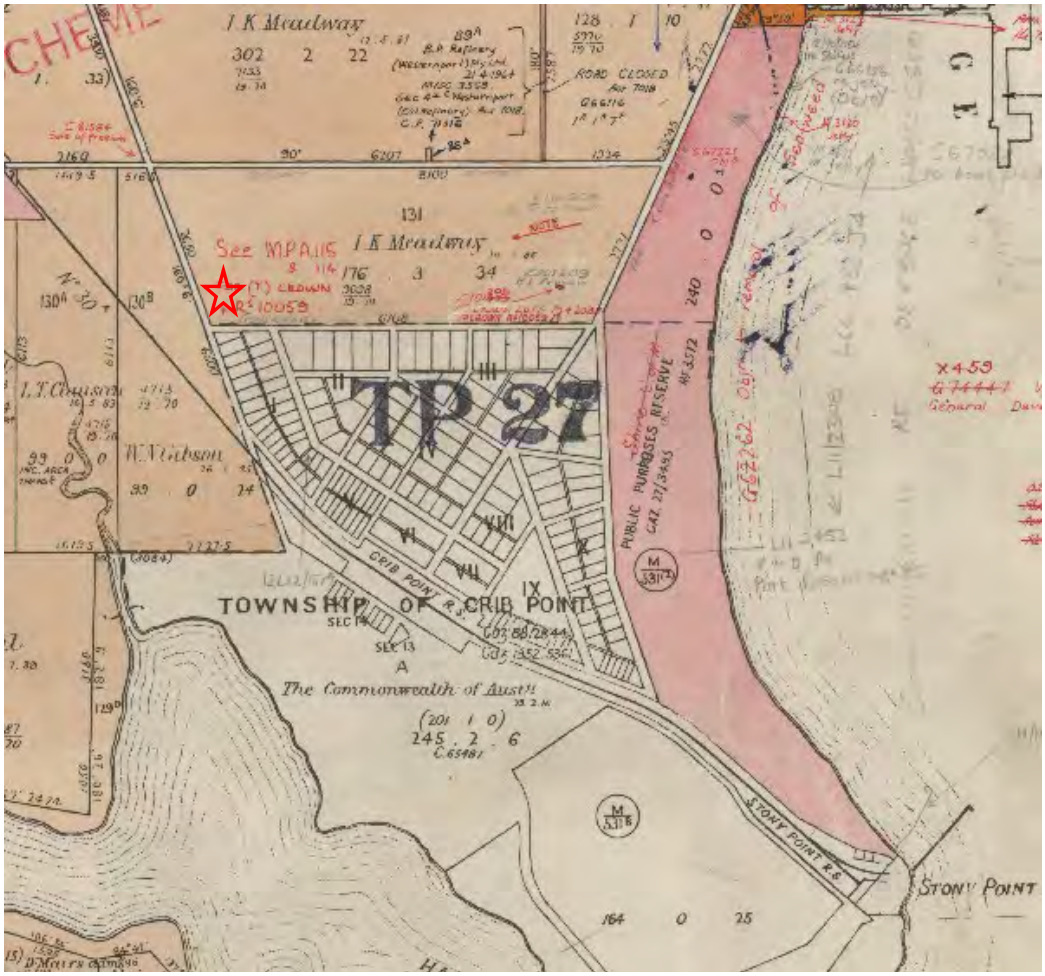


Small run of shops at Crib Point on the north side of Stony Point Road, photographed in the postwar years. The draper at no. 212 survives. (Source: Rose Stereograph Co., *Main Road, Crib Point, Vic*, SLV)

2 'Crib Point', *Victorian Places*, 2014, available online
3 'Agricultural Areas Open For Selection', *Farmer's Journal and Gardener's Chronicle*, 16 August 1862, p32
4 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p57
5 Context, *Mornington Peninsula Shire Thematic History*, p59
6 'The Railway to Western Port', *Argus*, 25 March 1885, p7
7 Context, *Mornington Peninsula Shire Thematic History*, p94
8 'Crib Point', *Victorian Places*

Place-Specific

The Stony Point Residential Group formed part of Crown Allotment 131 in the Parish of Bittern, Country of Mornington. This large allotment of about 178 acres, bound by what is now Stony Point Road (west), Disney Road (north), Governors Road (south) and The Esplanade (east), had been selected by Isabella Kezia Meadway of Hastings following its release. She gained the freehold on 20 May 1886.[9]



Excerpt from Parish Map of Bittern showing Crib Point township. The approximate location of the precinct is identified by the red star. (Source: B2159-2, PROV)

Meadway, together with her husband Henry, was a substantial landowner in the area, as they had also selected the two large Crown Allotments to the north (nos 87 and 88) by 1879, forming 'Cooma'.[10]

At the time of the title issue for Crown Allotment 131, Crib Point was expected to be the terminus for a railway line to Stony Point and the first subdivisions in the Parish of Bittern took place alongside announcements of the proposed railway, but in advance of its construction.[11]

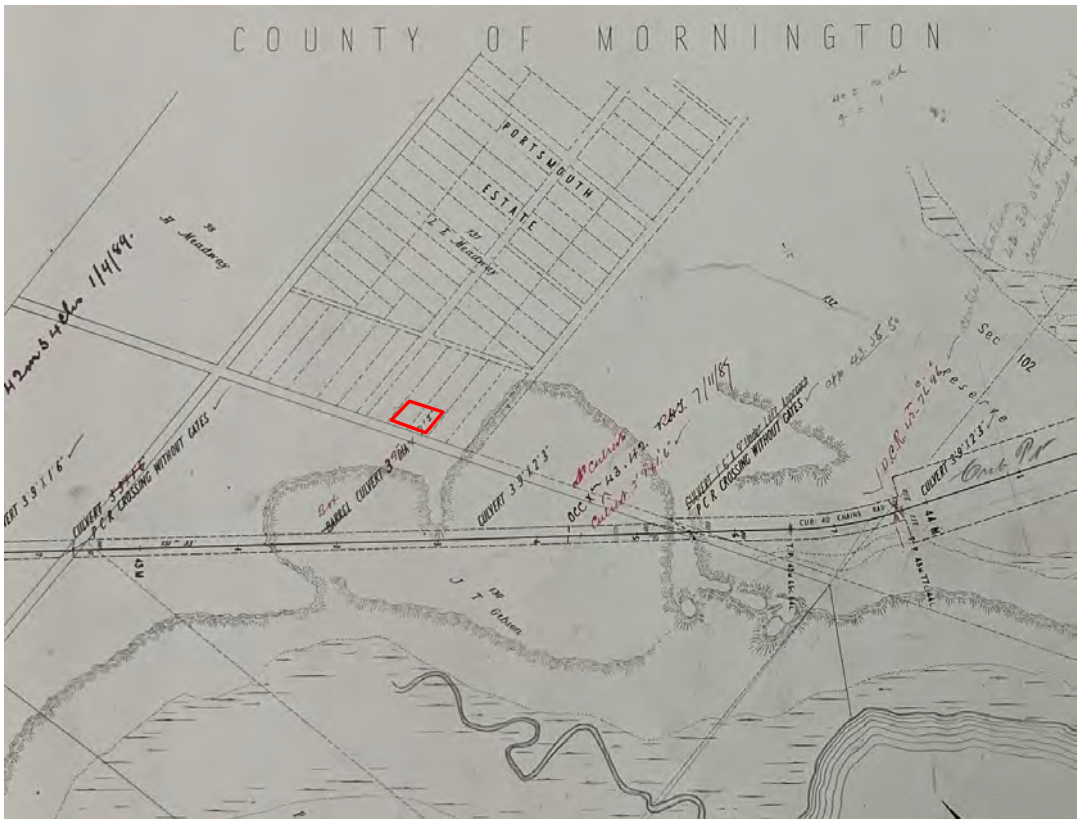
9 Certificate of Title, vol. 1836, folio 197; and Bittern Parish Plan
10 Arthur Woodley and Bruce Bennett, *Morradoo about nothing: a history of Crib Point and Bittern, neighbors in destiny*, 2007, p16
11 Woodley and Bennett, *Morradoo about nothing*, p28

When Meadway acquired the freehold title of Crown Allotment 131, it was expected to include the point where the line would branch off to the anticipated defence fort, with a station and township in its centre. The original contract for the construction of the line shows this area marked out as a subdivision named 'Portsmouth Estate', immediately north of what became the surveyed township of Morradoo (later Crib Point). The *Railway Bill* outlined the initial proposed location of the terminus in Crib Point and lots within the Portsmouth Estate were sold with this expectation.

Advertisements for the Portsmouth Estate began to appear in newspapers even before the official 1886 transfer of the freehold to Meadway, with the *Herald* reporting in April that year that the Portsmouth Estate would be sold in lots of 1 to 5 acres.[12] Shortly after the land transfer in early June 1886, it was noted that purchasers 'have reasonable expectations that a railway cannot be much longer delayed to that quarter.'[13]

In addition to the anticipated railway, speculation was also driven by the attention the area saw from the Defence Department. These combined expectations meant that most of the land was sold to Melbourne-based speculators. An October 1886 report on the further sale of land in the Portsmouth Estate outlined the options that were being considered for fortifications in the broader area:

> It appears that Tortoise Head, a very high point of land on French Island, commanding much of the waters which would be the highway of the enemy, is to be fortified in a suitable manner. Two land forts, one on either side of Hastings, are to be erected, commanding the high road to Frankston, one on that portion of the road known as Stewart's Flat, for the clearing of which tenders have been called, and the other, nearer the sea, of equal importance.[14]



Excerpt from the original contract drawings for the Frankston-Stony Point railway line, depicting the Portsmouth Estate and the eventual Crib Point Railway Station, showing approximate location of the precinct. (Source: PROV)

12 *Herald,* 16 April 1886, *p2*
13 'Hastings', *South Bourke and Mornington Journal*, 2 June 1886, p3
14 'Hastings', *South Bourke and Mornington Journal* 13 October 1886, p2

In February 1887, Samuel Lazarus of Adderley Street, West Melbourne acquired lots 1 to 5, section 2, of the Portsmouth Estate, which included the subject land. This trapezoidal parcel of land is related to the land between Lorimer Street (north) and Governors Road (south) and Stony Point Road (east) and Oratavia Street (west). It had an area of about 4.3 hectares.[15]

As discussed, at the time, it was envisioned that the level of development driven by the defence installations would soon see Crib Point take over from Hastings as the largest settlement on the Western Port side of the Peninsula.[16] This expectation was supported by the first survey of the railway line, carried out in May 1887, with the line terminating 'near Meadways selection, adjoining the Portsmouth estate.[17]

However, when it was determined that the terminus of the line should be Stony Point, subsequent surveys resulted in the station's construction a mile and a half southwest of the subdivision. Subsequently, the motivation to develop the Portsmouth estate floundered. Trading of the lots among speculators continued, but the expected holidaymakers and prospective residents did not arrive.[18]

Subsequently, in September 1889, Lazarus sold the holdings to Henry Dinsdale of South Melbourne, who then held them for over two decades.[19] During his ownership, the Portsmouth Estate was the scene of several bushfires. In 1890, for example, the *Mornington Standard* reported that 'Cooma, on the Portsmouth Estate, has been completely cleared of the grass that was lately growing so luxuriant upon it. Other properties adjoining it, also, have suffered severely in both loss of grass and fencing.[20]

A quarter of a century later, Flinders Naval Base was buoyed by the advent of WWI (the land had been acquired in 1911), with the government allocating over a million pounds to the construction of facilities 'for destroyers, submarines and torpedoes'.[21] This commitment made the development of Stony Point Road an attractive proposition for land speculators.

In 1916, Dinsdale undertook a more intensive subdivision of his Crib Point holdings.[22] Survey drawings associated with the subdivision show the land remained vacant at that time.[23] This unnamed subdivision consisted of 36 lots and involved the creation of Pettit Street. The six lots in the precinct were sold over a fourteen-year period – five between 1919 and 1925, with a hiatus of eight years until the last sold in 1933. Henry Dinsdale died soon after in 1935.[24]



1916 subdivision showing the extent of the precinct (Source: Certificate of Title, vol. 1891, folio 148)

15 The dimensions were 660 feet (201.2m) by nearly 702 feet (214m).
16 Woodley and Bennett, *Morradoo about nothing*, p29
17 *Argus*, 16 May 1887, p3
18 Woodley and Bennett, *Morradoo about nothing*, p29
19 Certificate of Title, vol. 1891, folio 148
20 *Mornington Standard* 15 February 1890, p2
21 *Herald*, 2 December 1915, p4
22 Subdivision plan LP6956
23 Excerpt from the 1916 survey plan for LP6956 (LASSI-SPEAR)
24 Dinsdale had a large boot factory and was a councilor/mayor for South Melbourne. ('Mr Henry Dinsdale', *Record*, 29 June 1935, p7)

Housing building activities in the precinct commenced about 1930. By 1939, the four southern houses had been constructed. The two residences at the northern end then followed in the postwar period. Three of the houses were developed by one owner. Many of the early owners had connections to the nearby defence facilities – either as members of the Royal Australian Navy (RAN) or who likely worked at the naval base.

The following table lists the construction date of the extant house as well as the first and key subsequent owners, namely, those who were members of RAN or procured a mortgage from the War Services Homes.

Lot No.	Street No.	First Sale and owner	Subsequent owners	House built
6	340	1922 Mary Fraser[25]	Florence Bennett, 1932 Mortgage to T Marke in 1939 Alfred Goldsworthy (RAN), 1944 Samuel Bennett of Cooma, 1947	Late 1930s
5	342	1933 Florence Bennett[26]	Mortgage to T Marke in 1939 Jeffrey Munro (RAN), 1950 Douglas Symes (RAN) and Jean Symes, 1955 Mortgage to War Services) until 1988	Late 1930s
4	344	1923 Herbert Jacobs[27]	Florence Bennett, 1932 Mary Pollie, 1933 Albert and Alfreda Heesh, 1952 Mortgage to War Services until 1979	1930s
3	346	1924 Sophia Emmins, died 1954[28]	John and Mavis Langman, 1955	1930[29]
2	348	1919 James Blair, died 1944[30]	John Langman, 1946, John and Mavis Langman, 1970	1960[31]
1	350	1924 Henry Wood[32]	Several until Leonard John Nordlund,1952 – a canteen assistant Mortgage to War Services in 1953 until 1979	1960[33]

Interwar Period

No. 346 was probably the first house to be erected in the precinct, circa 1930, for Sophie Emmins. Emmins was married to William Herbert Emmins, a cook (and probably employed at the naval base). Sophie and William had been living elsewhere at Crib Point since at least 1917.[34] The couple retained the house until Sophia's death in 1954, after which time the property was purchased by Crib Point real estate agent, John Langman. Langman had already acquired the neighbouring, then vacant property at no. 348.

Florence Bennett, married woman of Bittern, developed the southern three sites in the precinct during the 1930s (nos 340, 342, 344), presumably with her real estate agent husband Samuel Alfred Bennett,[35] with each sold within a few years of the house on the respective block being constructed. The first site she developed/owned was no 344, after she acquired it in August 1932,

25 Certificate of Title, vol. 4636, folio 050
26 Certificate of Title, vol. 5834, folio 730
27 Certificate of Title, vol. 4760, folio 914
28 Certificate of Title, vol. 4952, folio 319
29 Council Rate Valuation
30 Certificate of Title, vol. 4184, folio 796
31 Council Rate Valuation
32 Certificate of Title, vol. 4889, folio 610
33 Council Rate Valuation
34 Electoral Role, 1917, p11
35 Electoral Role, 1934, p4

likely as a vacant site. It was mortgaged in June 1933 and sold five months later, in November 1933, to Mary Pauline Pollie of Crib Point. Pollie's husband, Wilfred, served in the Royal Australian Navy (RAN) and they were both listed as residing at Crib Point by 1931.[36] Previously (by 1917) Wilfred had been stationed at the Flinders naval Depot.[37]

Bennett acquired nos 340 and 342 between 1932 and 1933, and on 16 March 1939, she mortgaged both properties to Theophilus Tripe Marke. They were both constructed about this time (evident on the 1939 aerial photograph). These two houses were held for longer than the first, being sold in 1944 and 1950, both to members of the RAN. The similarities between the two buildings strongly suggest that they were constructed by the same builder.

The following 1939 aerial photograph reveals that most lots in the second subdivision remained vacant into the 1930s and that by that time, the southernmost four of the six houses in the precinct – nos 340, 342, 344, 346 – had been constructed. Also at that time, development was limited to Stony Point Road or close to it, in this part of Crib Point.

Fires continued to periodically sweep through the area well into the 1930s, although the limited development meant that the loss was mostly restricted to open country, scrub and ti-tree, though some tall trees near the railway.[38]



May 1939 aerial photograph, showing that nos 340-346 had been constructed, and that the land was vacant to nos 348+ 350
(Source: *Military Aerial Photography, (Queenscliff)*, Frame 2478, Run 9, Geoscience Australia)

Langman had purchased the then vacant 348 Stony Point Road from the widow of the original owner, Elizabeth Mary Blair, in 1946.[39]

36 Electoral Role, 1931, p27
37 Electoral Role, 1921, p25
38 *Argus*, 3 January 1938, p1
39 Certificate of Title, vol. 4184, folio 796

Postwar Phase

The connection with the RAN continued into the postwar era and some of the subsequent owners acquired their home with a War Service Housing Loan. This was a scheme established by the government to help ex-service personnel to purchase homes on easier terms than those offered by banks.[40] The scheme was established as part of the repatriation efforts for service members and their dependents in the wake of the First World War and continued into the 1950s.

The two northern most houses in the precinct at nos 348 and 350 were built in 1960.

No. 348 had been purchased by Crib Point real estate agent, John Langman in 1946, and retained it until after 1970. The extant house was possibly built for himself and his wife, Mavis Irene, who both continued to reside at Crib Point during these years.[41]

No. 350 was acquired in December 1952 by Leonard John Nordlund, canteen assistant of Crib Point. He took out a mortgage with the War Service Homes in October 1953,[42] with the house though to be built a few years later.



1969 aerial photograph showing 340-350 Stony Point Road, Crib Point
(Source: *Frankston-Stony Point*, Aerial Photographs of Victorian Railway Line Sections, VPRS17400, PROV)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.1.1 Early township reserves

John Lardner's survey of 1888 shows allotments at Crib Point in the Parish of Bittern, covering 40 acres and including 23 allotments This survey pre-dated the opening of the railway line to Stony Point, via Crib Point, by one year. Local historian, Bruce Bennett, states that this surveyed township was called Mooradooc. Felix Foster, a farmer at Bittern and Crib Point, bought four lots in the main street in 1888 and it was he who first offered a room for a school: it opened in 1890 and closed again two years later. He also

40 Commonwealth of Australia, An Outline of the Provisions of the War Service Homes Act 1918-1947.
41 Electoral Role, 1954, p62 and 1967, p96
42 Certificate of Title, vol. 4889, folio 610

opened the first store in the area. However, Crib Point did not really begin to develop until the decision was made to build a naval base (later depot) there in 1910.

Comparative Analysis

Across the municipality, only the celebrated *Ranelagh Estate* (HO213, VHR, H1605) at Mt Eliza has a similar profile of construction dates – interwar and postwar periods. However, several precincts include contributory housing stock from the interwar years but typically include examples from the earlier Victorian and Federation periods, while a few also include some from the postwar period. Most of these precincts are much larger.

There are only two key comparators on the Western Port side of the Peninsula. Generally, the housing in these two precincts is of a similar ilk in terms of scale. Both of these precincts, however, include earlier building stock.

- *Crib Point Precinct* (HO318). This small housing estate to the south of the subject precinct is comprised of five houses on Stony Point Road (nos 261-269). It was developed between 1915 and 1929 to a format established by the noted urban designer Saxil Tuxen. The houses in this precinct are generally more modest in scale, predominantly have gabled roofs, and are indicative of the late Federation or early interwar periods. The houses are less intact in this precinct as some chimneys have been removed and windows have been altered.
- *Station Street Precinct*, Somerville (HO317). This elongated precinct (nos 30 to 64) includes buildings from the late 19th century to about 1945 (though some are likely later), mostly on the west side of the street with one site on the east side, no. 41. It includes a more diverse array of buildings. The houses date from the Victorian, Federation, interwar and early postwar periods and are predominantly timber-framed with one polychrome brick example. There are a few interspersed non-contributory places and the precinct also includes a former bank at no. 64. Among the houses are a few miner's cottage types with gable roof, Queen Anne-style villas, and bungalows.

On the Port Phillip Bay side of the Peninsula, the comparative precincts include larger, masonry residences, some limestone. These areas have traditionally attracted an affluent class and several of the buildings are highly distinctive, architect-designed examples (several with an individual HO).

- *Ranelagh Estate* (HO213, VHR, H1605), including *Ranelagh Residential Group – Modernist Styles* (HO397) and *Ranelagh Residential Group – Traditional Picturesque Style* (HO398). This precinct is almost without parallel in the state for the concentration of high end, architect-designed houses in a coastal setting from the interwar and postwar periods, and so is of State significance.
- *Back Beach Road, Portsea Precinct* (HO470). This precinct features houses from the Victorian to postwar periods, with a high proportion of limestone examples from the earlier periods. There are also timber cottages from the 20th century. Many are well setback or largely concealed from the public realm by dense vegetation or are on substantial holdings.
- *East Sorrento Precinct* (HO488). The housing stock in this precinct dates from the Victorian period to late 20th century and is diverse with some modest examples of the type found in the subject precinct but interspersed with grander houses. The allotments are however generally larger, and the terrain is undulating with much coastal planting such the character is markedly different.
- There are two other residential precincts in Sorrento that derive from the proposed breakup of *Sorrento Historic Precinct* (HO1) but are similar to those noted above in the area: *Sorrento Foreshore Precinct* (HO502) and *Sorrento Residential Precinct* (HO504).

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10-18 (potential heritage place) – two of the houses, nos 340 and 342, listed as 'typical' and 'typical – local' respectively.

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Stony Point Residential Precinct* at 340-350 Stony Point Road, Crib Point, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the red line as shown on the aerial photograph below, which is defined by the title boundaries of the individual properties that comprise the precinct.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, October 2022)

Gradings Table

No	Street	Grading
340	Stony Point Road	Contributory
342	Stony Point Road	Contributory
344	Stony Point Road	Contributory
346	Stony Point Road	Contributory
348	Stony Point Road	Contributory
350	Stony Point Road	Contributory

CRIB POINT UNITING (METHODIST) CHURCH

Address	382 Stony Point Road, Crib Point
Significance	Local
Construction Dates	1928/29
Period	Interwar
Date Inspected	December 2020



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

Crib Point Uniting (Methodist) Church at 382 Stony Point Road, Crib Point, is significant. The influx of navy personnel at the Flinders Naval Base/*HMAS Cerberus* from 1911 prompted the local Methodist congregation to raise an appeal for a new church at Crib Point. A property was acquired in 1916 and the extant church building was constructed between 1928 and 1929. This building was enlarged three times over the late 20th century.

The significant elements of *Crib Point Uniting (Methodist) Church* are its original form and footprint, including the gabled roof, soffits lined with battened sheeting, walls of battened fibre-cement sheeting and weatherboard dado, and timber-framed openings (pointed windows with lower sash and fixed upper pane and textured glass).

Non-original elements, including the three late 20th-century additions, are not significant.

How is it Significant?

Crib Point Uniting Church (Former Methodist) is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Crib Point Uniting (Methodist) Church is of historical significance as a modest interwar church. It is a longstanding place of worship for the Crib Point Methodist/Uniting Church congregation with early connections to the Flinders Naval Base/*HMAS Cerberus*, for which the building was constructed to service. (Criterion A)

Crib Point Uniting (Methodist) Church is of representative significance as a good and generally intact example of the Carpenter Gothic style. The latter was a common design mode for ecclesiastical construction in the late 19th century but relatively less so by the interwar years, although it often proved an economical but still distinct aesthetic choice for regional congregations. Hallmarks of the idiom include the building's steeply pitched gabled roof, exposed bracings to the external wall, and pointed windows. The material palette (weatherboard dado and batten sheeting) is characteristic of the district during the early 20th century. (Criterion D)

Description

The *Crib Point Uniting (Methodist) Church* is located on the east side of Stony Point Road near the intersection with Disney Street to the centre of a rectangular lot. It has a deep setback from the main roadway with limited plantings to the front, south side and rear. Two mature trees to the north property boundary obscure in part the north elevation from the public realm. The front property boundary is demarcated by a timber post and rail fence, with a central metal pedestrian gate and non-original vehicle gate to the north end.

The church consists of a main original front section with additions to the rear. The front wing has a gabled roof clad in corrugated sheeting that extends to create wide eaves and exposed soffits. The walls are timber boards to the lower part and battened sheeting to the upper part, separated by a raised timber dado. Windows are timber framed pointed arch, with a lower sash and upper fixed pane (textured glass to both).

The principal façade facing Stony Point Road is symmetrically composed. The gabled end is clad in battened sheeting and there is a central ventilating panel. To the lower part, there is a gable-roofed porch that has the same battened sheeting and timber board elevations as the main part of the church.



Façade to Stony Point Road (west)
(Source: RBA, December 2020)

The building was added to in three stages: a skillion-roofed south part in the postwar period, a second skillion-section part in the north in 1982 (now combined to create a gabled roof whole), and a third gable roofed phase post-1982. The postwar section (circled below) has walls treated to match the original front section, being battened sheeting to the upper part and timber boards

to the lower part. The windows are, however, rectangular and have louvred panels in contrast to the arched windows to the original section.



Detail of east elevation and rear additions (note different fenestration treatment to rear addition)
(Source: RBA, December 2020)

The 1982 addition was also designed to match the external presentation of the original main section with walls of battened sheeting to the upper part and timber boards to the lower part (likely windows also louvred).

A later rear addition has a low-pitched gabled roof but is substantially concealed from the public realm.

The building exhibits elements of the Carpenter Gothic style, a common building style utilised in church construction from the Victorian period. Typically, the Carpenter Gothic churches have are modest with a steeply pitched gabled roof and exposed bracings to the external walls.

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area that became known as Crib Point formed part of a generally flat stretch of land between Hanns Inlet and Gold Point that was characterised by thick coastal scrub. It remained sparsely populated until the 1890s.[1]

Crib Point was part of the 'Coolart' run (approx. 10,880 acres), sometimes also referred to as 'Ballanrong', which Alfred and Henry Meyrick took up in 1840. Despite low land prices, development in the locale was slow to take off, constrained to grazing and some orcharding activity in the wake of the initial Crown land sales of the early 1860s (Parish of Bittern).[2] At Crib Point, a seasonal camp of commercial fishermen was established from at least the early 1870s and likely earlier.[3] Their presence was relatively ephemeral; however, their coastal huts or 'cribs' may have been the source of the locality's name, which transitioned from popular to official usage in the early 20th century.[4]

In 1888, town allotments were surveyed at Crib Point under the name 'Morradoo', likely a *Boonwurrung* place name. Much of the surrounding foreshore land was reserved at this time. The following year, the railway line from Frankston – driven on by contemporary concerns about the military vulnerability of the Peninsula's isolated west coast – reached Stony Point, passing through the nascent village, which gradually emerged as a local service centre.[5] More intensive development followed in the 1910s as the Commonwealth-controlled Flinders Naval Depot (later renamed *HMAS Cerberus*) was established at the head of the inlet.[6] Crib Point (renamed officially in 1952) quickly gained a reputation as a naval town with a population of over 500 at the end of the Second World War. A further phase of residential growth occurred with the industrialisation of the region, including the setting up of the BP oil refinery at Crib Point (1966-85).[7]

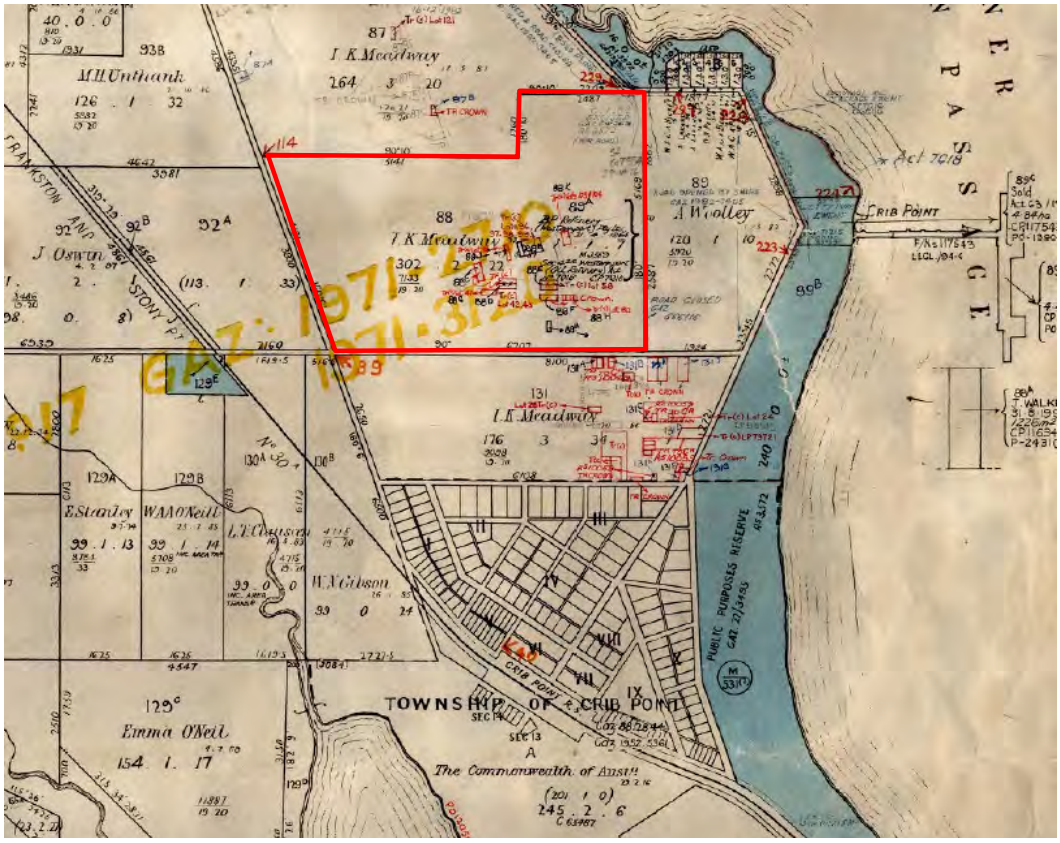


Small run of shops at Crib Point on the north side of Stony Point Road, photographed in the postwar years. The draper at no. 212 survives. (Source: Rose Stereograph Co., *Main Road, Crib Point, Vic*, SLV)

1 'Crib Point', *Victorian Places*, 2014, available online
2 'Agricultural Areas Open For Selection', *Farmer's Journal and Gardener's Chronicle*, 16 August 1862, p32
3 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p57
4 Context, *Mornington Peninsula Shire Thematic History*, p59
5 'The Railway to Western Port', *Argus*, 25 March 1885, p7
6 Context, *Mornington Peninsula Shire Thematic History*, p94
7 'Crib Point', *Victorian Places*

Place-Specific

The subject land derives from Crown Allotment 88 in the Parish of Bittern, Country of Mornington, which I K Meadway first acquired in 1881. Allotment 88 included a large area of over 302 acres east of what is now Stony Point Road; combined with Crown Allotments 87 and 131, Meadway owned much of the holding north of the surveyed Crib Point township.



Bittern County of Mornington with Meadway's Crown Allotment 88 outlined in red
(Source: B397 (10), PROV)

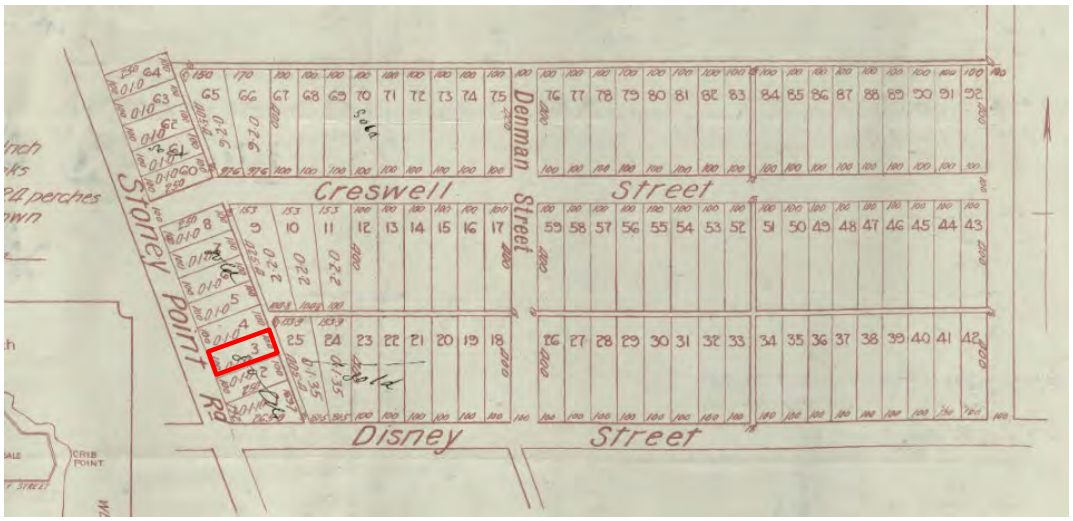
The subject allotment was established as part of the Flinders Naval Base subdivision in the late Federation period.

Due to there being no plans by the Commonwealth to construct churches at the newly formed Flinders Naval Base, servicemen initially had to worship in the Crib Point Hall.[8] The Methodist congregation of the surrounding townships, not satisfied with this arrangement, started an appeal to help raise money to construct a church in the nearby area to provide a place of worship for servicemen of faith. Prior to the beginning of the appeal, Lot 3 of the subdivision on Stony Point Road was acquired by the Church for £40 in 1915.[9] The appeal was extended to raise the projected £350 to construct the Church.[10]

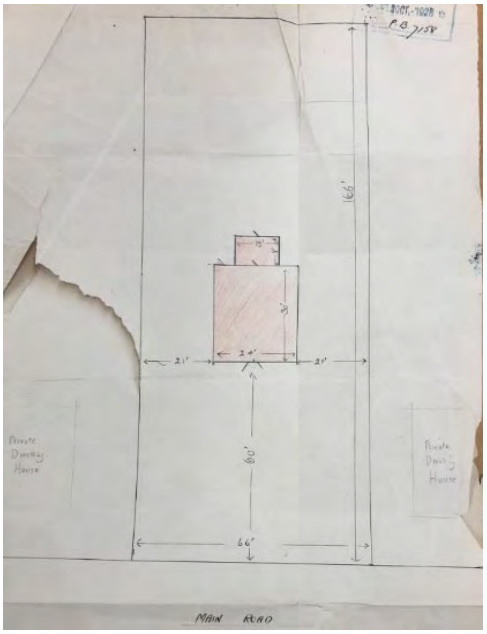
By 1928, the Methodist had evidently raised enough funds to construct a church building and Robert Bayles of the Methodist Conference Office submitted a sketch design to the Board of Health for a modest church on the subject land.[11] The church was constructed shortly after and opened that next year in either late 1928 or early 1929 as permission for its opening was approved

8 'Appeal for Help Building a Church: Naval Base, Crib Point', *Spectator and Methodist Chronicle*, 7 July 1916, p864
9 PROV, VPRS 7882, P1, Unit 7158
10 'Crib Point Appeal', *Spectator and Methodist Chronicle*, 14 July 1916, p897
11 PROV, VPRS 7882, P1, Unit 7158

in January that year.[12] The occasion caused much fanfare amongst the community, who evidently had been anticipating its opening for some time.[13] The original sketch of the church is shown below and indicates its modest size and original footprint – equivalent to the footprint of the front part of the extant building. It consisted of a porch and small combined nave and sanctuary.



Extract from the Flinders Naval Base subdivision – although the plan is undated is must date to between 1913 (when the Flinders Naval Depot was established) and 1915 when the land was acquired by the Methodists
(Source: Haughton Collection, SLV)

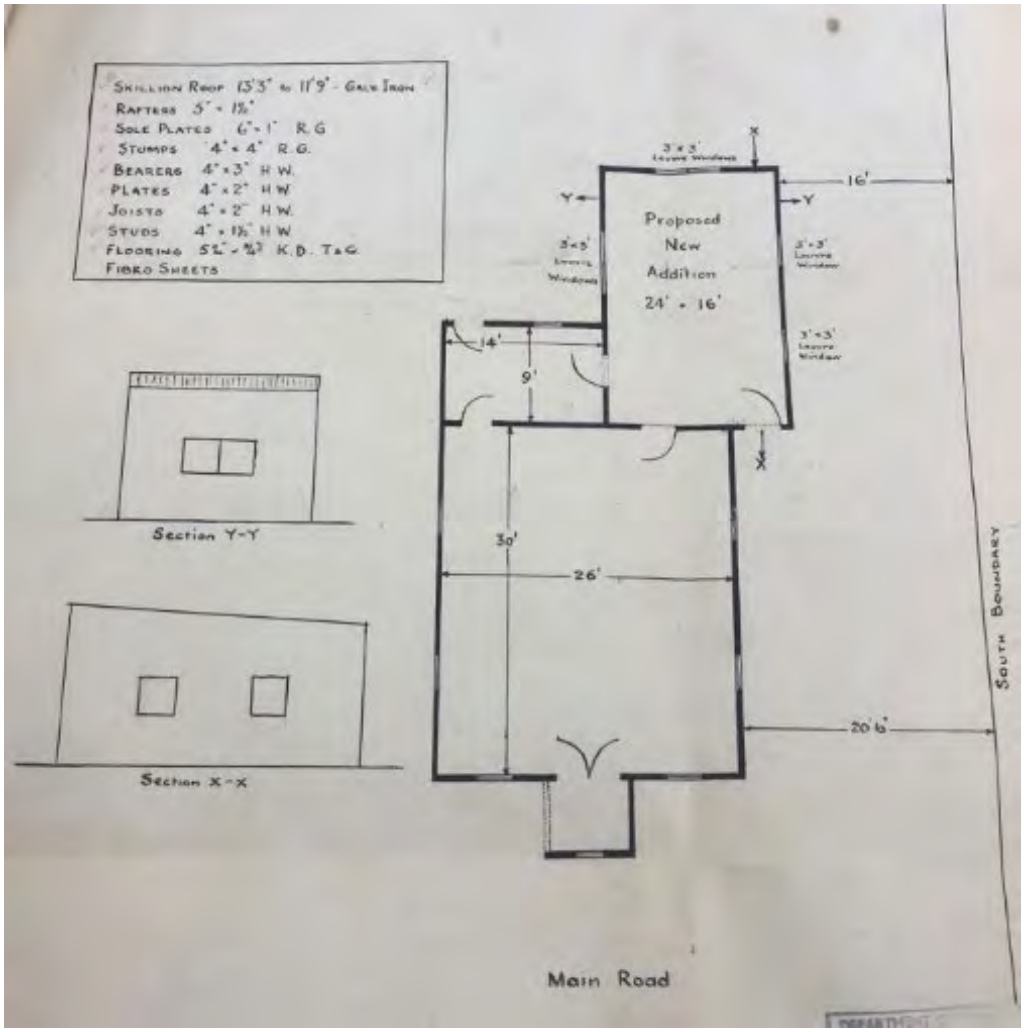


Sketch plan of the original floor plan of the Church
note the building was originally planned to be orientated
away from the roadway (Source: VPRS 7882, P1, Unit 7158, PROV)

12 PROV, VPRS 7882, P1, Unit 7158
13 'The New Church at Crib Point', *Frankston and Somerville Standard,* 18 January 1929, p4

To celebrate the occasion, the Ladies Guild prepared a celebratory tea in January that was attended by 150 members of the wider Methodist community, including representatives from Methodist parishes in the nearby townships. The congregation were treated to hymns performed by the Mornington Church Choir.[14] The construction of the church in Crib Point occurred during a period of expansion for the Methodists in the Peninsula as that same year, a timber Methodist Church was constructed in Tyabb (ince adapted into a residence).[15]

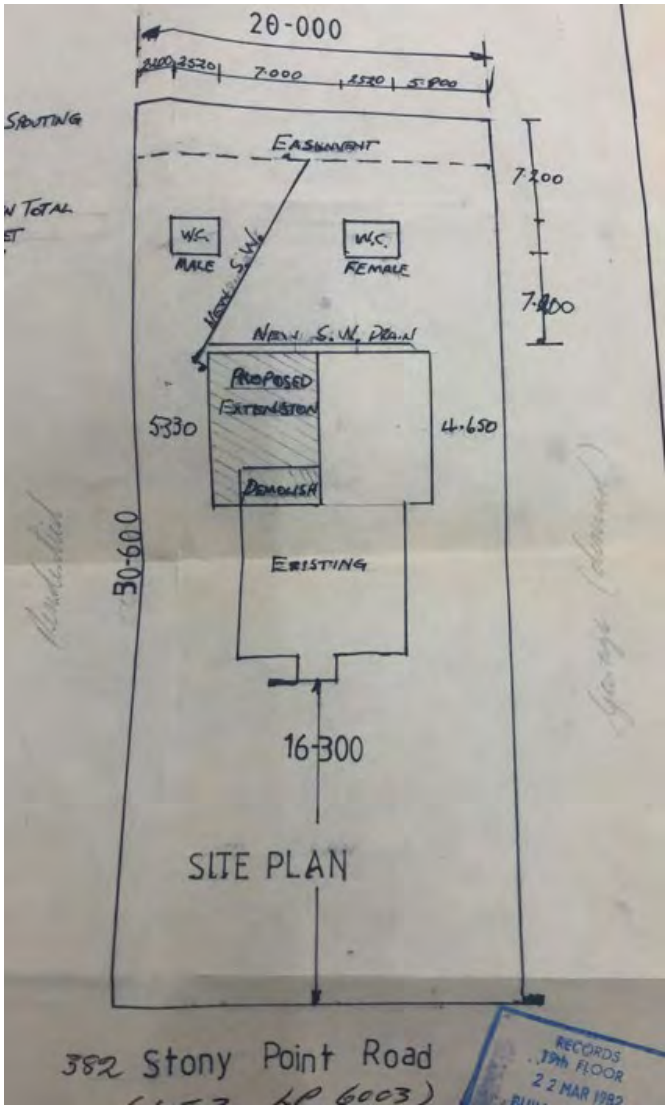
A large addition was designed to the rear of the church in 1956 and permission was provided for its construction in 1961.[16]



Plans and sections of the 1956 addition
(Source: VPRS 7882, P1, Unit 7158, PROV)

14 'The New Church at Crib Point', *Frankston and Somerville Standard,* 18 January 1929, p4
15 Hastings Heritage Study Volume 1: Appendix 1, p447
16 PROV, VPRS 7882, P1, Unit 7158

A second rear addition was prepared in 1982 to a design by architect B R Drummond. It was likely constructed later that year as permission for its opening was sought in January 1983.[17] The 1982 addition mirrored to the 1961 addition.[18]



Floorplan showing the 1982/83 addition
(Source: VPRS 7882, P1, Unit 715, PROV8)

Subsequently, the Church was extended to the rear again with a low-pitched gabled roof addition at the north end.

17 PROV, VPRS 7882, P1, Unit 7158
18 PROV, VPRS 7882, P1, Unit 7158

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.5 Worshipping

As the communities and populations of the district have evolved and changed, so have their places of worship. While some early church buildings have closed, been moved, or turned to other purposes, new buildings have been constructed and old ones added to. Some of the new churches represent shifts in the kinds of congregations resident in the Shire. Building churches often represented an enormous community effort, and provided places that were important to several generations as places of communion. Where early churches were typically simple structures, as towns grew, more permanent and substantial structures were erected, many to architect designs. This trend continues until the present with innovative Modernist designs being favoured to attract the flock after World War Two.

Comparative Analysis

There are only a small number of surviving, heritage-listed timber churches on the Western Port side of the Mornington Peninsula:

- *St Thomas Catholic Church,* 3715 Point Nepean Road, Portsea (HO482). Built in 1903, this church was altered in 1911 and continues to function as a chapel. It has a broad gabled roof, plain bargeboards, walls clad in painted weatherboard, and rectangular timber-framed double-hung sash windows. The front elevation has a central gabled porch with a Latin cross finial.
- *Former Baxter Presbyterian Church & Hall,* 205 Baxter Tooradin Road, Baxter (HO264). A weatherboard church built circa 1913 with a cross gabled roof clad in corrugated metal sheeting. Hall constructed at the same time. The church is a Gothic example, featuring several pointed elements (arched windows, finials, main entry door).
- *Former Tyabb All Saints Church of England and Hall*, 16 Mornington-Tyabb Road, Tyabb (HO309). A Carpenter Gothic-style church erected in 1914 with a gabled form and walls of notched weatherboard. The church has trefoil windows to the east elevation with diamond quarrels. It has been partly altered/extended.
- *St Mark's Anglican Church & Hall, Tree,* 1 Balnarring Road, Balnarring (HO260). This weatherboard church features a steeply pitched cross-gabled roof clad in corrugated metal sheeting, with Latin cross finials and pointed double-hung sash windows. Built in 1914, this church incorporates several elements of the timber Gothic style, which includes its cladding and windows.
- *Former Tyabb Methodist Church,* 70 The Crescent, Tyabb (HO320). Constructed in 1923, this gabled church has weatherboard cladding and terracotta tiles to the roof, with a square lantern and exposed rafters. The building has multipaned windows with top lights to the south elevation. More recently, the structure has been converted into a residence and clear views are maintained of the building from the street.

The *Crib Point Uniting (Methodist) Church* is indicative of its type, of which there are relatively few surviving on the Western Port side of the Peninsula, with only one other dating from the interwar period.

Previous Assessment

Graeme Butler and Associates, *Hastings District Heritage Study: Volume 1: Heritage Place Reports Project Methods*, *Recommendations* Shire of Hastings, 2001, Appendix 10, p18 – 'potential heritage places identified during the study, local significance'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards, batten sheeting)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

Extent of the Heritage Overlay

Crib Point Uniting (Methodist) Church at 382 Stony Point Road, Crib Point, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, December 2022)

CRIB POINT WAR AND TINGIRA MEMORIAL

Address	Tingira Place, Crib Point
Significance	Local
Construction Dates	1953
Period	Postwar
Date Inspected	December 2020



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Crib Point War and Tingira Memorial* at Tingira Place, Crib Point, is significant. It was funded, designed, and built by members of the Crib Point RSL in 1953.

The significant elements are its concrete apron and base/plinth, rock-faced freestone blocks, coping course of header stones, and four brass plaques.

How is it Significant?

The *Crib Point War and Tingira Memorial* is of local historical, aesthetic, and social significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Crib Point War and Tingira Memorial* is of historical significance as a poignant expression of grief and remembrance in the township for those who served in conflicts and lost their lives. Originally erected to commemorate the fatalities of the two World Wars, another plaque was provided later to memorialise those lost in other late 20th-century Australian military engagements. The role of the Crib Point RSL in funding, designing, and constructing the monument is illustrative of the importance placed at the local level during the postwar years in honouring the war dead and veterans, a cultural practice that continues. A plaque dedicated to the memory of the *Tingira*, the Royal Australian Navy's first training ship, was also attached at a later date to the memorial and is reflective of Crib Point's deep connections with the broader naval community at the nearby base (Flinders Naval Base/*HMAS Cerberus)*. (Criterion A)

The *Crib Point War and Tingira Memorial* is of aesthetic significance as a prominent and distinctive postwar monument. Its cenotaph-like form harkens back to traditional memorial design, but through its overall simplicity and generally coursed rubble masonry, the monument conveys a more progressive architectural sensibility, one inspired by a regionalised variant of international modernism. (Criterion E)

The *Crib Point War and Tingira Memorial* is of social significance to the Crib RSL as an outcome of their volunteer efforts in the early 1950s, during a period of renewal for the group, and a contemporary focal point for Anzac Day services. (Criterion G)

Description

The *Crib Point War and Tingira Memorial* is situated on a landscaped island in a triangular road reserve bounded by Tingira Place (north), Park Road (west), and Stony Point Road (south) on the south-eastern edge of Crib Point. It is located at the centre of the western end of a flat grassy reserve and is accessible via a concrete pedestrian pathway, which bisects the reserve north-south. The location is prominent within the township at the northern entrance to the commercial zone. Opposite to the south is the Arthur W. Peterson Reserve and Crib Point Station, while to the north are mainly freestanding houses.



Crib Point War and Tingira Memorial (red arrow) in its open space reserve
(Source: Nearmap, January 2022)

Surrounding the *Crib Point War and Tingira Memorial* is trapezoid-shaped concrete paving (with mitred corners) within a square apron.

The memorial sits on a raised concrete block that mirrors the configuration of the surrounding paving. It presents as a broad rectangular block in form, a simplified version of the cenotaph (civic memorial, from the Greek for 'empty tomb') WWI precedent established by the famed design in Whitehall, London, by the architect Sir Edwin Lutyens in 1919. It was later rededicated to include a commemoration of those who in the Second World War.

The memorial stands approximately 6ft in height and is constructed of rock-faced granite with variegated colouring (broadly grey with red sections suggesting a high iron content), laid in undulating courses. A narrow projecting coping course of flat header stones caps the memorial. Joints are flush and wide with a warm sandstone colouring.

While based on a traditional format, the *Crib Point War and Tingira Memorial* gesture towards modernism in its stripped-back expression. The emphasis given to the detailing of its construction – in particular its stonemasonry technique, tacticity and texture, and employment of local materials – demonstrates the influence of the more humanist, regionalised version of international modernism that developed in Victoria from the mid-20th century.

The rugged stonework is also suggestive of the influence of the Swiss, Dutch, and Scandinavian *Heimatstil* movement, which encouraged the adoption of specific materials and forms that evoke a particular region's traditional/vernacular character. Similar stonework is seen elsewhere in the district, often at parks, to demarcate formal entrances, such as the arched gate and wall at Mornington Park (northwest of the Esplanade/Schnapper Point Drive intersection).



Crib Point War and Tingira Memorial, north elevation
(Source: RBA, December 2020)



Side profile
(Source: RBA, December 2020)

Four small cast bronze plaques are attached to the memorial. The original plaque is on the wide east face. It is a vertical panel with the war remembrance/Rudyard Kipling phrase 'Lest We Forget 1914-1918 1939-1945' in bas relief. Below it is a rectangular panel, added in the late 20th century. It records other conflicts – 'Korea 1950-1953, Malaya 1948-1960, Borneo 1962-1966, Vietnam 1962-1973, Gulf War 1991'.

Installed later on the other wide face to the west is a rectangular plaque with a rope edging and a naval crown (with ship motifs) above raised lettering – 'TINGIRA PLACE' (sans serif typeface) over 'Perpetuating The Memory Of The Royal Australian Navy's First Training Ship. 1912-1927' (with serif).

Another plaque has been introduced subsequently on the lower part of the narrow north face – 'Dedicated To All War Animals They Also Served Lest We Forget'. It features four images – a poppy, a dog, a mounted Light horseman, and another alluding to Simpson and his donkey (a man supporting a soldier).





(Above) West face plaque
(Source: RBA, December 2020)

(Left) east face plaque
(Source: RBA, December 2020)

Flanking the memorial on the surrounding lawn are two small metal signage panels fixed to the ground, installed circa 2013. Southwest of the memorial is a metal flag pole that is utilised during Anzac Day ceremonies conducted at the place.

A concrete path leads west from the memorial to a bronze statue of a soldier of the Australian Imperial Forces (a 'digger' or 'Anzac') with his hands resting on a rifle and set on a polished granite plinth. This sculpture was commissioned by the Crib Point R.S.L. (est. 1947) and erected at the reserve between 2014 and 2019.[1] Adjacent is a pair of metal benches (facing towards the main memoiral0 located in front of a V-shaped hedge arrangement in which are set other interpretation plaques. Another plaque and a timber sign ('Welcome to Crib Point') are situated at the eastern end of the reserve.

Several metres northeast of the *Crib Point War and Tingira Memorial* is a raised plaque dedicated to Peter Houghton Ainsworth (1920-99), O.A.M., also erected by the Crib Point R.S.L. in conjunction with the Mornington Peninsula Shire.

1 Google Street View, viewed between 2014 – 2019

History

Contextual

The Mornington Peninsula is encompassed within the extenisve unceded Country of the Bunurong people. The area that became known as Crib Point formed part of a generally flat stretch of land between Hanns Inlet and Gold Point that was characterised by thick coastal scrub. It remained sparsely populated until the 1890s.[2]

Crib Point was part of the 'Coolart' run (approx. 10,880 acres), sometimes also referred to as 'Ballanrong', which Alfred and Henry Meyrick took up in 1840. Despite low land prices, development in the locale was slow to take off, constrained to grazing and some orcharding activity in the wake of the initial Crown land sales of the early 1860s (Parish of Bittern).[3] At Crib Point, a seasonal camp of commercial fishermen was established from at least the early 1870s and likely earlier.[4] Their presence was relatively ephemeral; however, their coastal huts or 'cribs' may have been the source of the locality's name, which transitioned from popular to official usage in the early 20th century.[5]

In 1888, town allotments were surveyed at Crib Point under the name 'Morradoo', likely a *Boonwurrung* place name. Much of the surrounding foreshore land was reserved at this time. The following year, the railway line from Frankston – driven on by contemporary concerns about the military vulnerability of the Peninsula's isolated west coast – reached Stony Point, passing through the nascent village, which gradually emerged as a local service centre.[6] More intensive development followed in the 1910s as the Commonwealth-controlled Flinders Naval Depot (later renamed *HMAS Cerberus*) was established at the head of the inlet.[7] Crib Point (renamed officially in 1952) quickly gained a reputation as a naval town with a population of over 500 at the end of the Second World War. A further phase of residential growth occurred with the industrialisation of the region, including the setting up of the BP oil refinery at Crib Point (1966-85).[8]

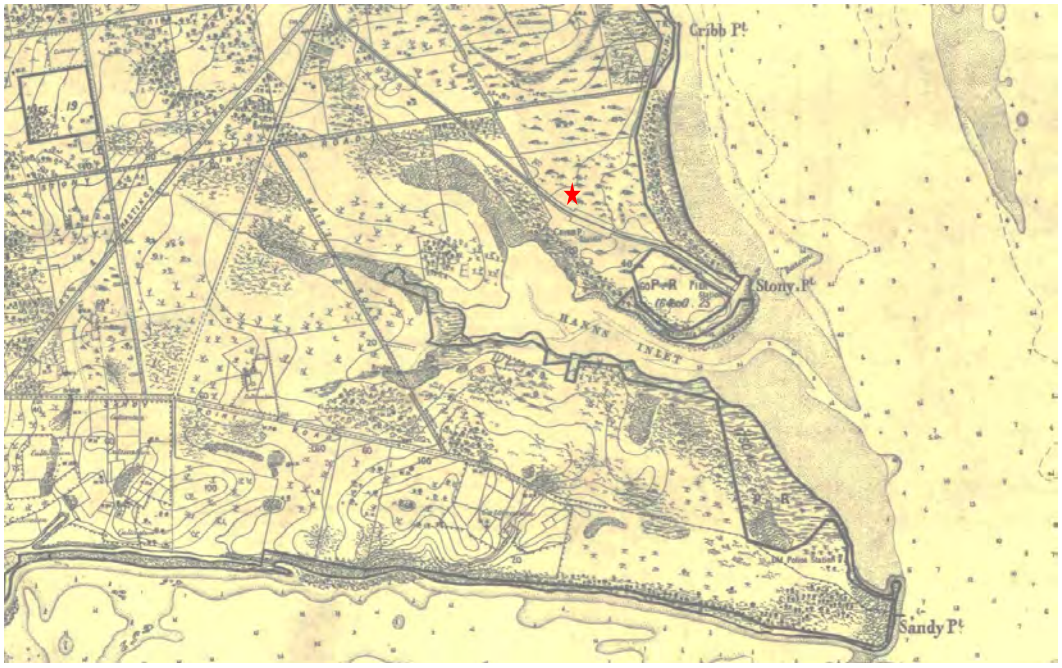


Small run of shops at Crib Point on the north side of Stony Point Road, photographed in the postwar years. The draper at no. 212 survives. (Source: Rose Stereograph Co., *Main Road, Crib Point, Vic*, SLV)

2 'Crib Point', *Victorian Places*, 2014, available online
3 'Agricultural Areas Open For Selection', *Farmer's Journal and Gardener's Chronicle*, 16 August 1862, p32
4 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p57
5 Context, *Mornington Peninsula Shire Thematic History*, p59
6 'The Railway to Western Port', *Argus*, 25 March 1885, p7
7 Context, *Mornington Peninsula Shire Thematic History*, p94
8 'Crib Point', *Victorian Places*

Place-Specific

The subject land derives from Crib Point Railway Station reserve in the Parish of Bittern, Country of Mornington.



Extract from the *Map of Mornington Peninsula*, dated 1891, showing an undeveloped Crib Point township. The future location of the *Crib Point War and Tingira Memorial* – shown as lightly forested – is indicated by the red star.
(Source: T. Slater, Department of Lands and Survey, VPRS 8168/P0002, M/DEF61, PROV)

The *Crib Point War and Tingira Memorial* was funded and constructed by members of the Crib Point Returned Services League (RSL) in 1953 as part of a series of working bees and unveiled on Anzac Day (25 April). The event was attended by some 250 people, including 100 service and ex-servicemen, and preceded by a march from the RSL on Milne Street to the memorial led by Lt.-Cdr Mac Arthur, captain of the *S.S. Rip* then stationed in Western Port.[9] Surgeon-Captain H. W. Gault dedicated the monument.[10] Local Anzac Day services continue to be held at the place.

The land associated with the memorial was described as 'gifted' by the council and was initially much smaller, being amalgamated at a later date with the road 'island' to the south-east.[11] Press coverage of the 'War Memorial' touted it as a 'big achievement' for such a 'small sub-branch', which until then had been in decline.[12] The 'help and advice' of George Brown, the shire's civil engineer, was also noted. Such figures were often involved in civic design across the 20th century at the municipal scale.

The plaque perpetuating the memory of the first Royal Australian Navy training ship, the *Tingira* (1912-27), was added to the memorial later.

In Western culture, commemorating the dead and honouring those who served, rather than a celebration of victory, became increasingly common in the wake of the Second Boer War (1899). In the aftermath of the 'Great War' (WWI) in Australia, memorial construction proliferated, attesting to the scale of the loss of life and its keenly felt impact at the local level. Such activity was more constrained following the Second World War as the death toll was comparably smaller and plaques could often

9 'Anzac Day', *Peninsula Post*, 29 April 1953, p2
10 'Anzac Day', *Peninsula Post*, 22 April 1953, p1
11 'News Survey. Crib Point', *Frankston Post*, 22 April 1953, p1
12 'Crib Point R.S.L shows way', *Peninsula Post*, 4 March 1953, p2

be added to existing monuments. Public sentiment also typically gave preference to utilitarian memorials, such as swimming pools, parks, community centres, and libraries.



Aerial photograph of the *Crib Point War and Tingira Memorial* in 1957, showing its originally smaller land parcel (red circle).
(Source: *Flinders Base Map Project*, Run 14, Frame 48, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

9 Defending Australia

9.4 Remembering the fallen

> Even the smallest of communities in Australia has honoured the local people who served in overseas wars, particularly the two world wars. War memorials have taken many different forms on the Mornington Peninsula, including honour rolls, carved stone and planted trees. Inglis's seminal work, Sacred Places: War Memorials in the Australian Landscape provides a broader contextual discussion of Australian war memorials, which were particularly important due to the absence of the physical bodies of the fallen during World War One. After World War Two, monumentalism tended to give way to more utilitarian memorials such as the hall, school or other community facility, or space added to existing monuments.

Comparative Analysis

The *Crib Point War and Tingira Memorial* is an example of war commemoration in the Mornington Peninsula Shire. Monumental versions of such remembrance activities are generally less common in the wake of the Second World War, particularly in contrast to those erected following WWI, making this place relatively unusual. Attaching new commemorative plaques, as seen at the place, is widespread across Victorian memorials, reflecting the resonance of subsequent conflicts and events in the community.

Distinctly, while the *Crib Point War and Tingira Memorial* is influenced by the traditional cenotaph design, it also adopts a modernist expression in its simple, homespun stonework, departing from the classicising, sometimes grand character of much of the district's memorial landscape.[13] This decision illustrates an emerging postwar aesthetic and signals the volunteer/local community background of the monument's gestation.

Memorials on the peninsula affected by a HO include:

- *Football Disaster Memorial*, north of the Esplanade, east of Schnapper Point Drive, Mornington (HO59). A tall (approx. 4.5 m) obelisk of white marble on a dressed basalt plinth with inscribed and bas-relief wreath, prominently situated in Mornington Park. It was installed in 1893 in commemoration of the drowning of fifteen members of the Mornington football team off Pelican Reef – a local tragedy with widespread community impact.

First World War:

- *Soldiers Memorial Monument*, Barkly/Empire Streets, Mornington (HO17). Large, polished granite memorial comprised of a battered plinth with stepped and chamfered pedestal and surmounted by a Christian cross, dedicated in 1925, the most distinguished of the interwar commemorative designs in the municipality. It was initially located at the intersection of Main Street and the Nepean Highway but was relocated to the Mornington Memorial Park in 1970.
- *Hastings Soldier Memorial*, Marine Parade, Hastings (HO125). A slender obelisk of rough and polished granite situated in the Hastings Foreshore Reserve and erected in 1921 by local ratepayers, near to the *King Edward VII Coronation Tree* (HO304).
- *Soldiers Memorial*, 328 Jones Road, Somerville (HO297). A marble obelisk design with integrated drinking fountain and a pedestal of Pyrmont (Sydney) sandstone and basalt plinth. Enclosed by original small granite pillars linked by iron cable chains. Unveiled in 1923 at the Fruit Growers Reserve.
- *Tyabb Soldiers Memorial*, Frankston-Flinders Road, Tyabb (HO60). Tall obelisk (approx. 4m) carved from a massive block of grey granite with rock-faced pedestal (smooth margins) on concrete foundations standing at the main gates of the Tyabb Central Recreational Reserve, dedicated 1920.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses	No
Aboriginal place	No

13 Ken S. Inglis, 'War Memorials', in Philip Goad and Julie Willis, eds., *The Encyclopaedia of Australian Architecture*, Cambridge University Press, 2012, pp747-48

Extent of the Heritage Overlay Boundary

The *Crib Point War and Tingira Memorial* at Tingira Place, Crib Point, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent outlined in red on the aerial photograph below, which equates with a nominal 5 metres from the edge of the monument.



Recommended extent of the Heritage Overlay
(Source: Nearmap, January 2022)

HILBERT

Address	19 Cook Street, Flinders
Significance	Local
Construction Date	Circa 1930
Period	Late Interwar
Date Inspected	December 2021



Hilbert, façade and east elevation
(Source: RBA, December 2021)

Statement of Significance

What is Significant?

Hilbert at 19 Cook Street, Flinders, is significant. It was constructed circa 1930 for husband-and-wife Bertie and Hilda Cairns, by the local contractor Alfred Pittard, as their town residence.

The significant elements of *Hilbert* are its original form and footprint, including the front hipped portion of the primary roof, exposed rafter ends, front pair of gablets with battened sheeting, brick chimney, and wrap-around raised verandah (intact on the north and western elevation, extended to the rear in the east) with square timber posts. Also significant are walls comprised of a weatherboard-clad dado (lower) and smooth batten sheeting (upper) to the original section, the front pair of square bay windows with timber-framed multipaned double-hung sash windows (façade), and recessed front entrance, including main/screen doors and sidelights.

Later additions, including the rear gabled and eastern verandah extension and outbuilding, are not significant.

How is it Significant?

Hilbert is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Hilbert is of historical significance as a late interwar bungalow in Flinders. While a widespread form of residential development during this period, few appear to have ever been built in the township, then a popular but small-scale 'summer retreat'. Hilbert's longstanding occupants were well-known permanent residents in Flinders, with Bertie Cairns, the namesake of the nearby B.A. Cairns Reserve. (Criterion A)

Hilbert is of aesthetic significance as a distinctive late interwar coastal/weekender. This variant, a simplified distillation of suburban bungalow design, emerged as a key interwar idiom across the Peninsula during the early 20th century, albeit chiefly in the west coast centres. Its more relaxed qualities and lightweight material palette, particularly the combination of batten sheeting and a weatherboard-clad dado, became a prominent interwar regional idiom. Distinguishing *Hilbert* is its symmetrical format, which is conveyed through its hipped roof, raised verandah with paired gablets, and fenestration, namely its deeply recessed entranced and bold bay windows. These character-defining elements and the dwelling's original form, when viewed from the public realm, are intact. (Criterion E)

Description

Hilbert is situated near the centre of a medium-sized, rectangular allotment on the high south side of Cook Street at its east end. The single-storey bungalow has a deep setback from the street and is relatively screened from the public domain by plantings. The front boundary is unfenced. A double-wheeled gravel/concrete driveway with a central grass island runs along the east perimeter, continuing past the residence.

Hilbert has a hipped roof clad in non-original corrugated metal sheeting. Short and exposed rafter ends with a quad gutter (a popular interwar profile) are evident. The primary roof incorporates a wrap-around raised verandah with a base of vertical timber slats. Square timber posts support the verandah, which has a broad fascia and is reached by a central set of stairs with a plain balustrade in the north (façade) elevation. The stairs are not original.

Surmounting the front section of the verandah is a pair of gablets. Their ends are finished with battened sheeting. On the west side of the roof is an overpainted brick chimney.



Hilbert, façade
(Source: RBA, December 2021)

The original square footprint of *Hilbert* has been extended to the rear with a gambrel section. The extent of the verandah remains intact on the west elevation, but in the east, it has been continued to the rear. Despite these modifications, *Hilbert's* overall form and character-defining elements remain interpretable from the public realm.

The retained portion of the bungalow is of timber-framed construction. Its lower half displays a weatherboard-clad dado with smooth batten sheeting to the upper half (likely fibre-cement).

Hilbert's façade is symmetrical and defined by a recessed entrance flanked by square bay windows. The screen door is of timber with wire mesh to the upper panels. Behind it is the main door, which has a glazed panel and vertical boards. Sidelights form part of the screen door. The bay windows are characterised by timber-framed double-hung sashes – paired to the front, single to the sides. Their upper sashes are multipaneled.

At the front of the bungalow, on the west elevation, is a side-facing faceted bay, clad in weatherboard. This element is not visible from the public realm and is likely a later addition.

Behind the house to the west boundary is a gabled shed. It appears to be late 20th-century in origin.



Hilbert, façade (Source: RBA, December 2021)



Late 1990s photograph of *Hilbert*. The dividing timber mesh fence and rear gabled meal shed have since been removed. (Source: Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, 1992/1997, p127)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Flinders formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s.[1]

The 'Village of Flinders' was surveyed in 1861, with Cook Street dividing a compact reserve (between King and Wood streets) ringed by larger suburban/farming allotments. The explorer and navigator, Matthew Flinders, was the namesake but had no direct connection with the area. There appears to have been an ephemeral community of commercial fishermen based on the coastline at Flinders from at least the late 1850s who formed the nucleus of the settlement when sales commenced in 1864.[2]

A small agricultural service centre emerged over the 1860s, with development quickening when Flinders was selected as the terminus of an undersea telegraph cable from Tasmania (1869). The subsequent improvements to the jetty (built in 1864) led to it becoming the primary seaport for produce on the Western Port Bay side of the Peninsula for the next few decades.[3] By the late 1870s, Flinders was described as an isolated 'small postal and telegraphic village' of 'about 60 persons'.[4]



Watercolour of Flinders' wooded coastline in 1878 showing the pier, *Receiving Station* on the beach, the *Staff/Operations House* halfway up the cliff, and the masonry *Cable Station* above. (Source: Thomas George Glover, NLA)

By the 1890s, Flinders reputation as a coastal destination for wealthy Melbourne residents, 'owing to its splendid climate and picturesque scenery', was pronounced.[5] This cyclical influx of tourists and Flinders' perception and promotion as a leisure centre reached its heyday over the interwar years:

> At the western entrance to Westernport Bay, a bold promontory is thrown out in a south-easterly direction, sheltering a small bay, around which are clustered the habitations of the little township of Flinders … The beauty of the coastal scenery in the vicinity explains the ever-increasing popularity of Flinders as a holiday resort … Flinders is the popular resort of golfers. The eighteen-hole course is said to be one of the finest out of Melbourne and is very largely patronised.[6]

Due to its distance from Melbourne, the township was generally frequented by a more select upper-middle-class group of holidaymakers.[7] By the mid-1950s, Flinders had a permanent population of about 400, although its built footprint remained dispersed. This secluded, small-town character remains apparent, despite a large seasonal influx of visitors and the appearance of late 20th-century and contemporary homes throughout the township.[8]

1 'Death of Mr Henry Tuck, of Flinders', *Mornington Standard*, 29 March 1890, p2
2 Flinders, Country of Mornington, J. Noone, Department of Lands and Survey, 1888, NLA, available online
3 Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p27
4 Robert P. Whitworth, *Bailliere's Victorian Gazetteer And Road Guide*, Melbourne, 1879, pp191-92
5 *The Australian Handbook*, 1891, Gordon and Gotch, p288
6 *At the seaside*, Victorian Government Tourist Bureau, 192?, SLV
7 For instance, see 'Flinders Has Natural Charm as Holiday Resort', *Herald*, 27 December 1938, p13
8 'Flinders', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 15 in the Township of Flinders. This irregularly shaped parcel, approximately 6 acres (2.4 ha), lay immediately west of the proposed town centre on the south side of Cook Street, the township's main road. This 'village lot' was selected by W. R. Johnson, the Brighton-based secretary to the St. Kilda and Brighton Railway Company, in December 1864.[9]

By the late 1880s, Crown Allotment 15 had been subdivided. The subject land formed part of an acre holding acquired by a local telegraph operator, Charles H. M. Planck, in 1887.[10] Under his ownership, three properties were established, including the subject allotment. The latter passed through until its acquisition by Bertie Alexander Cairns in September 1929, seemingly as a vacant block.[11]



Extract from the *Tourist map of Flinder*, dated 1914, showing much of the 1861 survey. The red stair approximately indicates the location of the subject land, part of Crown Allotment 15. The Flinders Hotel is noted at the corner of Flinders/Wood streets (constructed 1899, rebuilt 1928, since heavily modified) with the popular guesthouse Nowlan's *The Bungalow* shown to the south.
(Source: Department of Crown Lands and Survey, SLV)

The Shire of Flinders rate book reveals little information about the construction date of the existing bungalow, but it is presumed to have been soon after Cairns acquired the property. The house was known as 'Hilbert', a combination of husband-and-wife Bertie and Hilda's names. The local contractor, Alfred Pittard, is believed to be responsible for the build, likely designing it in collaboration with the Cairns.[12]

Born in Dromana, Bertie Alexander Cairns (1885-1979) grew up in Flinders, where his Scottish father, David Cairns, was the proprietor of an early guesthouse known as 'Oaklands' (Bass Street). By the 1920 edition of the *Sands & McDougall's Directory*,

9 'Crown Land Sale: Village Lots, Flinders', *Argus*, 4 February 1864, p7; 'St. Kilda and Brighton Railway Company', *Argus*, 30 July 1860, p8; and *Township of Flinders, Parish of Flinders, Country of Mornington*, map, undated, F16 (A1), PROV

10 Certificate of Title, vol. 1946, folio 036

11 Certificate of Title, vol. 2447, folio 267

12 Eric Lucas, written notes in Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p127

Bertie was listed as an occupant in the township working as a carrier (commercial truck driver).[13] For several decades, Cairns transported fish and produce from Flinders and its hinterland to Melbourne.[14] He married Hilda Lavinia Watson (1895-1985) in 1925.[15] Cairns became well known locally as a golfer and sportsman, despite having his hand and forearm removed during his youth due to a hunting accident.[16] In the 1970s, Flinder's recreation reserve, on the north side of Barker Street, was renamed the 'B.A. Cairns Reserve' in recognition of Cairns, who had been actively involved in its administration and improvement.[17] Bert and Hilda remained at *Hilbert* until their respective deaths.



1951 aerial photograph of Flinders. (Source: *Sorrento (Queenscliff)*, Run 6, Frame 5007, Geoscience Australia)



1957 aerial photograph of *Hilbert*, outlined in red, depicting the original hipped footprint with rear structures.
(Source: *Flinders Base Map Project*, Run 23, Frame 150, Landata)

13 *Sands & McDougall's Directory of Victoria*, p1025 – the country section of the directory does not situate an individual on a street
14 'Who are these people, and why are they honoured in this way', *Mornington Peninsula Shire*, available online
15 Victorian Registry of Births, Deaths, and Marriages: Melbourne, Victoria, no. 11658, via ancestry.com.au
16 Information provided by the Flinders District Historical Society
17 'Who are these people, and why are they honoured in this way', *Mornington Peninsula Shire*, available online

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic* History, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.2 Expanding townships and residential areas

7.8 Designing and building mansions, houses and holiday shacks

A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One.

Comparative Analysis

Hilbert is an example of an interwar-period bungalow. This diverse typology – an amalgam of American west coast domestic forms, English vernacular trends, and well-established Australian design expressions – proliferated across the municipality and the rest of Victoria in the wake of the First World War. While the designs varied in the Shire, most displayed an understated and casual presentation, often included fibre-cement sheeting and were characterised by an economy of construction. As a building material, 'fibro' surged in popularity across the Mornington Peninsula from the mid-1910s. Its ease of handling, durability and lightweight qualities became readily associated with a coastal/holiday lifestyle and linked it with modernity (well before the health dangers of asbestos dust became public knowledge*).*

Whether built for a permanent resident or a holidaymaker, this type of interwar housing is loosely classifiable as a seaside 'weekender'. This typology evolved in form and aesthetic between the interwar and postwar periods but comprised a pronounced residential element within the cultural landscape of the Peninsula.[18] The informal bungalow variant of the weekender, 'freed from the constraints of suburban propriety' and revelling in its 'verandahed openness', appear to have been mostly the result of owner/builder activity (adapted or inspired from popular and high-style design culture).[19]

Only a few properties within Flinders are included on the Schedule to the Heritage Overlay, mostly those buildings illustrating its late 19th-century or Federation period development.[20] The 1920s and 1930s were not one of intensive residential construction for the township, especially compared to the western side of the Peninsula, where most of the interwar housing stock survives in the eastern centres, such as Dromana, Rosebud, and McCrae. As such, there are few comparators with *Hilbert* in the township or its hinterland. It is estimated that only five per cent of the extant building stock of Flinders is pre-1940.[21]

More broadly, *Foreshore Cottage* at 1 Bucher Place, Rosebud (HO434) is a good example of the weekender/bungalow type, featuring a pyramidal hipped roof (note separated verandah) with walls of weatherboard-clad dado and batten sheeting above.

Hilbert's balanced composition is a more atypical design characteristic within the Shire. In the Flinders' district, only one other symmetric weatherboard/fibro building – a mid-1920s hall and bunkhouses at *Camp Buxton Children's Camp* at 39-45 Marine Drive, Shoreham (HO127) – is known. However, plantings conceal this former seaside holiday camp from the public realm, making it difficult to assess.

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p127 – 'C, Local Significance'

18 Simon Reeves, 'Post-War Beach House Vernacular' in Context, *Mornington Peninsula Shire Heritage Review, Area 2*, vol.1, revised September 2017, Appendix C

19 Charles Pickett, *The Fibro Frontier*, Powerhouse Publishing and Doubleday, 1997, p55

20 *Bass Lodge* at 33 Bass Street, Flinders (HO19) – a 1915 Arts & Crafts style weekender – is the most substantial.

21 Ethos Urban, *Mornington Peninsula Neighbourhood Character Study: Background Report*, March 2019, p25

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards and batten sheeting)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited use	No
Aboriginal place	No

Extent of the Heritage Overlay

Hilbert at 19 Cook Street, Flinders, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, September 2021)

TAYLOR HOMESTEAD/BIMBI

Address	41 King Street, Flinders
Significance	Local
Construction Date	Mid-1860s to 1871
Period	Late Victorian
Date Inspected	December 2021



(Source: RBA, December 2021)

Statement of Significance

What is Significant?

Taylor Homestead/Bimbi at 41 King Street, Flinders, is significant. It may have been constructed in the mid-1860s or around 1871 for William Taylor, a successful farmer, as a homestead on the then outskirts of the Village/Township of Flinders. Initially, the two-roomed hipped-roof front section appears to have been detached from the gabled rear wing but was connected via an extension of the hip roof at an early date, likely in the 1870s/80s. The gabled rear wing was then again extended to the south around 1900. The dwelling was renamed *Bimbi* in the mid-1970s by new owners, the Crawfords, who undertook extensive repair work.

The significant elements of *Taylor Homestead/Bimbi* are its original/early form and footprint, including its front (mid-1860s) and middle (the 1870s/80s) hipped section, rear gabled part (original and early), brick chimney, weatherboard walls, and timber-framed, double-hung multipaned sash windows.

Later components, including the three-sided return verandah, rear skillion volume, fencing, and landscape elements, are not significant.

How is it Significant?

Taylor Homestead/Bimbi is of local historical, rarity, and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Taylor Homestead/Bimbi is of historical significance as an early – popularly believed to be the earliest – surviving building in the township of Flinders. It is indicative of a form of small-scale housing that was once likely more common across the Mornington Peninsula but has tended not to be retained due to its fragility and/or perceived 'ordinariness'. Its enlargement over the late 19th century is reflective of William Taylor's consolidation as a successful farmer and large family. The rear gabled wing's remains understandable as an originally detached section, likely accommodating the kitchen, which is illustrative of an older tradition of practical layout and fire safety management. (Criterion A)

Taylor Homestead/Bimbi is the only known example of a homestead/dwelling in the township of Flinders that displays the characteristics of the late Victorian Georgian style. More broadly, this type is also less common in the municipality and generally reflective of an earlier design tradition that characterised the opening phase of urban development across the Mornington Peninsula. (Criterion B)

Taylor Homestead/Bimbi is of representative significance as a modest timber homestead that retains its core original fabric, despite more recent additions and alterations. The restrained and dignified Georgian expression of the front hipped-roof wing's façade remains apparent and is now distinctive within the townscape and surrounding area due to the attrition of similar housing stock. (Criterion D)

Description

Taylor Homestead/Bimbi is a Victorian Georgian-style homestead situated a medium setback from King Street at the north end of a generally flat, double allotment. It is largely screened by a front hedge, which is set behind an unpainted timber post and rail fence with wire mesh and numerous trees on the property and the grassy verge. These plantings date from the second half of the 20th century. To the north of the house is a contemporary gable-roofed carport accessed by a gravel driveway. The unformed Georges Road abuts the rear of the site.

The residence has evolved in stages since the mid-1860s or early 1870s. The original sections of the dwelling comprise the front hipped-roofed part (two rooms) and the northern gabled section of the rear wing, which was initially likely a detached kitchen. During the 1870s or 1880s, it is believed additions were undertaken, connecting the front and rear wing by the creation of a central valley behind the front hip. The rear wing was also extended to the south, with another section constructed circa 1900. The evidence for this sequence of development is based partly on an examination of internal fabric undertaken by a later occupant.[1] The rearmost skillion volume was built circa 2007.

A tall, overpainted brick chimney with a corbelled cap is evident at the north end of the original section of what was the rear wing. Its related chimney breast likely survives to the interior, concealed by the skillion volume. All of these roofs are clad in contemporary corrugated sheet metal.

Taylor Homestead/Bimbi originally had a raised front vernadah. This element had been removed by at least 1975. Its profile is unknown but may have been concave or bellcast. The existing skillion-roofed return timber verandah was introduced in 1995.

The dwelling is timber-framed and clad in painted weatherboard. Sections of the boarding may have different profiles due to replacement. Typically, wide boards with either beaded, quirked, or square-edged profiles would suggest 19th-century-built fabric. Apparently, multiple weatherboards were replaced around 2013.

The façade is symmetrical with a central entrance (non-original door) and flanking timber-framed and double-hung multipaned (six-over-six in early photographs) sash windows. Single original/early multipaned sashes are also located at either end of the gabled rear wing. The latter has small skillion hoods/awnings, which are not original. Shutters are later additions.

1 Peter Crawford, *Bimbi: The story of a property with links to the beginning of settlement on the Mornington Peninsula*, 2017, file held by the Flinders District Historical Society, passim

Due to the limited public realm visibility, the likely date of the openings (door and paired windows) in the northeast return of the verandah cannot be determined.



Aerial photograph of *Taylor Homestead/Bimbi*, viewed from the north – red shading depicts original mid-1860s or early 1870s phase; orange shading indicates the early addition/extension (1870s/80s); and blue shading shows the circa 1900 extension.
(Source: Nearmaps, February 2021)



Original gable and chimney (red arrow)
(Source: RBA, December 2021)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Flinders formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s.[2]

The 'Village of Flinders' was surveyed in 1861, with Cook Street dividing a compact reserve (between King and Wood streets) ringed by larger suburban/farming allotments. The explorer and navigator, Matthew Flinders, was the namesake but had no direct connection with the area. There appears to have been an ephemeral community of commercial fishermen based on the coastline at Flinders from at least the late 1850s who formed the nucleus of the settlement when sales commenced in 1864.[3]

A small agricultural service centre emerged over the 1860s, with development quickening when Flinders was selected as the terminus of an undersea telegraph cable from Tasmania (1869). The subsequent improvements to the jetty (built in 1864) led to it becoming the primary seaport for produce on the Western Port Bay side of the Peninsula for the next few decades.[4] By the late 1870s, Flinders was described as an isolated 'small postal and telegraphic village' of 'about 60 persons'.[5]



Watercolour of Flinders' wooded coastline in 1878 showing the pier, *Receiving Station* on the beach, the *Staff/Operations House* halfway up the cliff, and the masonry *Cable Station* above. (Source: Thomas George Glover, NLA)

By the 1890s, Flinders reputation as a coastal destination for wealthy Melbourne residents, 'owing to its splendid climate and picturesque scenery', was pronounced.[6] This cyclical influx of tourists and Flinders' perception and promotion as a leisure centre reached its heyday over the interwar years:

> At the western entrance to Westernport Bay, a bold promontory is thrown out in a south-easterly direction, sheltering a small bay, around which are clustered the habitations of the little township of Flinders … The beauty of the coastal scenery in the vicinity explains the ever-increasing popularity of Flinders as a holiday resort … Flinders is the popular resort of golfers. The eighteen-hole course is said to be one of the finest out of Melbourne and is very largely patronised.[7]

Due to its distance from Melbourne, the township was generally frequented by a more select upper-middle-class group of holidaymakers.[8] By the mid-1950s, Flinders had a permanent population of about 400, although its built footprint remained dispersed. This secluded, small-town character remains apparent, despite a large seasonal influx of visitors and the appearance of late 20th-century and contemporary homes throughout the township.[9]

2 'Death of Mr Henry Tuck, of Flinders', *Mornington Standard*, 29 March 1890, p2
3 Flinders, Country of Mornington, J. Noone, Department of Lands and Survey, 1888, NLA, available online
4 Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p27
5 Robert P. Whitworth, *Bailliere's Victorian Gazetteer And Road Guide*, Melbourne, 1879, pp191-92
6 *The Australian Handbook*, 1891, Gordon and Gotch, p288
7 *At the seaside*, Victorian Government Tourist Bureau, 192?, SLV
8 For instance, see 'Flinders Has Natural Charm as Holiday Resort', *Herald*, 27 December 1938, p13
9 'Flinders', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 32 in the Village/Township of Flinders. This rectangular 6-acre (approximately 2.4 ha) holding was selected by William Taylor at an auction in Melbourne in July 1864.[10] Taylor also selected the allotment immediately south (no. 33). Later that year, he purchased and selected Crown Allotment 34 and 41 respectively on the other side of King Street.[11] Taylor (circa 1806-1885), born in Derbyshire, England, was then a married miller and farmer at Spring Hill, Dromana.[12]



Crown Allotment 32, selected by Taylor, is shaded red – other parcels purchased or selected by Taylor in the vicinity are shaded yellow. (Source: M. Gallanan, Township of Flinders, Parish of Flinders, Country of Mornington, F16A, undated, Put-away maps, Landata)

Taylor purchased Crown Allotment 32 outright in July 1865.[13] The first identification of a building at the property is in the 1871 Flinders rate book, which identified a two-roomed dwelling (the front hipped section) and 'office' (rear outbuilding, now linked-in).[14] However, given the inexact nature of the formative municipal records for the Flinders Road District, with registers only commencing in 1868/69, it is possible that the residence was constructed beforehand in the mid-to-late 1860s [15]

The rate book descriptor of two rooms can be misleading, as such references were often only to core rooms, ignoring the central passageway (not always present), attached skillion wings, or the separate kitchen. Such a house was still considered small and often termed a 'cottage' in the parlance of the period or 'homesteads' in an agricultural context. Verandahs to the front and rear were typical, and perhaps one or two sides. During the 1860s, it was also still common for kitchens to be built at the rear of the core, either fully or partially detached, for fire safety. The gabled rear wing at *Taylor Homestead/Bimbi*, which was later

10 'Editorial', *Mornington Standard*, 13 June 1895, p2
11 Crawford, *Bimbi*, p3
12 Crawford, *Bimbi*, p3
13 Certificate of Title, vol. 179, folio 706
14 Crawford, *Bimbi*, p3
15 Flinders I (Road District 1868-1875), PROV

integrated into the primary roof form (likely in the 1870s or 1880s), was likely the original kitchen and dates from the time of construction or soon after. Homesteads were often constructed/designed with future expansion in mind and additive forms are not unusual.

Taylor and at least one of his sons appear to have had multiple residences and extensive agricultural holdings (freehold and lease) across Peninsula but did appear to dwell periodically at *Taylors Homestead/Bimbi*, presumably with his wife, Marry Taylor (*née* Harrison) and some of their nine children.[16] It was reported in 1881 that 'aided by the hot wind' a bush fire surprised Flinders and 'reduced to ruins' a house and 'an old building' and a threshing machine owned by Taylor and laid his paddocks 'to waste'.[17] Whether the destroyed/damaged house was *Taylors Homestead/Bimbi* is not known.

In the wake of Mary's, then William Taylor's death in 1885, the Flinders and Dromana properties were inherited by the widowed wife of their oldest son, Mary Christina Taylor. Under her ownership, Crown Allotments 32 and 33 were subdivided residentially under the promotional banner of the 'Flinders Estate' in 1891. This subdivision established the lot pattern that now exists on the block bounded by King Street (west), Bass Street (north), Flinders Golf Course (east), and Golf Links Road (south). As part of this sale, Georges Road was also laid.[18] The advertisement for the Flinders Estate read:

> The estate is in the township proper, and has frontages to Bass-street and King-street (MAIN GOVERNMENT ROADS). The land is within a stone's throw of the beach, and faces the esplanade and southern ocean, and ½ a mile of the jetty. Travelling conveniences with Melbourne very easy—daily coach from Crib Point station, steamers from Melbourne daily to DROMANA, and FLINDERS COACHES meet steamers. Good frontages to each allotment and grand depths.[19]

No mention of the subject building appears to have been made in the promotional material and its associated allotment (nine) initially went unsold. It was not until 1895, a few months before Taylor's death, that Ella Marion Armstrong Clayton, a 'married woman' of Flinders, purchased the majority of the remaining land in the Flinders Estate, including lot nine.[20]

In 1897, Clayton sold lot nine to Annie Catherine Delany, who apparently used her dowry to buy the cottage in her own name.[21] She and her husband, Robert (a chauffeur, likely catering to the local tourist trade), resided at the homestead until 1927, which they named *Tasma*.[22] Delany appears to have been responsible for the extension of the rear gable to the south (establishing its extant extent).[23] It remained owned by the Delany family until the mid-1940s.

Dolly Delany, who grew up at *Bimbi* during the 1910s, later recalled various details about the dwelling:

> There was no hedge. The verandah was only at the front of the house. You went along an unmade path to two steps to the front door. Going in, the right hand bedroom was for our parents. Opposite was the bedroom of Mary our eldest sister. The ceiling was painted a light fawn. The lounge room had the fireplace; on the mantelpiece was an American clock.
>
> Opposite was a piano backing onto the kitchen wall. The ceiling was painted dark green and the walls were a lighter green. That room was the centre of our home. Every Sunday night guests would gather around the piano singing. My bedroom, shared with Les, was next to the lounge and I would leave the door open so that I could hear the music.
>
> The back door was next to the bedroom opposite the kitchen. There was no laundry. At the back door you had to go down three steps. Mum and Dad built the extra fifth bedroom to house the other boys who had to go out the back door and along to get to their room. There wasn't a bathroom; we had our baths in the kitchen in front of the stove and by the big table.[24]

The property was later acquired by the Crawfords, who undertook various repairs and modifications. They named the place 'Bimbi', an Indigenous word for 'the place of many birds'.[25] In 1979, the Crawfords acquired an adjoining vacant allotment in the south and developed it as a garden.

16 Crawford, *Bimbi*, p4
17 'Bush Fires', *Argus*, 24 March 1881, p7
18 Plan of Subdivision, LP 3278, Landata
19 'Advertising', *Age*, 20 February 1891, p2
20 Certificate of Title, vol. 2566, folio 090
21 Certificate of Title, vol. 2566, folio 090; and Crawford, *Bimbi: The story of a property with links to the beginning of settlement on the Mornington Peninsula*, p5
22 Crawford, *Bimbi*, p5
23 Crawford, *Bimbi*, p5
24 Crawford, *Bimbi*, p5
25 Crawford, *Bimbi*, p8



1957 aerial photograph of *Taylor Homestead/Bimbi*, circled in red.
(Source: *Flinders Base Map Project*, 1957, Run 23, Frame 150, Landata)



Western elevation (façade), 1975.
Note six-over-six paned sashes, original.
(Source: courtesy of Flinders District Historical Society)



Façade, photographed in the early 1990s, before the existing return verandah was introduced. The depicted gabled porch (since removed) was non-original, it has been relocated to the south elevation. (Source: Context et al, *Shire of Flinders Heritage Study: Inventory of Significant Places*, 1992/1997, p272)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic* History, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings

The population influx of the 1850s Victorian Gold Rush prompted a series of Government Acts encouraging more intense rural settlement than the pastoral leases had allowed, promoting agrarian practices aimed at feeding a massive new population derived from returned gold seekers. Many of the large pastoral leases were subdivided and the land sold at public auction, at first, then later thrown open for selection for farming and agricultural purposes. From this time, until perhaps World War Two, farming became the major district industry, giving the Shire a predominantly rural aspect.

Comparative Analysis

Taylor Homestead/Bimbi is a good, now rare, example of a standard form of mid-to-late 19th-century housing on the Mornington Peninsula; a small homestead constructed from a frame of timber studs or lights posts and clad with sawn weatherboards with a roof of short-length corrugated metal sheeting or, possibly, initially shingles (few if the latter remain). Such buildings arose from the rural cottages of English farm labourers and proliferated in Melbourne and across its hinterland from the 1840s as the local steam sawmilling industry proliferated, fed by the mass importation of softwoods.[26]

Itinerant carpenters and local part-time builders often constructed these cottages. Despite having few architectural pretensions, residences often expressed a pared-back Georgian style. This design mode, codified and popularised by illustrated architectural pattern books, had been transplanted to Australia from England in the formative decades of the colonisation. It remained prominent within the aesthetic sensibilities of Australian society, lingering into the later decades of the 19th century, even as new architectural currents – the Italianate, 'iron lace' – were embraced. Design elements like a rectangular footprint, hipped roof, symmetrical façade (central doors and flanking multipaned sashes), and well-tried proportions were routinely enough to convey the urban repose and taste long-connected with the Georgian idiom at the scale of the small residence.[27]

Only a limited number of residences within the township of Flinders and its hinterland are protected by a heritage overlay (HO), the result of an overall sparse historic townscape and accelerated redevelopment in recent decades. The HO-affected dwellings chiefly reflect Flinders' emergence over the 1870s/80s as an isolated trading port/service centre or its consolidation around the turn of the century as an increasingly popular tourist destination. Those timber examples from the late Victorian period broadly comparable to *Taylor Homestead/Bimbi* include:

26 Robert Moore and Sheridan Burke, *Australian Cottages*, Landsowne, 1993, passim
27 Howard Tanner and Philip Cox, *Restoring Old Australian Houses & Buildings: an architectural guide*, Macmillan Company of Australia, 1975, p36

- *Australind*/*Eastwell*, 60 King Street, Flinders (HO107). A sizable residence with paired hipped roofs, a three-sided return verandah and a façade of ashlar boarding (weatherboards to sidewalls). Built for and by the prominent Flinders-based contractor, the Irish immigrant James Kennedy circa 1870. It operated as a guesthouse during the Federation period. Now screened by a dense hedge.
- *Wilga*, 28 King Street, Flinders (HO106). A commodious late Victorian period home on the western edge of the township with a hipped roof, return verandah, decorative metal posts and frieze, and walls of square-edged boards. It is concealed from the public realm by a high hedge. More Italianate in character and illustrative of a more affluent type of timber dwelling.
- 67 Cook Street, Flinders (part of HO333). A highly intact shop/residence constructed by Kennedy in 1890. Hipped roof and decorative timber verandah but present primarily as a commercial building with a fine timber-framed shopfront and central entrance.
- 68 Cook Street, Flinders (part of HO333) – four-roomed hipped-roof residence, also built by Kennedy in the late 19th century, but recently its enclosed verandah was replaced with an interpretive/distinguishable front verandah and external fabric appears to have been renewed.
- 15 Norman Street, Flinders (part of HO333). A hipped roof residence with front verandah and late Victorian period character, except constructed circa 1929.

In comparison to *Taylor Homestead/Bimbi*, the above residences, one of which is closely comparative in age, are generally larger and display the rising influence of the Italianate design mode. None demonstrate the austere Georgian character of *Taylor Homestead/Bimbi* nor its more modest size. While it illustrates an example of a relatively common housing type in the area, few equivalents have survived or remain 'readable', despite the various modifications that have occurred at *Taylor Homestead/Bimbi*. For instance, there is a similar – even smaller – cottage at 6 Cliff Road, Shoreham; however, its interpretability has been diminished by the provision of a two-storey rear wing.

More broadly, in the Flinders' district, three houses are known to be of similar age to the *Taylor Homestead/Bimbi*:

- *Tuck House*, 4404 Frankston-Flinders Road, Flinders (HO84). A humble dwelling with a transverse gabled roof clad in corrugated metal sheeting (authentic if not original), possibly constructed of wattle and daub but clad with beaded and square-edged timber boards. Built around 1870 by Henry Tuck, a prominent farmer in the region. Not visible from the public realm but appeared intact (symmetrical front, multipaned windows) at its last assessment.[28]
- *Little Breda*, 3 Byrnes Road, Shoreham (HO36). A small gabled roofed, weatherboard cottage with a symmetrical façade (multipaned windows) and return verandah (shielded from the street by front hedge and cypresses). Some Italianate detailing (bracketed cornice). It may date from the 1860s and is considered the earliest remaining residence in Shoreham.
- 565 Tucks Road, Shoreham (HO96). An 1860s cottage of 'primitive' construction (slabs, saplings, packed and plastered mud, shingled roof) with a hipped roof located above Stony Creek at an exceedingly deep set back from Tucks Road (remote views are attainable from Frankston-Flinders Road).[29]

There are more HO-affected timber cottages and residences on the Peninsula's west side, particularly at Sorrento and Portsea. Many of these were constructed in the Federation period as these centre's boomed. The timber examples from the mid-to-late 19th century, similar to the above-specified properties in Flinders, tend to be larger than *Taylor Homestead/Bimbi* with an Italianate expression (bracketed cornices are a recurrent architectural element in the municipality).

Some of the less common, simplified, symmetrical Georgian style variants identified in the 1992/97 *Shire of Flinders Heritage Study* have since been demolished. Remaining examples include:

- *Franklin*, 3213 Point Nepean Road, Sorrento (HO179). A four-roomed timber cottage on limestone rubble foundations with hipped roof and partly enclosed front verandah (possibly relocated from Point Franklin). Discrete rear additions.

28 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, p211
29 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, p91 (3 Byrnes Road) and p228 (565 Tucks Road)

- 24-28 Cain Road, Rye (HO37). A hipped roof, weatherboard cottage with a rear limestone volume situated obliquely to the street and built in 1880 for the prominent Cain family, but now in a dilapidated condition.[30]

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p272 – 'C, Local Significance'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited use	No
Aboriginal place	No

Extent of the Heritage Overlay

Taylor Homestead/Bimbi at 41 King Street, Flinders, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown in red on the aerial map below, which is defined by a polygon that encompasses Lot 9, LP3278.



Recommended extent of the Heritage Overlay (red line) with the property outlined in yellow
(Source: Nearmap, September 2021)

30 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, p97; and Context, *Mornington Peninsula Shire Heritage Review, Area 2*, Vol.1, September 2017, p19

LITTLE TWICKET

Address	59 King Street, Flinders
Significance	Local
Construction Date	Circa 1933
Period	Late interwar
Date Inspected	December 2020



Little Twicket, 1990s, showing east elevation
(Source: Context, *Shire of Flinders Heritage Study*, p274)

Statement of Significance

What is Significant?

Little Twicket at 59 King Street, Flinders, is significant. It was constructed circa 1933 for Toorak-based husband-and-wife Thomas and Mary Graham as their holiday house in the 'resort' township of Flinders. 'Tom' was a solicitor at the time and a celebrated amateur golfer well-associated with the Flinders golf links. Mary was a noteworthy socialite in interwar/postwar Melbourne. Their 'weekender' at Flinders is purported to have been imported from a manufacturer in Glasgow, Scotland, as a prefabricated Old English-style galvanised steel building (frame and wall cladding).

The significant components of *Little Twicket* are its original form and footprint, including its major and minor hipped roofs clad in corrugated metal sheeting, gable end with vertical metal lapped boards or sheeting, return verandah with angled splayed brackets and railing balustrade (possibly timber), walls of horizontal shiplap boards (likely galvanised steel), multipaned entrance door (east elevation), and single/paired casement windows (either timber or metal framed).

The hedge and front garden (west) pine tree derives from the formative development of the place and are significant.

Non-original elements and outbuildings are not significant.

How is it Significant?

Little Twicket is of local historical, rarity, and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Little Twicket is of historical significance as a distinctive and highly intact example of a late interwar holiday house in the township of Flinders. The residence – secreted from the streetscape by an enormous pine tree and imposing hedge with an orientation to the nearby Flinders Golf Course (the main attraction for original owner 'Tom' Graham) – is illustrative of the commodious 'weekenders' developed in the municipality during the 1920s/30s when the western parts of the Peninsula, in particular, performed as a 'playground' for well-heeled sojourners from Melbourne. (Criterion A)

If confirmed as a prefabricated metal house imported from Scotland, *Little Twicket* would be a rare instance of this important building practice during the interwar period for the municipality and likely more broadly. (Criterion B)

Little Twicket is of aesthetic significance as an unusual, eye-catching interwar domestic composition. Its symmetrical but still picturesque massing and prominent return verandah distinguish it from other examples of its idiom, the Old English style, as commonly practised in Australia in the 1930s. This atypical presentation conceivable stems from its design as a prefabricated building in Scotland/United Kingdom during the early 20th century, an impression reinforced by its largely metal-clad exterior. The verandah, with its Arts & Crafts-influenced brackets, is also evocative of British seaside bungalows, which wealthy holidaymakers coveted during the Edwardian and interwar years. (Criterion E)

Description

Little Twicket is an Old English-style residence situated parallel to the street and located near the centre of its rectangular allotment, which slopes gradually to the east. Unlike nearby houses, the dwelling addresses the unformed Georges Road in the east, not the principal thoroughfare of King Street. From the latter, only the rear of *Little Twicket* is visible. This design decision was likely undertaken to take advantage of its elevated position and provide a west-facing vista of the Flinders Golf Couse, the focus of the initial occupant's holidaying in the township.

In the west, *Little Twicket* is obscured from King Street by the dense foliage of a mature pine tree. It was likely planted as a privacy measure and is at least 65 years old. A timber picket fence is apparent in the understory of the pine. Connecting the rear of the property with King Street is a gravel driveway. There is also a detached skillion-roofed weatherboard shed in the rear garden (largely screened), which does not appear to be original.

The east side of the property and the majority of both side boundaries are lined with a tall, dense hedge. This original/early landscape element effectively conceals *Little Twicket* from Georges Road and likely assists in sheltering the house from climatic conditions. The rear yard is grassed.

Due to the high level of the building's concealment from the public realm, this description has relied on historical and supplied photographs. As such, it has not proved possible to specify some of the exterior's materials, whether metal or timber.

Little Twicket has a high-pitched hipped roof clad in corrugated metal sheeting, which may be original. Attached at either end are minor wings set in from the main footprint. These side wings also have hip roofs that repeat the pitch of the primary roof but at a lower height. The overall effect is picturesque but balanced. Near the apex, there is a single squat, unadorned, red-brick chimney on the west roof plane.

The east elevation of the residence features a raised skillion-roofed verandah, which returns at both ends. The facade is symmetrical, with a central gable and entrance door. Vertical lapped sheeting (or boards) clad the gable end, which also has a bargeboard. Supporting the verandah are paired posts (possibly metal) with thick, steeply angled, splayed brackets. There is also a balustrade with plain balusters and a central gate with a brace. Concrete steps lead to the verandah. Its base appears to have initially been concealed by timber battens, but most have been removed. The verandah's fascia includes a shallow arch above the entrance.

The building is believed to be of prefabricated construction with walls clad in a horizontally laid, galvanised steel metal boarding with a shiplap profile painted white. Its frame could be steel.

Windows in the façade (east) are single or paired atypically wide casements with the upper pane divided into two by a glazing bar. All appear to feature either batten shutters or possibly a sliding screen. A grille obscures the central door, but it is likely glazed with a multipanelled frame. There are also doors at either end of the return verandah (type unknown). Fenestration in the rear elevation is obscured but appears to be different (possibly casements) to that of the front.

There is a rear skillion-roofed volume attached to the southwest section of the house with the same type of wall cladding. It is likely an original component of the place.



Façade (east elevation), *Little Twicket*
(Source: August 2020, courtesy of Flinders District Historical Society)



Little Twicket from Wood Street with skillion-roofed addition centre image (Source: RBA Architects, December 2020)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Flinders formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s.[1]

The 'Village of Flinders' was surveyed in 1861, with Cook Street dividing a compact reserve (between King and Wood streets) ringed by larger suburban/farming allotments. The explorer and navigator, Matthew Flinders, was the namesake but had no direct connection with the area. There appears to have been an ephemeral community of commercial fishermen based on the coastline at Flinders from at least the late 1850s who formed the nucleus of the settlement when sales commenced in 1864.[2]

A small agricultural service centre emerged over the 1860s, with development quickening when Flinders was selected as the terminus of an undersea telegraph cable from Tasmania (1869). The subsequent improvements to the jetty (built in 1864) led to it becoming the primary seaport for produce on the Western Port Bay side of the Peninsula for the next few decades.[3] By the late 1870s, Flinders was described as an isolated 'small postal and telegraphic village' of 'about 60 persons'.[4]



Watercolour of Flinders' wooded coastline in 1878 showing the pier, *Receiving Station* on the beach, the *Staff/Operations House* halfway up the cliff, and the masonry *Cable Station* above. (Source: Thomas George Glover, NLA)

By the 1890s, Flinders reputation as a coastal destination for wealthy Melbourne residents, 'owing to its splendid climate and picturesque scenery', was pronounced.[5] This cyclical influx of tourists and Flinders' perception and promotion as a leisure centre reached its heyday over the interwar years:

> At the western entrance to Westernport Bay, a bold promontory is thrown out in a south-easterly direction, sheltering a small bay, around which are clustered the habitations of the little township of Flinders … The beauty of the coastal scenery in the vicinity explains the ever-increasing popularity of Flinders as a holiday resort … Flinders is the popular resort of golfers. The eighteen-hole course is said to be one of the finest out of Melbourne and is very largely patronised.[6]

Due to its distance from Melbourne, the township was generally frequented by a more select upper-middle-class group of holidaymakers.[7] By the mid-1950s, Flinders had a permanent population of about 400, although its built footprint remained dispersed. This secluded, small-town character remains apparent, despite a large seasonal influx of visitors and the appearance of late 20th-century and contemporary homes throughout the township.[8]

1 'Death of Mr Henry Tuck, of Flinders', *Mornington Standard*, 29 March 1890, p2
2 Flinders, Country of Mornington, J. Noone, Department of Lands and Survey, 1888, NLA, available online
3 Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p27
4 Robert P. Whitworth, *Bailliere's Victorian Gazetteer And Road Guide*, Melbourne, 1879, pp191-92
5 *The Australian Handbook*, 1891, Gordon and Gotch, p288
6 *At the seaside*, Victorian Government Tourist Bureau, 192?, SLV
7 For instance, see 'Flinders Has Natural Charm as Holiday Resort', *Herald*, 27 December 1938, p13
8 'Flinders', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 33 in the Village/Township of Flinders. This rectangular, approximately 6-acre (2.4 ha) holding was selected by William Taylor at an auction in Melbourne in July 1864.[9] Taylor also selected the allotment immediately north (no. 32).[10] Later that year, he brought and selected Crown Allotments 34 and 41 on the west side of King Street respectively.[11] Taylor (circa 1806-1885), born in Derbyshire, England, was then a married miller and farmer at Spring Hill, Dromana.[12]



Crown Allotment 33, acquired by Taylor and associated with the subject land, is shaded red. Other parcels purchased or selected by Taylor in the vicinity are shaded orange. (Source: M. Gallanan, Township of Flinders, Parish of Flinders, Country of Mornington, F16A, undated, Put-away maps, Landata)

In the ensuing years, Taylor attained freehold title of these properties on either side of King Street, developing them agriculturally and constructing a homestead (now 41 King Street). Following his death, Crown Allotments 32 and 33 were offered as a residential subdivision under the promotional banner of the 'Flinders Estate' in 1891. This break-up included the establishment of the subject allotment (no. 18) and the lot pattern that now exists on the block bounded by King Street (west), Bass Street (north), Flinders Golf Course (east), and Golf Links Road (south). As part of this sale, Georges Road was also laid out.[13] The advertisement for the Flinders Estate read:

> The estate is in the township proper, and has frontages to Bass-street and King-street (MAIN GOVERNMENT ROADS). The land is within a stone's throw of the beach, and faces the esplanade and southern ocean, and ½ a mile of the jetty. Travelling conveniences with Melbourne

9 'Editorial', *Mornington Standard*, 13 June 1895, p2
10 Certificate of Title, vol. 179, folio 706
11 Peter Crawford, *Bimbi: The story of a property with links to the beginning of settlement on the Mornington Peninsula*, 2017, file held by the Flinders District Historical Society, p3
12 Crawford, *Bimbi*, p3
13 Plan of Subdivision, LP 3278, Landata

very easy—daily coach from Crib Point station, steamers from Melbourne daily to DROMANA, and FLINDERS COACHES meet steamers. Good frontages to each allotment and grand depths.[14]

Sales were overall sluggish, but in 1895, a few months before Taylor's death, Ella M. A. Clayton, a 'married women' of Flinders, purchased the majority of the remaining land in the Flinders Estate, including the subject property.[15] Her non-contiguous holdings on the east side of King Street passed through several, mostly local, owners.

The subject allotment was sold in November 1933 to Mary Douglas Graham (*née* Graham) (1908-88) of Bruce Street, Toorak.[16] She had recently married to Thomas Levers Graham (1909-88), an avid amateur champion golfer, Melbourne solicitor, and later chairman of Automotive and General Industries.[17] The newlyweds were also Melbourne socialites. Their attendance at or hosting of showings, cocktail parties, luncheons and charity functions across the interwar and postwar years was regularly reported on in the press, particularly the 'gossip' columns. Mary was described in the mid-1930s as 'one of Melbourne's popular young matrons', while the performance of 'Tom' on the metropolitan and Flinders golf links was also regularly recorded.[18]



Portrait of 'Tom' Graham.
(Source: *Age*, 16 November 1963, p9)



Mary Graham photographed with her young son, Hugh, at their residence in Toorak.
(Source: *Herald*, 24 November 1936, p15)

The Grahams purchased the King Street property as the site for a holiday house. By January 1934 – two months after formally acquiring the property – the *Argus* reported that 'Mr. and Mrs. Tom Graham are spending this summer in the new home they have just built on the cliffs'.[19] This suggests that *Little Twicket* was constructed in late 1933. The fact the Grahams were able to afford this development during the tail end (for some) of the Great Depression is indicative of their resources. The Grahams retained ownership of *Little Twicket* until 1956.[20]

The existing metal house is believed to be a 'pre-fab' imported from Scotland, where it was noticed by one or both of the Grahams during a holiday.[21] Supporting this claim, the *Australasian* newspaper noted the return of 'Mrs. Thom Graham of

14 'Advertising', *Age*, 20 February 1891, p2
15 Certificate of Title, vol. 2566, folio 090
16 Despite their shared last names, neither of the Grahams were related.
17 Certificate of Title, vol. 2608, folio 593; 'Peal Satin and Lilies, Picturesque Bridge at St. John's', *Herald*, 4 January 1833, p10; 'Liability for Golf Ball injury', *Herald*, 25 August 1936, p 10; and 'Profit Jump', *Age*, 16 November 1983, p9
18 'Original Note, Novel Race-Week Party', *Herald*, 7 July 1934, p21. Mary also had an entry into the 1934 edition of *Who's Who in the World of Women*, vol. 2, https://peopleaustralia.anu.edu.au/biography/graham-mary-douglass-18498
19 'Woman's Realm & Social News', *Argus*, 1 January 1934, p3
20 Certificate of Title, vol. 5873, folio 547
21 Eric Lucas, a well-known Flinders resident and golfer, informed the *Shire of Flinders Heritage Study* (1992/97) that the house came from an overseas trip by the Grahams 'where they visited a village of the same name'. However, 'Little Twicket' does not appear as a place name on the Gazetteer for Scotland or Key to English Place-Names (available online). The Flinders District Historical Society transmitted a similar story with the authors of this heritage review.

Melbourne' from a 'visit to Scotland' in November 1930.[22] No other sources, however, have come to light confirming *Little Twicket* as an imported prefabricated metal house, which in the context of the late 1920s/early 1930s would have been unusual in Victoria and, seemingly, a novelty in the area. Plausibly, a privately shipped holiday house escaped the attention of popular and architectural/building field and press. Efforts to trace the design to a brand in Scotland have also not proved successful.

The production of steel, timber and concrete prefabricated houses was occurring in interwar Scotland, drawing from the knowledge and skills of factory and shipyard production in Glasgow and other industrial centres. Between 1923 and 1955, some 2,500 steel prefabricated dwellings were erected in Scotland, although many of the postwar examples were intended as temporary and had modest dimensions and austere characters unlike *Little Twicker*.[23] Still, such buildings appear not to have formed a major export, at least to Australia. Examples of prefabricated buildings with a similar Old English style design expression to *Little Twicket*, including its angled verandah brackets, have been identified in at least one interwar British catalogue.[24]

A Victorian interest in prefabricated dwellings – after a high point for 'portable buildings' in the mid-late-19th century – had quieted by the Federation period. When publicly discussed during the interwar years, the focus was on prefabricated developments in the United States of America. For example, the Australian Council for Scientific and Industrial Research examined the employment of plywood, aluminium and steel, and concrete in prefabricated American/European developments in their monthly newsletter.[25] Interest in prefabricated buildings, particularly residences, would later surge in postwar Australia, as individuals and governments attempted to solve a housing supply crisis.



1957 aerial photograph of the *Little Twicket*, circled in red. Note presence of encircling hedge (Georges Road) and the thickly planted King Street boundary. (Source: *Flinders Base Map Project*, Run 23, Frame 150, Landata)

22 'Australians Abroad', *Australasian*, 15 November 1930, p13
23 Stationary Office, *A Guide to Non-traditional Housing in Scotland, 1923*-55, 1988
24 *Humphreys Limited: Manufacturer of Portable and Permanent Buildings of every description for Home and Export*, London, 1920 – courtesy of Professor Miles Lewis
25 'The Prefabricated House', *Argus*, 16 January 1936, p7; see also 'Building & Architecture: Factory-Made Homes', *Age*, 14 January 1936, p13

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.8 Making holiday estates:

The early holiday-makers were campers at Balnarring, Somers and Merricks. However, a precedent of buying houses as retreats or weekenders was begun in the 1890s when James Griffiths purchased Warrawee as a holiday retreat and Frederick Grimwade purchased Coolart and built the existing handsome marine villa for the same purpose.

There was a great increase in beach houses after the advent of the motor car, particularly during the inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento.

7 Building Settlements and Towns

7.8 Design and building mansions, houses and holiday shacks:

Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permeant residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century.

This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes. A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One. The later part of this period, around World War Two, saw some experimental designs for holiday homes resulting in a range of floor plans, materials and situation. Often the post–World War Two house rose on stilts to get the views and house the car and boat underneath…

The inter-war Peninsula holiday house became the symbol of basic Victorian seaside houses until well past this construction era. It was a single-storey bungalow on a small beach allotment, often with a detached garage and built with cheap materials such as timber, concrete block or fibro-cement sheet. The middle-class families who owned such buildings could not afford to expend the same amount as they had already spent on their suburban home. It was a sign of the affluence of the 1920s and post–1930s Depression era that so many families were able to afford a second, beach house. The less affluent stayed at guest and accommodation houses, or flocked in their hundreds to camping sites along the foreshore and, later, to caravan parks.

Comparative Analysis

Little Twicket is likely an example of an imported interwar prefabricated steel house. While other buildings constructed on Mornington Peninsula during this period were prefabricated or composed of pre-cut/standardised parts, these examples appear to be chiefly of timber and/or 'fibro' (fibre-cement). Although more modular than prefabricated, the best known of this layer is the International/Functionalist 'seaside cottage' at 35 Rannoch Avenue, Mornington Peninsula (HO216, VHR H1910), known as *The Ship*. It was built in 1933 to the design of eminent architect (Sir) Roy Grounds as a family house utilising a timber frame clad in cement-asbestos siding. No other equivalent metal 'pre-fab' building to *Little Twicket* from the 1920s or 1930s is known to exist or have been recorded in the municipality.

The 'boom' in prefabricated buildings in the area – in line with the state-wide patterns – occurred over the late 1940s and 1950s, when an array of timber, steel and concrete houses, outbuildings, classrooms and factories were introduced. This number would expand drastically if project houses and modular building systems were included, as they often incorporated prefabricated components.

The district's most remarkable prefabricated building is the likely late 19th-century *Japanese Tea House* at 675-678 Esplanade, Mornington (HO346, VHR H2203). Tea houses were widely produced in Japan but were rarely exported. This small gabled-roofed timber building is typical of domestic Japanese construction (horizontally lapped timber boards with vertical straps, sliding latticed window screens, etc.) and is situated on the grounds of *Marnia* (HO66).

If *Little Twicket* was confirmed as a prefabricated steel house, it could be rare on a state level.

Holiday houses formed a major component of the Peninsula's building stock, with differing examples from each of the main development phases reflecting the architectural trends and economic circumstances of their owners and respective periods. During the interwar years, the district experienced a veritable boom in such developments, driven by improvements in transport, the establishment of fixed working hours, the consolidating concept of a 'weekend' and seasonal holidays, and veneration of the restorative powers of nature and the beach. Those who could afford both a suburban and holiday home were generally affluent,

such as the Toorak-based Grahams of *Little Twicket*. The less privileged majority took advantage of the older guest houses or rental cottages for seaside visits, particularly on the east coast of the Peninsula.

Typically, 'weekenders' differ from their suburban counterparts by the priority provided to comfort and relaxation. Simple dwellings, often of weatherboard and/or 'fibro', were common across the district. Another variant – the 'wealthy weekender' – also emerged.[26]

> Good roads have brought many of the main holiday resorts close to the city, and enable greater use to be made of holiday homes. Because most owners find that they can occupy them for many weeks at a time, especially in the summer, they are building holiday homes of a more substantial nature and possessing an attractive appearance. This can be achieved without the outlay of a large sum of money by adopting a timber frame type of construction, and by covering the external walls with one of the several materials now on the market.[27]

These larger, more architecturally considered holiday houses/bungalows were regular features of the home-maker journals and popular magazines of the interwar years. While more akin to large suburban residences, a degree of casualness and informality was typically emphasised, often via a deep verandah and through more conscious attempts to take advantage of their site context and outlook. *Little Twicket* can be classed as a 'wealthy weekender', with its broad, deep return verandah – an unusual combination with its Old English expression – stamping the building as a holiday house/cottage..

An offshoot of the Arts & Crafts Movements' interest in neo-medievalism, the Picturesque, and vernacular British cottage forms, the Old English or Tudor style had been present in various forms in Australia since the 1900s. During the stylistic panoply of the interwar period, it underwent a revival – fuelled by a renewed interest in decorative brickwork – seen by some contemporaries as a counter to the non-British bungalow modes, Mediterranean influences, and encroaching variants of modernism. It became indicative of romantic notions tied to Empire and prosperity that was later sometimes disparaged as 'Stockbroker' Tudor because of its socioeconomic associations. The style, sometimes referred to as 'Mock Tudor' or 'Elizabethan', was also popular in the United Kingdom, particularly in the 1920s, when *Little Twicket* may have been designed.

Generally, the Old English/Tudor idiom featured asymmetrical compositions and employed half-timbering, red/clinker/tapestry brick, tall elaborate chimneys, and tiled combination hip/gabled roofs. The symmetrical *Little Twicket* does not display such hallmarks but does have a steeply-pitched roof form and, overall, picturesque massing, which ties it into the underlying ethos of the style. The splayed verandah brackets are also indicative of the Arts & Crafts in shape, if not philosophy (being the outcome of an industrialised process). *Little Twicket* is particularly distinguished by its inclusion of a traditional return verandah, an element not associated with the Old English/Tudor mode – where small porches predominated – and particularly surprising in inclusion if designed for the Scottish environment. In general, there are far fewer examples of this design idiom on the western side of the Peninsula.

There are several interwar and postwar instances of the Old English/Tudor style included in Mornington's Schedule to the Heritage Overlay, indicative of the design mode's appeal in this period at the residential level. Some heritage-listed variations of the Old English/Tudor design mode in the 1920s/30s follow. These mostly high-style examples, while striking, do not compare with *Little Twicket's* composition, roof form, verandah, or material palette.

- *Portsea Hotel*, 3744-3746 Point Nepean Road, Portsea (HO202). The most substantial example of the style in the municipality – a fairly intact, two-storey hotel with a complex roofscape of intersecting gables, roughcast walls, and Tudor-inspired strapwork, built in 1927 to a design by Christopher Cowper.
- *Combe Martin*, 818-820 Esplanade, Mornington (HO76). A holiday house by the bay and the municipality's *tour de force* in clinker brick picturesque neo-Tudor design, constructed in 1939-40 (possibly designed by A.C. Leith). Further west along the Esplanade, *Wilberton* (no. 832) (HO77) is another decorative clinker brick Tudor revival house (circa 1938).
- *High Clere*, 47 Two Bays Crescent, Mornington. A voluminous rendition of the Old English cottage designed by the architect Robert Hamilton, a noted practitioner of the style, circa 1935. The dominant picturesque jerkinhead roof was originally thatched. Walls are of dark stained boarding with clinker brick chimneys.
- *Briarswood Cottage*, 559 Esplanade, Mount Martha (HO63). Two-storey Old English cottage, circa 1940, with a varied roof forms and material palette indicative of the Arts & Crafts design – rubblestone chimney, terracotta shingles, and weatherboard or half-timbered lightly parged sheeting to the walls.

26 A term borrowed from Charles Pickett, *The Fibro Frontier: a different history of Australian Architecture*, Powerhouse Museum, 1997, p49

27 'New Holiday Homes', *Argus*, 8 September 1938, p16

- *Tanderry*, 233 Palmerston Avenue, Dromana (HO411). Two-storey Old English style holiday house (1940s) with an angled plan ('butterfly') and jettied bay above the entrance. The western single-storey faux wing dates from the 1960s. The original building has a complex roof form (hip, gable, jerkinhead) and is described as timber-framed with a stained weatherboard and half-timbered batten sheeting. Highly reflective of British Arts & Crafts traditions.

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p274 – 'C, Local Significance'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (metal sheeting)
Internal alteration controls	No
Tree controls	Yes (pine tree and hedge)
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited use	No
Aboriginal place	No

Extent of the Heritage Overlay

Little Twicket at 59 King Street, Flinders, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, September 2021)

TELEGRAPH SUPERINTENDENT'S RESIDENCE (FORMER)

Address	119-121 Wood Street, Flinders
Significance	Local
Construction Date	1869-75
Period	Late Victorian
Date Inspected	December 2021



Roseville, east elevation
(Source: RBA, December 2021)

Statement of Significance

What is Significant?

The *Telegraph Superintendent's Residence (Former)* at 119-121 Wood Street, Flinders, is significant. It was constructed between 1869 and 1875 by the Eastern Extension Australasia and China Telegraph Company as company housing for William Segrave, the superintendent of the then recently established telegraphic station in Flinders. Segrave, an experienced English telegraphist, remained in residence with his family until about 1909. Much of the built fabric related to the important telegraphic activities in Flinders has been lost.

The significant elements of *Telegraph Superintendent's Residence (Former)* are its original form and footprint, including the hipped roof, pair of rendered chimneys, bracketed eaves, concave verandah roof, weatherboard walls, front door with sidelights, and timber-framed, double-hung sash windows (paired and individual).

The English Oak tree (*Quercus Robur*) located against the property's northern boundary is an early planting and significant.

Non-original elements, including the east extension and north addition and existing verandah deck/posts of the residence, are not significant. The eastern portion of the site (39 Young Street) is not included in the listing.

How is it Significant?

The *Telegraph Superintendent's Residence (Former)* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Telegraph Superintendent's Residence (Former)* is of historical significance as a demonstration of the Eastern Extension Australasia and China Telegraph Company's presence and activities in the township of Flinders. As a substantial and handsome residence, purpose-built for the superintendent of the Flinders Telegraph Station, the well-known William Seagrave, it attests to the investment made by the company locally and the importance of their telegraphic operations. The *Telegraph Superintendent's Residence (Former)* is now the only surviving building in the municipality directly connected with the company's activities, which in its late 19th-century heyday encompassed several buildings. (Criterion A)

The *Telegraph Superintendent's Residence (Former)* is of aesthetic significance as one of the finest remaining Victorian-period timber villas in Flinders. Despite some modifications, chiefly at the rear, the original form and Italianate expression remain interpretable. Its architectural character is indicative of the earlier (1860s/70s) version of this idiom, which emphasised more of a balance between design restraint and classicised ornamentation than what followed in the 'boom' decade. The paired, ashlar-rendered chimneys are a particularly elegant feature of the symmetrical design. (Criterion E)

Description

The *Telegraph Superintendent's Residence* is situated on a large, irregular, generally flat corner allotment that addresses Wood (west) and Young (north) streets. Numerous street trees and a well-established garden limit sightlines to the building, which is orientated to Wood Street. The latter's boundary has an unpainted and unembellished timber picket fence that, while unoriginal, is sympathetic to the character of the place. It returns partway in the north with brush fencing panels evident for the remainder. A gravel driveway runs the southern boundary of the property, finishing in a turning circle at the rear of the house.

The English Oak (*Quercus Robur*) located on the northeast of the house was mature by the mid-20th century and is likely related to the original or an early phase in the place's development. It is classified by the National Trust (VIC) (T12211).

The *Telegraph Superintendent's Residence* has a hipped roof with a short ridgeline parallel to Wood Street and a rear M-profile clad in non-original corrugated metal sheeting (it may have initially been slate). The eaves overhang is narrow but accommodates a moulded timber cornice with paired brackets that appears to continue to both side elevations. Surmounting the front part of the roof is a pair of tall ashlar-rendered chimneys, each with a lightly decorative shaft (central tapered incision, west face) and classicised moulded cap, including small fluted brackets. These chimneys are distinctive Italianate elements.

The dwelling's original rectangular footprint has been extended to the west with a cross-hipped section and the north by a hipped-roofed wing. Both additions are clad in weatherboard and are not significant.

The *Telegraph Superintendent's Residence* has a separate verandah with a concave roof (corrugated metal sheeting), which returns to three sides. Its original cast iron columns, frieze and brackets have been removed and replaced with timber supports; however, a 1950 photograph of the verandah depicts the lost detailing (below), potentially allowing for potential accurate reconstruction. The raised verandah deck appears to be of recent timber construction.

The original residence is of timber-framed construction and clad in painted weatherboards. Its façade is symmetrical, composed of a central, likely multipaneled timber door with narrow sidelights (presumably also a transom) flanked by timber-framed, double-hung sash windows. The existing windows in the façade are contemporary replacements. A tripartite window arrangement (almost certainly sashes) appears evident on close analysis of the 1950 photograph and would have been typical for the 1870s. Single or paired sashes may survive in the south elevation, which is not visible from the public realm.

The gabled building against the northern boundary was constructed as a garage and storeroom around 1985.[1]

1 *Proposed Garage, 'Roseville' Flinders*, July 1985, supplied via Mornington Peninsula Shire.



Façade (west elevation)
(Source: RBA, December 2021)



1990s, façade – non-original paired sashes pictured have since been replaced
(Source: Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, 1992/97)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Flinders formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s.[2]

The 'Village of Flinders' was surveyed in 1861, with Cook Street dividing a compact reserve (between King and Wood streets) ringed by larger suburban/farming allotments. The explorer and navigator, Matthew Flinders, was the namesake but had no direct connection with the area. There appears to have been an ephemeral community of commercial fishermen based on the coastline at Flinders from at least the late 1850s who formed the nucleus of the settlement when sales commenced in 1864.[3]

A small agricultural service centre emerged over the 1860s, with development quickening when Flinders was selected as the terminus of an undersea telegraph cable from Tasmania (1869). The subsequent improvements to the jetty (built in 1864) led to it becoming the primary seaport for produce on the Western Port Bay side of the Peninsula for the next few decades.[4] By the late 1870s, Flinders was described as an isolated 'small postal and telegraphic village' of 'about 60 persons'.[5]



Watercolour of Flinders' wooded coastline in 1878 showing the pier, *Receiving Station* on the beach, the *Staff/Operations House* halfway up the cliff, and the masonry *Cable Station* above. (Source: Thomas George Glover, NLA)

By the 1890s, Flinders reputation as a coastal destination for wealthy Melbourne residents, 'owing to its splendid climate and picturesque scenery', was pronounced.[6] This cyclical influx of tourists and Flinders' perception and promotion as a leisure centre reached its heyday over the interwar years:

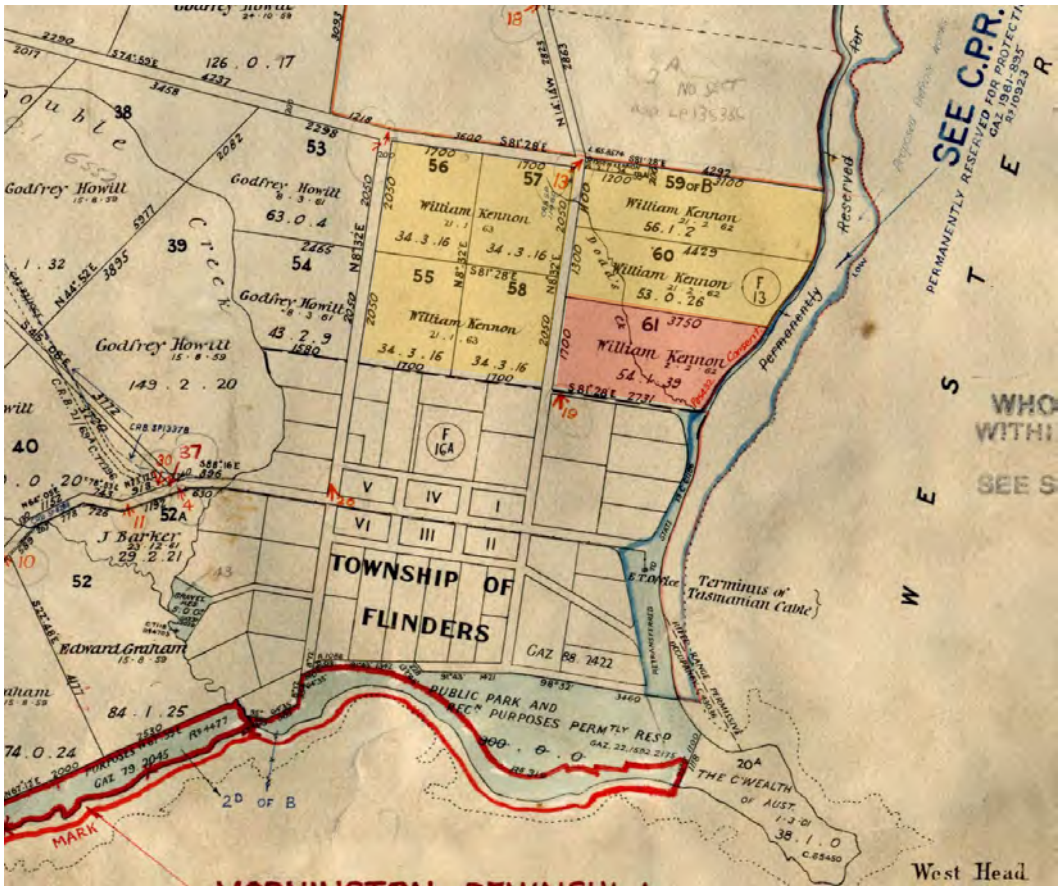
> At the western entrance to Westernport Bay, a bold promontory is thrown out in a south-easterly direction, sheltering a small bay, around which are clustered the habitations of the little township of Flinders … The beauty of the coastal scenery in the vicinity explains the ever-increasing popularity of Flinders as a holiday resort … Flinders is the popular resort of golfers. The eighteen-hole course is said to be one of the finest out of Melbourne and is very largely patronised.[7]

Due to its distance from Melbourne, the township was generally frequented by a more select upper-middle-class group of holidaymakers.[8] By the mid-1950s, Flinders had a permanent population of about 400, although its built footprint remained dispersed. This secluded, small-town character remains apparent, despite a large seasonal influx of visitors and the appearance of late 20th-century and contemporary homes throughout the township.[9]

2 'Death of Mr Henry Tuck, of Flinders', *Mornington Standard*, 29 March 1890, p2
3 Flinders, Country of Mornington, J. Noone, Department of Lands and Survey, 1888, NLA, available online
4 Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p27
5 Robert P. Whitworth, *Bailliere's Victorian Gazetteer And Road Guide*, Melbourne, 1879, pp191-92
6 *The Australian Handbook*, 1891, Gordon and Gotch, p288
7 *At the seaside*, Victorian Government Tourist Bureau, 192?, SLV
8 For instance, see 'Flinders Has Natural Charm as Holiday Resort', *Herald*, 27 December 1938, p13
9 'Flinders', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 61 of Section B from the Parish of Flinders, Country of Mornington. In February 1862, this 53-acre (21 ha) holding was purchased by William Kennon. He also acquired the nearby allotments between 1862 and 1863, forming a group of properties north of the Village/Township of Flinders reserve. At its survey in 1860, Kennon's freehold was described as 'Good Agricultural Soil moderately timbered with Wattle Cherry and Wattle Gum'.[10] Dodd's Creek traversed the eastern section. Wood Street was a government road.



Crown Allotment 61, purchased by Kennon, is shaded red – other parcels brought by Kennon in the vicinity are shaded orange.
(Source: C. Gardiner, *Flinders, Country of Mornington*, F16(3), PROV)

Born at Malew on the Isle of Man, Kennon (1812-1880), a stonemason, immigrated to Melbourne with his wife and children in 1841.[11] He appears to have been an early presence in the district point, reportedly landing and loading cattle at Flinders beach before its formal survey, and was later elected to the inaugural Flinders District Road Board.[12] Kennon's probate characterised his Flinders' holding (then 256 acres) as:

> agricultural and grazing lands … with the following improvements … a weatherboard house of four rooms with wattle and dab [*sic, daub*] kitchen and stables and store and a wattle and dab [*sic*] cottage of one room all fenced … about seventy acres cleared …[13]

10 *Country Lands, Parish of Flinders, County of Mornington*, F13, October 1860, Put-away map, Landata

11 Ancestry.com.au

12 Ken Lacey, FHS, via *Place Names, Coast of Victoria*, available online; and 'The Ratepayer', *Leader*, 27 March 1869, p14 – Kennon was also reportedly employed as a stonemason in the construction of the second Prince's Bridge (1850) and the 'Black Lighthouse' (basalt) at Queenscliff (1862) ('Mr. S. S. Kennon' [*brother*], *Argus*, 14 October 1924, p17)

13 *William Kennon: Grant of probate*, 20/297, PROV, VPRS28, image 8

At some point, likely during the late 1860s or early 1870s, Kennon leased two acres of Crown Allotment 62 to the Eastern Extension Australasia and China Telegraph Company.[14] Their subsidiary, the Victorian and Tasmanian Submarine Cable Co., had been awarded the contract for establishing a new undersea telegraph cable between the mainland, with landfall at Flinders, and Tasmania. A previous (the first) cable had to be abandoned due to ongoing faults.[15] The Flinders line, a 'great feat', was laid in April 1869 by the Telegraph Construction & Maintenance Company (1864-1959), with the terminus below the pier, and was operational in May that year.[16] Besides a vital cog in Australia's 19th-century telegraphic system – part of a global communication revolution – the cable also proved transformative for then hamlet of Flinders.

The Eastern Extension Company is believed to have commissioned the erection of a permanent residence on the leased property for their officer-in-charge of the Flinders Telegraph Station, William Seagrave. Evidence in the early rate books for the Flinders Road District is patchy and challenging to interpret; however, Seagrave is recorded in the 1875 register as the occupant of eight acres (the company or Seagrave possibly rented additional land) and a 'building' Flinders, which appears to be the extant cottage. As Seagrave had been at Flinders since early 1869 (see below), a construction date range of between then and 1875 is plausible. It is not known whether the company engaged a Melbourne or local architect or utilised in-house design expertise (perhaps an engineer).



Engraving titled 'Laying the Victorian end of the Tasmanian Gable', showing the beach at Flinders in the late 1860s – Segrave is likely represented amongst the figures active on the beach. (Source: Samuel Calvert, *Illustrated Australian News*, 22 May 1869, SLV)

The establishment of the cable at Flinders stimulated the development of a small complex of buildings in the vicinity of the pier by the company, including a substantial stone *Cable Station* (1869) built by the Victorian Government. It was converted into a guesthouse (*Houghton House*) around 1891 when a large-scale and elaborate timber office was constructed for the Eastern Extension Company at the northeast corner of Wood Street and Cook Lane to a design by the notable Melbourne architect Harold Desbrowe Annear.[17] It was also converted into a guesthouse (*Flinders House*) in the 1910s. All of these buildings have since been demolished.

14 Information gleamed from Application for Certificates of Title no. 27888 (VPRS 460, PROV). The Eastern Extension, Australasia and China Telegraph Company was established in 1873 out of a merger of three telegraph companies run by Sir John Pender (British Australian Telegraph Company, British Indian Extension Telegraph Company, China Submarine Telegraph Company).

15 The first underwater telegraph line between Melbourne and Hobart was operational in 1859, running via King Island to Cape Otway.

16 'The Laying of the Tasmanian Submarine Cable', *Argus*, 23 April 1869, p1; and 'Editorial', *Tasmanian Times*, 5 May 1869, p2

17 'Tender for Office and extensive Quarters at Flinders', *Argus*, 8 August 1891, p3

Segrave (1849-1933), born in England, trained as an electrician/telegraphist, including under the famed engineer Josiah L. Clark. He begun work for the Imperial Telegraph Company and in 1869, at the age of 20, went to Victoria to oversee the laying of the undersea cable from Flinders:

> Mr. William Segrave, who has come out from London to take charge of the wire at this end, and who entered upon his duties as soon as communication between the ship and the shore was established, seemed rather scared at the novelty of his position. I am afraid he did not quite appreciate either the great natural beauties of Western Port, or the delights of roughing it in the bush. His first experience of the Australian colonies were certainly the reverse of exhilarating. What with the drizzling rain … and the wildness of the surrounding scenery, and the knowledge that he would have to spend three years in that picturesque locality …[18]

Segrave operated the *Cable Station* for over forty years as its superintendent. It is difficult to unravel which company he was initially employed by; the Telegraph Construction & Maintenance Company and Tasmania Submarine Telegraph Cable are both identified as operating the station at its commencement in various reports (possibly the same company). By at least 1873, the Eastern Extension Company, via their subsidiary, were in operational control at Flinders, and it is with this international telegraphic powerhouse that Seagrave is most associated. From the new staff offices on Wood Street (1891), Segrave also took on the responsibility of training new telegraphers.

Segrave became well-known in the Flinders district, acting as postmaster at one time and as a justice of the peace. He was noted as a 'keen cricketer', an active member of the Field Naturalists' Society, and an avid conchologist.[19] Segrave was deemed of enough note by his contemporaries for a biographical entry in the publication *Victoria and its Metropolis* (1888) to be prepared:

> Segrave, William, Flinders, was born in Surrey, England. In the old country he was involved in electric telegraph work, being for some time night officer in charge of the West Central office in the Strand, London, and was previously at the office in Westminster, and was engaged on special occasions at the House of Commons, transmitting speeches made in Parliament to the great centres of population. For a period, he had charge of the pneumatic tubes at Telegraph-street central station for the transmission of telegrams … He came to Australia with the expedition from England to lay the submarine telegraph cable … and has been in charge of the Victorian terminus of the cable ever since its land, and is now local superintendent of both land and cable departments, and is also postmaster. Mr. Segrave is an Associate of the Society of Telegraph Engineers and Electricians of the United Kingdom.[20]

During Segrave's lengthy career in Flinders, he resided at *Telegraph Superintendent's Residence* with his wife, Anne Segrave (*née* Toy, sometimes spelt Foy) (circa 1849-1903). He probably departed during the early 1900s. The company's licence to operate the Flinders' station expired in 1909 and the Postmaster General's Department of the Commonwealth Government assumed control. Segrave relocated to Elsternwick (after remarrying) and continued to consult for the company while also serving as a senior justice on the Caulfield bench.[21] The submarine telegraph cable was replaced in 1936 with a telephone line and the various buildings in the township adapted to other uses before mostly being demolished.



Telegraph Superintendent's Residence façade and north elevation, in 1950 – note original timber picket fence and cast-iron frieze and brackets, potentially also columns, albeit could be timber. The 'sleep out' in the northwest corner of the verandah appears original (possibly a solid dado with latticework).
(Source: Courtesy of Flinders District Historical Society)

18 'Laying of the Tasmanian Submarine Cable', *Argus*, 23 April 1869, p1
19 Ancestry.com.au; and 'Obituary. Mr. William Segrave', *Argus*, 27 May 1933, p20
20 Alexander Sutherland, *Victoria and its Metropolis: Past and Present*, vol. 2, McCarron, Bird & Company, 1888, p398
21 'Obituary. Mr. William Segrave', *Argus*, 27 May 1933, p20

In 1891, a note in the application file for Crown Allotment 61 noted that the Eastern Extension Company had paid £300 for the two-acre lease at the corner of Wood Street and a 'Government Road' (Young Street).[22] However, that same year, Stanley Stowell Kennon (the fifth son of William Kennon) applied to transfer his family's retained section of Crown Allotment 61 (by then 21 acres/8.5 ha) from the 'Old Law' system to Torrens title, the property associated with the *Telegraph Superintendent's Residence* remained included for reasons unknown.[23] It was transferred as a larger parcel (17 acres) to Catherine Day, the wife of Gregory Day, also a telegraphist, in 1897.[24] The

The Day family retained ownership of this holding, including the residence, until 1950. The wider property was subdivided in 1959, creating the existing allotment pattern east of Hall Street, including Bennie and Cove courts and Coastal Drive, which were sold off progressively.[25]



Aerial photograph of the *Telegraph Superintendent's Residence*, circled in dashed red, dated 1957 – note the presence of the driveway. The 1891 Annear-designed telegraph office is identified by the yellow arrow. (Source: *Flinders Base Map Project*, Run 22, Frame 196, Landata)

In the mid-1980s, the east adjacent allotment on Young Street (no. 39) was incorporated into the property.[26]

It is not known when the existing house name, 'Roseville', came into use; however, it was the namesake of a residence owned by the Day family in Bittern.[27]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

5 Establishing Communications

22 Application for Certificates of Title no. 27888, VPRS 460, PROV
23 Certificate of Title, vol. 2361, folio 022
24 Certificate of Title, vol. 2636, folio 081
25 Certificate of Title, vol. 2636, folio 081
26 Certificate of Title, vol, 8249, folio 759 (William John Barrett and Peter Russell Barrett); and *proposed Garage 'Roseville' Flinders, Working Drawings*, July 1985 (which depicts 39 Young Street as part of *Roseville's* grounds).
27 Certificate of Title, vol. 2636, folio 081

5.1 Establishing post and telegraph offices

The coastal town of Flinders was important as a telegraph cable link from the mainland to Tasmania. This was the final stage of the telegraph cable from Australia to London, an important means of reducing Australia's remoteness from the rest of the world during the nineteenth century. In 1859 a telegraph link was established with Victoria by means of a submarine cable laid from Low Head to Cape Otway via Circular Head, Three Hummock Island and King Island. This cable failed in April 1861 so another link was made with Victoria in 1869 from Low Head to Flinders, via Cape Schanck. By 1872 it was possible to send telegrams to London. The first Flinders telegraph office was built in 1869 as a substantial stone and brick building. It was demolished in 1963 but its foundations are still visible and the site marked by a plaque. After Federation the Commonwealth Government took over responsibility for communications, establishing the PMG which took over the operation when the company's licence ran out in 1909. The telegraph cable remained in use until 1936 when it was replaced by telephone cable, using the original route.

7 Building Settlements and Towns

7.2 Expanding townships and residential areas

Comparative Analysis

The operations of the telegraph station at Flinders (1869-1909) were of paramount importance for the township, furnishing significant infrastructure investment, a handful of fine buildings, and energising/diversifying the local economy. However, little tangible evidence of this layer survives, with the two main buildings – the government-built masonry *Cable Station* (HO46, and VHI/ H7921-0073) and the Eastern Extension Company's later timber station – having been demolished. Another more modest timber house built by the Victorian & Tasmanian Submarine Cable Co. for the telegraph officer Gregory Day at 65 Cook Street appears to have been demolished in the recent past.[28] Accordingly, the *Telegraph Superintendent's Residence* is considered singular within the contemporary townscape in its capacity to demonstrate the presence of the Eastern Extension Company and its principal employee in the township/area, William Segrave.



The new telegraph station (1891) at the corner of Wood Street and Cove Lane, viewed from Wood Street – designed by Annear. Later *Flinders House*, a guesthouse, but destroyed by fire in 1960. (Source: *Australasian*, 15 February 1896, p27; and RNE, Place ID 102970)

The *Telegraph Superintendent's Residence* is a relatively early example of the urbane Italianate style. Its decorative elements, such as bracketed eaves and paired chimneys (with defined three-fold division), convey the interest of the idiom in embellished façades and engagement with the classical revival. This expression would initially have been reinforced by the verandah's elaborate cast-iron 'lacework' and columns (either cast-iron or timber) – elements that, while now missing, could be reinstated.

The employment of a timber frame clad in weatherboard and/or ashlar boarding – as opposed to rendered walls – was particularly common across the Peninsula during the late Victorian period (along with the more distinctive employment of

28 Context Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p143

limestone). This light timber tradition continued into other periods, reaching a pinnacle in the regional modernist designs of the postwar years.

Only a limited number of residences within the township of Flinders are protected by a heritage overlay (HO) – a reflection of only about five per cent of the extant building stock of Flinders dating from pre-1940.[29] The HO-affected dwellings chiefly reflect Flinders' emergence over the 1870s/80s as an isolated trading port/service centre or its consolidation during the early 20th century as an increasingly popular tourist destination.

The *Telegraph Superintendent's Residence* is broadly comparable with the heritage-listed *Australind/Eastwell* and *Wilga* villas, also in Flinders. All three exhibit the uptake at the level of the more substantial town-based villa in the fashionable Italianate style at a relatively early date (1870s):

- *Australind*/*Eastwell*, 60 King Street, Flinders (HO107). A sizable, symmetrical Italianate-style residence with paired hipped roofs, a three-sided return verandah with decorative metal work, and a façade of ashlar boarding (weatherboards to sidewalls). Built for and by the prominent Flinders-based contractor, the Irish immigrant James Kennedy circa 1870. It operated as a guesthouse during the Federation period and is now screened from the street by a dense hedge.
- *Wilga*, 28 King Street, Flinders (HO106). A commodious, symmetrical, Italianate-style house on the western edge of the township with a hipped roof, return verandah, decorative metal posts and frieze, and walls of square-edged weatherboards. It is concealed from the public realm by a high hedge. Construction date unspecified but likey the 1870s.

Broadly comparable dwellings in Flinders also subject to a HO include:

- 67 Cook Street, Flinders (part of HO333, specified, *The Cobblers*). A highly intact shop/residence constructed by Kennedy in 1890. Hipped roof and decorative timber verandah but present primarily as a commercial building with a fine timber-framed shopfront and central entrance.
- 68 Cook Street, Flinders (part of HO333, specified). A four-roomed, hipped-roof, symmetrical residence, also built by Kennedy in the late 19th century. Recently its enclosed verandah was replaced with an interpretive/distinguishable front verandah and external fabric appears to have been renewed.
- 15 Norman Street, Flinders (part of HO333). A hipped roof residence with front verandah and late Victorian period character, except constructed circa 1929.

There is an array of HO-affected timber residences on the Peninsula's west side, particularly at Sorrento and Portsea. Many were constructed in the Federation period when these centres expanded markedly. The timber versions from the mid-to-late 19th century are generally Italianate in expression with verandah's enlivened with metal ornamentation, bracketed eaves, and ashlar boards to the front wall standard.

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p727 – 'C, Local Significance'

National Trust (VIC), *Roseville Oak* (English Oak), T1211 – 'Local and Regional'

[29] Ethos Urban, *Mornington Peninsula Neighbourhood Character Study: Background Report*, March 2019, p25

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	Yes (English Oak)
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited use	No
Aboriginal place	No

Extent of the Heritage Overlay

The *Telegraph Superintendent's Residence* at 119-121 Wood Street, Flinders, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, September 2021)

FORMER LYSAGHT ADMINSTRATION BLOCK

Address	28 Bayview Road, Hastings
Significance	Local
Construction Dates	Circa 1971
Period	Late 20th century
Date Inspected	March 2022



(Source: RBA, March 2022)

Statement of Significance

What is Significant?

The *Former Lysaght Administration Block* is significant. It was constructed circa 1971 to the design of Graeme Lumsden, Ashton & Hale during the formative phase of development for the national company, John Lysaght (Australia) Pty Ltd.'s (later BHP, now BlueScope) expansive steelworks at Hastings.

The original built form and footprint of the *Former Lysaght Administration Block* are significant, particularly its original concealed low-pitched hipped roof clad in galvanised Lysaght Kliplock steel sheeting, original skylights, coffered metal soffit, wide-pressed metal fascia and gargoyles/spouts, concrete dado and tapered piers finished in smooth Brightonlite® cement, red pressed brick sections of wall, aluminium-framed window bands (where original), main southern and western entrances, and in-ground pool and concrete bridges (south elevation).

Non-original elements are not significant.

How is it Significant?

The *Former Lysaght Administration Block* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Former Lysaght Administration Block* is of historical significance as an early building associated with the formation of the massive steelworks at Hastings during the 1970s by a large-scale international company, which continues to operate as BlueScope Steel at the site. This complex is a prime example of the industrialisation processes that characterised the locality's evolution over the late 20th century, a process notable for instigating further manufacturing endeavours and a population boom at Hastings while also attracting local environmental pushback. (Criterion A)

The *Former Lysaght Administration Block* is of aesthetic significance as a highly intact late 20th-century exemplar of Brutalist architecture in the Stripped Classical vein. Its architects, Graeme Lumsden, Ashton & Hale, who specialised in corporate/industrial work, often for high-profile Australian manufacturers, achieved a refined and monumental character with this office contrasting with the utilitarian industrial built forms in its backdrop. The office has a distinctly heavy, ground-hugging form. A presentation punctured by its gravity-defying fascia/roof (space-frame), which cantilevers or sits lightly above a setback colonnade. Such a robust aesthetic is reinforced by the employment of concrete to the obelisk-like piers and plinth, although finished smooth with cement for a fine finish. The broad pressed metal fascia, which evokes an exaggerated crowning entablature, the rhythm and regularity of the colonnade, and the design's strong gesture to symmetry all demonstrate a pared-back engagement with the classical tradition, suggestive of an ancient temple form. Carefully considered proportions and details typify each elevation. Late 20th-century design of this quality is uncommon for the municipality. (Criterion E)

Description

The *Former Lysaght Administration Block* is set back from the north side of Bayview Road on a gentle artificial mound. Its immediate setting results from conscious landscaping and is park-like, with lawn areas and plantings surrounding the building. A single-lane bitumen access road with incorporated parking spaces for staff and visitors also rings the building. The broader environs and backdrop are that of an extensive industrial complex.



Aerial photograph of the *Former Lysaght Administration Block*, facing north across Bayview Road.
(Source: Nearmap, January 2022)

The *Former Lysaght Administration Block* is a prominent building off the side to the main entrance to the Western Port BlueScope Steel plant. However, public realm views of it are screened and filtered by mature trees, both exotic and native/indigenous. The row of Monterey pines that runs the southern boundary where likely planted as an orchard windbreak, predating the steelworks. Other plantings appear to represent later landscaping efforts (refer to the historical aerials below). It appears to still function as an office for the complex.

The *Former Lysaght Administration Block* is a single-storey building with a substantial but contained rectangular footprint. The 'cut out' in the northeast section was noted in the original architectural drawings as the 'line of future roof extension', suggesting a planned for but not enacted extension.

The building has a ground-hugging form with a very low-pitched hipped roof (structurally, a space frame). Its cladding was specified as galvanised Lysaght Kliplock steel sheeting, which appears to remain. The broad fascia, clad in horizontal profiled pressed metal, is reminiscent of a classical entablature, albeit exaggerated, and conceals the hipped roof and a box gutter. At the junction of the fascia panels are small projecting spouts, described in the plans as gargoyles. The soffit is described in the architectural drawings as a 'coffered metal ceiling' that continues into the interior, where it becomes perforated.

Rows of domed skylights puncture parts of the roof, correlating with internal gardens. In the northeast corner of the roof, there was a large rectangular opening above a courtyard, but it has since been enclosed with flat-profiled skylights. There is also an original recessed 'cooling tower' in the southeast part of the roof.

The roof projects markedly beyond the walls, either as a cantilever or is supported by recessed tapered concrete columns (23 in total) with triangular capitals. The regularly spaced obelisk-like piers extend along the south and east elevations and part of the west and north (the recessed part) walls. The lower part of the southern columns, facing Bayview Road, are submerged in an elongated in-ground pool, which runs the length of the façade. The pool is crossed at its centre by a pair of concrete bridges with fine up-turned edges that lead to single-width entrances.

The walls of the *Administration Block* are formed from a slightly battened concrete panel dado that is finished with Brightonlite® cement, creating a uniform plaster-like surface. This finish is repeated for the columns, which also have bevelled corners. There are small sections of precast concrete slates (vents) to sections of the dado.

The remainder of the wall is a near-continuous band of opaque glazing of large aluminium-framed bays with bevelled sills. This arrangement may have been replaced in some sections, with the east end of the south elevation displaying narrow vertical units (still with unpainted aluminium frames). Varying the window band and concrete dado treatment in the north, west, and east elevations are floor-to-near-ceiling sections of red pressed brick with raked joints and attenuated toplights.

There is a set of aluminium-framed doors at the centre of the west elevation, reached by a graded concrete path. In the east elevation, a ramp descends between two piers to a double timber-framed door that provides access to the basement plant room.

The *Administration Block* is a highly resolved example of late 20th-century corporate/industrial architecture. It is describable as a Brutalist version of the Stripped Classical style. Its heavy form and robust concrete materiality are indicative of the Brutalist aesthetic, although more so the 'soft-B' variant because of the more finely finished surface treatment. The influence of the Stripped Classical – an ultra-simplified variant of the classical tradition – is seen in the colonnade with its stripped-back columns/obelisks and overall gestures to symmetry. Its south elevation, in particular, is temple-like in its interpretation.



View along the south-west corner of the *Former Lysaght Administration Block*
(Source: RBA, March 2022)



Photograph of the west elevation of the *Former Lysaght Administration Block*
(Source: Graeme Butler & Associates, *Hastings District Heritage Study*, Volume 1, Mornington Peninsula Shire Council, 2001)

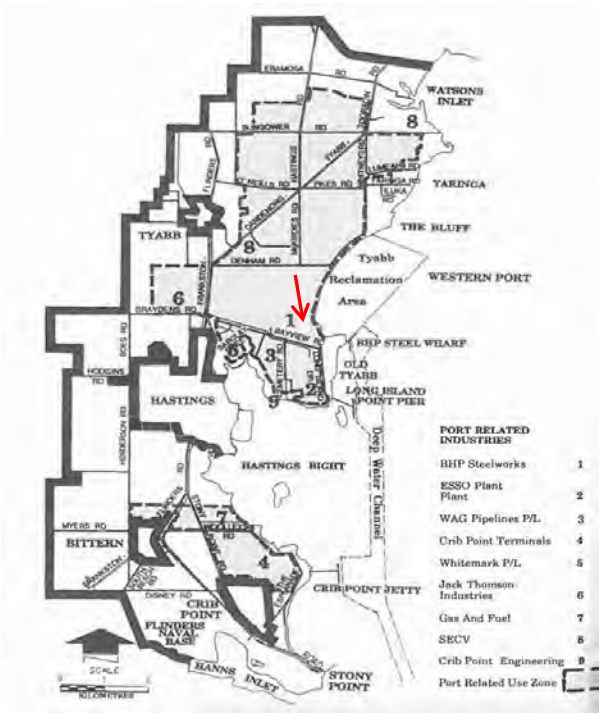
History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From 1858, when the Parish of Tyabb was surveyed, small-scale selectors moved into the locality, clearing and fencing a patchwork of allotments. Spurred on by a favourable climate and a friable, loamy soil, many of these early families turned to orcharding, often alongside dairying and sheep farming. These agricultural activities boomed following the laying of the Stony Point railway line in 1889.[3] A permanent coastal fishing settlement had emerged at Hastings in the early 1840s, taking advantage of the deep bay, and was initially referred to as King's Creek. Commercial fishing remained an economic mainstay in Hastings well into the 20th century.

Over the late 19th and early 20th centuries, a small urban centre developed between Hastings railway station (1889) and the foreshore. However, it was only in the industrialisation of the Western Port region in the 1960s/70s that the population and built footprint of the township boomed. This state and industry-led process, framed as making Hastings the 'hub of Australia's newest Ruhr', was driven by the deep-water prospects of Westernport Bay and the discovery of oil and gas resources in the Bass Strait.[4] To the north, at the top of Hastings Bight, the 'old' township of Tyabb had been surveyed in 1858 but remained nascent. It was effectively absorbed into Hastings by the early 20th century and officially so from 1968.



Map from *Hastings Port Industrial Area: Lane Use Structure Plan*, identifying Westernport-related industries around Hastings. The *Former Lysaght Administration Block* formed part of what was then known as the BHP Steelworks (red arrow). (Source: John Daley and Peter Meeking, Department of Planning and Development, 1996)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 'Hastings', *Victorian Places*, 2014, available online
4 Ben Hills, 'Westernport: hub of our newest Ruhr', *Age*, 26 July 1971, p56

Place-Specific

The subject land derives from a stretch of orchards and nurseries that developed from the late 19th century to the northeast of Hastings in the Parish of Tyabb, County of Mornington.

In 1970, John Lysaght (Australia) Pty Ltd – then jointly owned by BHP and Guest, Keen and Nettleford – purchased this wedge of agricultural land and coastal mangroves (over 17,000 acres) with the express purpose of building an extensive steel works.[5] At the time, Lysaght (est. 1880) was a notable international company with longstanding, close-ties to Australia. Development was staged over the 1970s and in accordance with the *Western Port (Steel Works) Act 1970*. A vast integrated steelworks was ultimately constructed, including a cold rolling mill, hot strip mill, and steel production line. Broader works included foreshore reclamation, the creation of the causeway for a wharf, earthworks, and services. The initial investment made by Lysaght was reported as over $1,000 million.[6]



1970 aerial photograph of the Hastings Bight, facing northeast. The white outline depicts the land purchase of John Lysaght (Australia) Pty Ltd. The approximate future location of the *Former Lysaght Administration Block* is indicated by the red arrow.
(Source: Item ID 11792074, NAA)

By the mid-1990s, the Lysaght plant at Hastings, then BHP Steelworks (now BlueScope Steel), was described as the 'main centre for steel production in Victoria', employing 1,500 hands:

> Steel slab is brought in by rail and ship, primarily form Port Kembla, for processing into a range of finished-steel products for the local, national and international markets. Products are sent by truck to the local market, by rail to interstate markets in South Australia and Western Australia, and by ship to international markets.[7]

5 'Lysaght plant goes ahead', *Age*, 9 November 1970, p21
6 Ben Hills, 'Westernport: hub of our newest Ruhr', *Age*, 26 July 1971, p56; and 'Westernport steelworks 'on schedule'', *Age*, 16 September 1971, p10
7 John Daley and Peter Meeking, *Hastings Port Industrial Area: Lane Use Structure Plan*, Department of Planning and Development, April 1996, p9

The *Former Lysaght Administration Block* was part of the complex's formative development and was constructed around 1971. The design was prepared by the architectural firm of Graeme Lumsden, Ashton & Hale (see below). It is not known whether they were responsible for the design of the broader site or other industrial buildings (a speciality of the practice). The consulting engineers for the *Administration Block* was the practice of Miller, Milton & Ferris (est. 1970), perhaps best known for their involvement with the construction of Qantas Tower (now Suncorp Place) in the Sydney CBD.[8]

The original architectural drawings for the *Lysaght Administration Block* show a complex, highly compartmentalised internal floorplans with an array of small and large offices, internal gardens/courtyards, a large canteen, board and conference rooms, library, filing/storage space, computer room, and entrance foyer (south).[9]

The Lysaght steel plant, occurring in the wake of broader local industrialisation, furthered contentious, long-lasting debates about environmental protection and predevelopment forces, much of which played out at the local level.[10]

The following aerial photographs of the wider Lysaght/BHP steelworks captures its early development.



Aerial view of John Lysaght construction site, Western Port Bay, Victoria, 1971, facing east. Early work at the John Lysaght (Australia) Steelworks on the north side of Bayview Road and at the causeway/wharf are depicted. Note the extensive earthworks. The tanks (right of frame) are part of the Esso-BHP natural gas plant. The red arrow indicates the approximate future location of the *Former Lysaght Administration Block*. The existing Monterey pines along the southern perimeter are also evident.
(Source: Wolfgang Sievers, Bib ID 3311663, NAA)

8 The *Specification: John Lysaght (Australia) Limited: Administration Office Block* and architectural drawings, all prepared by D. Graeme Lumsden, Ashton & Hale, are dated to early 1971 (January to March) or undated, courtesy of the Mornington Shire Council

9 D. Graeme Lumsden, Ashton & Hale, *Administration Block At Hastings For John Lysaght: Working Drawing, Ground Floor Plan*, undated, courtesy of the Mornington Shire Council

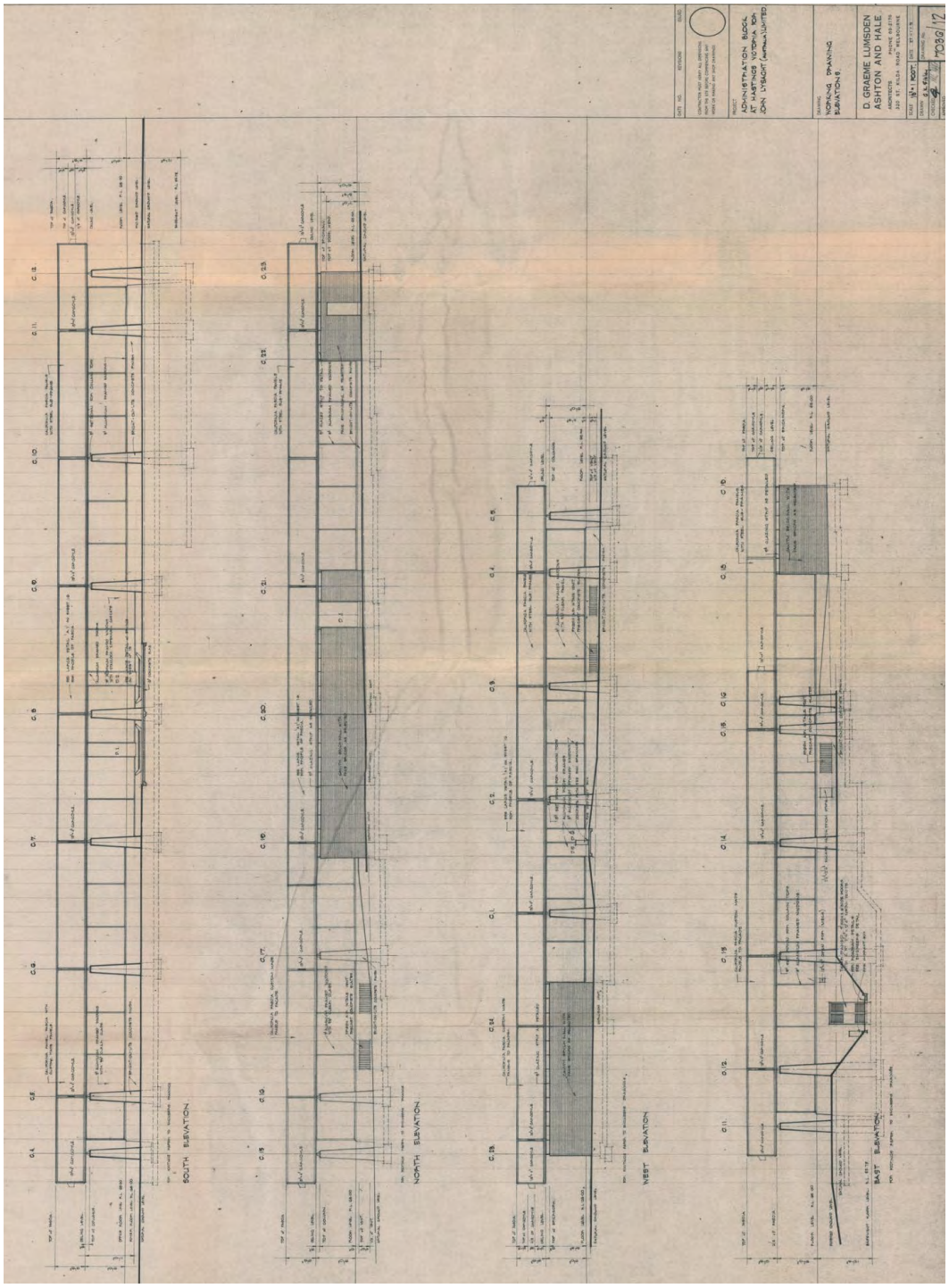
10 For example see *Westernport and Peninsula Protection Council Inc*, 'History', available online



1974 aerial photograph of the John Lysaght (Australia) steelworks, facing towards Western Port Bay
The *Former Lysaght Administration Block* is indicated by the red arrow. (Source: Item ID 11792146, NAA)



1974 aerial photograph of the *Former Lysaght Administration Block*, red arrow. Note the absence of plantings surrounding the building, other than the retained Monterey pines. (Source: *Hastings Bight*, Run 3, Frame 114, Landata)



Administration Block at Hastings Victoria for John Lysaght (Australia) Limited: Working Drawings Elevations, D. Graeme Lumsden, Ashton & Hale, 27 January 1971 (Source: courtesy of Mornington Shire Council)

Graeme Lumsden, Ashton & Hale

The well-known Melbourne-based firm of architects and engineers – Graeme Lumsden, Ashton & Hale – operated between 1969 and 1979. It had evolved out of the postwar practice of Donald Graeme Lumsden (1915-95), who had become heavily associated with large-scale industrial designs, typically for high-profile manufacturers, both in Victoria and Tasmania. The other named partners included his long-term collaborators Edward Roy 'Ted' Ashton (1927-2013) and William Millar 'Bill' Hale (1924-2017).[11]

Lumsden's obituary, penned by Neil Clerehan, labelled him an 'Industrial architect' and 'industrial design pioneer':

> The industrial plants built in the Depression and the war were, with few exceptions, utilitarian sheds. Their main purpose was to protect machinery from the elements. But by the 1950s, rising living standards, a labor shortage and corporate pride were all influencing factory design.
>
> The first important commission for the Lumsden office was in 1959; the Nicholas [*Apros*] factory on Warrigal Road at what was then the end of our first freeway. The building gave us our first experience of post-war industrial architecture. The huge unadorned box stood proudly on a hill with aluminium and colored glass spandrels facing the city and setting sun … [*Nicholas Building since demolished*]
>
> Over the following two decades the Lumsden office (later entitled Lumsden Ashton and Hale) received a constant stream of large commercial commissions. Factories, mainly in the south-eastern suburbs, were designed for Volkswagen, Petersville [*H2394/VHR*], Speciality Press, Repco, Glaxo and Bowater paper.
>
> The office was responsible for many country hotels and motels in the '60s and the Mitchelton Winery [*HO67/Strathbogie*] in the '70s. Its involvement with the archetypal building of those — the office tower — was minor but not without significance [*for instance, Royal Mail House on Bourke Street, HO1305/City of Melbourne*.[12]

Graeme Lumsden, Ashton & Hale architectural output has not been subject to broad scholarly investigation; however, a preliminary overview appears to demonstrate that his practice generally worked in the International Style, with Brutalist/Stripped Classical examples like the *Former Lysaght Administration Block* less typical of the practice.



International Style *Nicholas Apros Factory* at Warrigal and Waverley roads, since demolished. (Source: Peter Wille, H91.244/3413, SLV)



Early photograph of the *Petersville Factory Administration Building*, H2394/VHR. (Source: VHR

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

6 Developing a Manufacturing Capacity on the Peninsula

6.5 Oil and steel

> In 1963 BP Australia announced plans to build Victoria's second oil refinery at Crib Point. This was enabled by the *Western Port (Oil Refinery) Act 1963* … BP Australia built the refinery by 1966, with an oil terminal jetty as part of the development … The refinery became uneconomic and ceased product in 1985 …
>
> A more long-lasting change to the Western Port environment resulted from the decision to develop the Long Island area to the north of Hastings in the 1960s. In 1965 construction commenced on John Lysaght's steel and aluminium works, which were scheduled for completion in 1985. Esso established a refinery in accordance with the *Western Port Development Act 1967* and the BHP Steelworks

11 Built Heritage Pty Ltd, 'D. Graeme Lumsden (1915-1995)', *Dictionary of Unsung Architects*, available online
12 Neil Clerehan, 'Work of industrial design pioneer left indelible mark', *Age*, 17 August 1995, p16

were established at Long Island after the passing of the *Western Port (Steelworks) Act 1970*. BHP's complex became the main centre for steel production in Victoria. There is still scope for further development of heavy industry within the large designated port industrial area (excludes the townships of Hastings, Tyabb and Crib Point). A large plantation of trees was planned over 23 acres t soften the aural and visual impact of the new structures.

However, the proposal to develop Western Port into what was called 'The Ruhr of Victoria' aroused alarm in some quarters. Although the State Government pledged to control population growth in the area, and confined heavy industry to 17,000 acres between Quail Island and Stony Point, conservationists were concerned at the prospects for Western Port. Twenty-seven organisations banded together in a 'Save Western Port Coalition'. The Western Port Environment Study was initiated to alleviate some of these concerns (conducted within the Ministry of Conservation) and by the mid 1970s there was a freeze on industrial growth in the catchment pending its results. Since then, the bay's tolerance to pollution loads have been an important factor in considering both industry and urbanisation in the Shire.

Comparative Analysis

The *Former Lysaght Administration Block* is an uncommon building typology for the Shire of Mornington. The only other similar known place is the *Former BP Refinery Administration Building* at 220-250 The Esplanade, Crib Point (VHR/H1016 and HO240/Mornington). This front-of-prosaic-site corporate design is distinguished at the state level and was built in 1965 to the design of the celebrated Victorian architect Don Hendry Fulton, receiving the prestigious RVIA Victorian Architecture Medal the following year. It has a highly detailed, temple-like/Stripped Classical form with a canted stone plinth, brick ground floor, and cantilevered first-floor glass curtain with repetitive tall columns that create an encircling colonnade.

The *Former Lysaght Administration Block* is stylistically similar to the *Former BP Refinery Administration Building*, both expressing sophisticated applications of the Brutalist/Stripped Classical aesthetic. However, the *Former Lysaght Administration Block* building is distinguished by its ground-hugging form and overall heaviness, an interpretation reinforced by its seeming gravity-flouting fascia/roof in comparison to the more lightweight and attenuated roof of the *BH Refinery* building.

Previous Assessment

Graeme Butler & Associates, *Hastings District Heritage Study*, *Volume 1,* Mornington Peninsula Shire Council, 2001, pp89-93 – potential heritage place, recommended for listing alongside the entirety of the industrial complex (Lysaght Australia Western Port Bay steel works).

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Former Lysaght Administration Block* at 28 Bayview Road, Hastings, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent outlined by the red line on the aerial map below, which is defined by a polygon that extends from the building line to Bayview Road, west to the BlueScope complex entrance, and north and east to include the surrounding access road.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, October 2022)

CUSWORTH ORCHARD HOUSE

Address	18 Boes Road, Hastings
Significance	Local
Construction Dates	1948
Period	Postwar
Date Inspected	March 2022



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Cusworth Orchard House* at 18 Boes Road, Hastings, is significant. It was constructed in 1948 for William Stanley Cusworth, an apple grower, who resided there with his wife Gladys Merlyn Cusworth (*née* Blackney) until 1975.

The significant elements of the *Cusworth Orchard House* are its original form and footprint, including the near-pyramidal roof, which covers the recessed front porch, weatherboard cladding (currently concealed), external brick chimneys, and front 'Chicago' type windows with fine horizontal glazing bars.

Later components, including outbuildings and metal siding (which probably covers the original weatherboard) to the exterior of the *Cusworth Orchard House*, are not significant. The metal siding is a cosmetic and reversible change.

How is it Significant?

The *Cusworth Orchard House* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Cusworth Orchard House* is of historical significance as a late 1940s homestead to an orchardist in a rural setting. It illustrates the continuation of fruit growing in the Hastings area after the Federation heyday of the sector. While still large in

scale, its design restraint indicates the quieter prosperity of postwar orchards on the Mornington Peninsula. In general, buildings from the 1940s/50s associated with orcharding are less prevalent in the district. (Criterion A)

The *Cusworth Orchard House* is of representative significance, demonstrating both the continuum in domestic architecture between the interwar and postwar periods and subtle design/detailing differences. Its near-pyramidal roof form is striking. The latter was favoured during the interwar wars for the 'Indian' bungalow subtype; however, its employment at this dwelling over a near square plan with a recessed porch resulting in a contained footprint and clear volumetric expression, reflects the growing influence of the modernism at an early juncture of the postwar period for Hastings. This progressive image is reinforced by the effective eschewing of unnecessary decoration, with only fine horizontal-glazing bars and 'Chicago window' configuration utilised – a gesture to the Moderne style. (Criterion D)

Description

The *Cusworth Orchard House* is situated near Boes Road, behind a generous garden setback, on a large agricultural block. The generally flat front yard is occupied by scattered remnant garden plantings, including scattered semi-mature native trees and a hedge of agapanthus projecting forward of the northern corner of the house. To the rear of the house is a group of small agricultural sheds which appear to post-date the house.

The main part of the house has a near square footprint – an unusual component at a time when most contemporary dwellings were characterised by a projecting bay or the like. The *Cusworth Orchard House* is surmounted by a prominent, near pyramidal roof (there is only a short main ridge) clad in corrugated steel (probably Colorbond). It has a wide soffit, though the material lining the soffit is not visible from the public domain. The front porch is recessed beneath the roof, comprising about half the length of the façade at the northern end. Supporting the porch is a pair of square timber posts. Attached at the rear of the principal form is a lean-to volume, which is likely original.

There are two visible chimneys, one each on the north and south sides of the house, both with external breasts. The northern chimney is lower in height and has two glass block 'windows' in its breast, indicating it is a kitchen chimney. Both are constructed of red bricks with no decorative capping at the top.



(Source: RBA, December 2020)

The house is likely timber-framed and was originally clad in timber weatherboards. These may be concealed beneath metal siding (shiplap profile). The visual effect of the latter addition cladding is not untoward and maintains the lightweight/horizontal character of the residence's envelope.

The main stylistic element within the purposefully restrained composition of the residence is its front windows: two wide banks containing a central picture window flanked by double-hung sash windows, a configuration often referred to as a 'Chicago window'. All three windows have a fine horizontal glazing bar running through their upper part, indicating a Streamlined Moderne influence, but in a manner that was primarily employed during the postwar period.

Apart from the metal siding, the house appears to be externally intact, though there appears to be a timber deck added across the entire front façade. This deck is a reversible addition.

History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From the late 1850s, these pastoral runs were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[3]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the 1860s and 1870s, apple and pear growing became well-established between Somerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. The opening of the Stony Point railway (1889) provided rapid access to the Melbourne and overseas markets, which made the industry highly profitable.[4] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Small (3 to 10 acres) and large (30 to 60 acres) orchard holdings worked by families, often for several generations, predominated. The industry also employed a multitude of itinerant workers – mostly female – in the laborious tasks of fruit picking and packing.

In Red Hill and Main Ridge, many workers were recent immigrants from Italy and later brought land in these localities, forming a distinct presence.[5] From the early 1900s, the widespread adoption of refrigerated cool stores in the area supported a veritable boom in the district's fruit-growing industry, making it one of the largest in Victoria. Cool stores were vital as they allowed growers to store their products safely until the market was favourable. State government incentivised fruit production, including constructing many of the largest cool stores. These were soon taken over by local co-operatives, which continued to build new stores and develop those existing into the postwar period. As the scale of production increased over the 20th century, the number of packing sheds – both related to co-operative cool stores or erected on private land – increased.[6] Orcharding remained the region's mainstay until the 1970s when industrial and residential development and the proliferation of hobby farms began to push many fruit growers eastwards into Gippsland.[7]

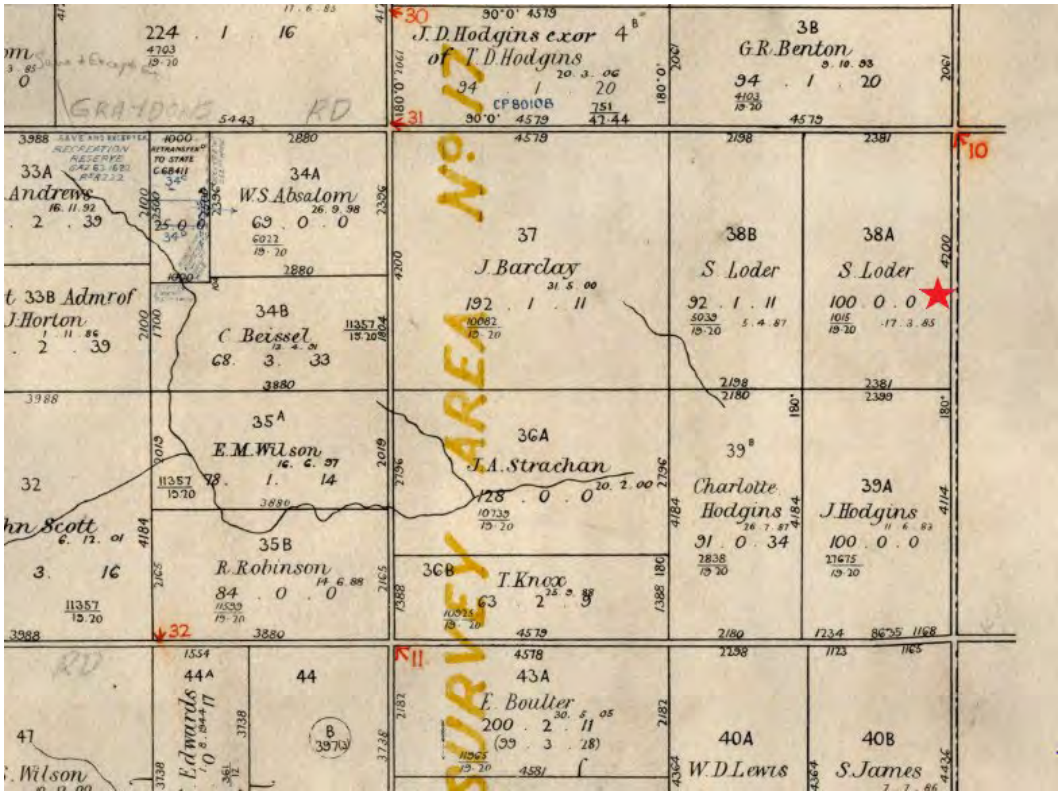


Posed scene within Somerville's Packing Shed (demolished), 1940s
(Source: Somerville, Tyabb & District Heritage Society via Culture Victoria, available online)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
4 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9
5 Jill Phillips, 'History Corner: Little Italy', *Hill 'N' Ridge*, July 2018, Issue 57, p9, available online
6 Leila Shaw, *She's Apples: a history of fruit tree nurseries, orchards & cool stores, 1853-1994*, Tyabb, 1996, p6
7 'Tyabb', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 38A in the Parish of Bittern, Country of Mornington, located just south of today's Graydens Road, west of the Tyabb township. The 100-acre (approx. 40 ha) allotment was initially selected by Samuel Loder under the *Land Act 1869* before he attained freehold title in March 1885.[8] Loder also leased another 100 acres (Crown Allotment 38B) just to the west, which he also purchased outright in 1887.[9] The area was described as heavily timbered with honeysuckle and she-oak at the time of survey in the mid-19th century.

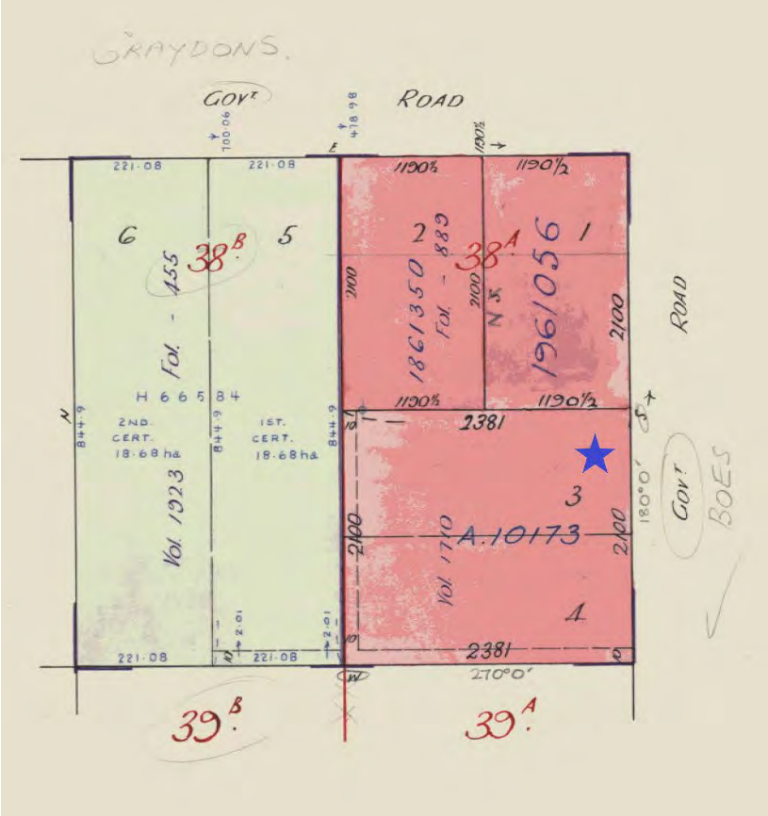


Extract from the *Parish of Bittern* map, 1959 – the red star indicates the location of the *Cusworth Orchard House*.
(Source: Map B397[9], PROV)

Loder (d. 1891) was recorded as a farmer residing in Bittern at the time of attaining freehold. His wife, Ann, died in 1897, after which George Rodney Cherry of Sydney inherited the property. He held it until 1922, when Sydney Lindsay Scott, a Sommerville-based orchardist, acquired the large holding. Scott obtained finance to develop the acreage (possibly as an orchard) through the Closer Settlement Board, which he discharged in 1941.[10]

Shortly after, Scott subdivided Crown Allotment 38A into four blocks, two facing Graydens Road and two facing Boes Road (see below). He sold the two northern blocks facing Graydens Road in 1942 and 1945.[11] Scott never resided at the Boes Road property. In 1950 his address was recorded as Bungower Road, Somerville. By 1953, he had retired and was living in Frankston.[12]

8 Selection File, No.1015/19.20, PROV
9 Parish of Bittern, County of Mornington, 1959, B397(9), PROV
10 Certificate of Title, vol. 1710, folio 889
11 Certificate of Title, vol. 1710, folio 889
12 *Argus,* 14 March 1950, p12; *Age,* 16 November 1953, p8



Plan showing the two Crown Allotments purchased by Loder during the 1880s
CA 39A is shown in red, with its 1940s subdivision – the approximate location of the subject house is marked with a star (Source: Certificate of Title, vol.1710, folio 889)

On 25 January 1943, the two southern blocks (lots 3 and 4) comprising 50 acres (approx. 20 ha) changed hands from John Scott to William Stanley Cusworth.[13] It remained vacant until at least December 1947, after which – in the new year – a 'House' was noted, more than doubling the rated value of the property.[14]

Prior to the construction of the house, Cusworth was listed as residing at Tyabb in a few advertisements. For instance, in mid-1945, when offering potato seeds for sale, he was listed at Tyabb.[15] A year later, when he placed an advertisement for selling a truck or exchanging it for a utility or sedan, he was listed at Graydens Road, Tyabb.[16]

For reasons unknown, the official transfer of title for lots 3 and 4 did not officially occur until 1955. At that stage, Cusworth was recorded as an orchardist residing on Boes Road, Hasting – the subject property. Cusworth mortgaged the property multiple times between 1955 and 1971.[17] As was common with orchardists in the area, he may have owned several non-contagious holdings accumulated over time.

13 Shire of Frankston and Hastings Rate Book for 1942-43: Rate No. 8597.
14 Shire of Frankston and Hastings Rate Book for 1947-48: Rate No. 11108.
15 'For Sale', *Standard* (Frankston) 5 July 1945, p8
16 *Age*, 29 June 1946, p22
17 Certificate of Title, vol. 8089 folio 153

'Bill' Cusworth (1913-97) was born in Ulverstone, Tasmania, although his father, Frederick George Cusworth, had spent most of his life in the Hasting district as an orchardist. His son appears to have grown up on orchards in the Hastings locale.[18] In 1938, 'Bill' married Gladys Merlyn Blackney (1919-20170), with whom he had five children and operated an apple orchard from his Boes Road property. He was also a shareholder in the Tyabb Co-operative Trading & Cool Stores Ltd by 1949.[19] Bill's daughter, Laurice, was a place-holder in apple-packing competitions in 1952 at the Hastings Flower Show and the Royal Melbourne Show.[20]



1957 aerial photograph of the *Cusworth Orchard House* (red arrow)
There appears to be rows or plantings, possible young fruit trees, around the dwelling
(Source: Western Port 868A2, Landata)

The property was next passed to Leigh Martin Paris, an orchardist of North Ringwood, in 1975. He retained it for ten years.[21] In 2022, much of Lot 2 has been consolidated with Lots 3 and 4 (Crown Allotment 38A). The house stands on Lot 3. Currently, there are extensive orchards on the property north, west and south of the house.

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings:

18 Kellie Neal, 'Neal/Cusworth Family Tree: William Stanley Cusworth', Ancestry.com.au; and 'Hastings: Obituary', *Standard*, 9 May 1941, p6

19 Shirley Davies, Beryl Stockton, Edith Torofalvy, et al, *Hastings People and Places,* volume 3, 2004-13, p21, 65. Leila Shaw, *She's Apples 1853-1994: A History of Fruit Tree Nurseries, Orchards and Coolstores*, p 42

20 Hastings-Western Port Historical Society collection, viewed 18 February 2022 on the Mornington Peninsula Local History Network Online Collections page

21 Certificate of Title, vol 8089 folio 153

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Graeme Butler & Associates, *Hastings District Heritage Study*, vol. 1, 2001:

> Grayden Road [*north of the subject place*] started as a few large holdings … but with no houses or buildings cited in rate descriptions. By the 1910s there were four houses there on small holdings, including those of Herbert & Fred Stockton, Richard Benton and Haddock had built a house on his 37 acres. Around World War One the Barclays had arrived and by 1920 there were nine houses plus one shed rate. New names included Hodgins, Barclay and Cusworth. Others arriving in the inter-war period were Miller family, Clarke and Contini among others. The 1950s saw many of the early families still there, including Hodgins, Bentone, Barclay, Cusworth, Stockton and added to them were the Onians, Greenwood and Wedgewood families. Aerial views from the late 1950s show extensive orchard holdings in the precinct as well as east of the Frankston Flinders Road.

Comparative Analysis

The *Cusworth Orchard House* is a largely intact example of an early postwar house with restrained detailing reflecting the growing influence of Modernist design in the late 1940s. It is distinguished by a near-square footprint to the main wing with a visually dominant (near) pyramidal hipped roof, a form that was employed in some bungalows, particularly the 'Indian' sub-type during the interwar period. Other elements of note are the Chicago-style windows with Moderne-style horizontal glazing bars. The glazing bars are finer than those typically employed during the late 1930s, possibly reflecting the detailing associated with steel-framed windows, which was the more 'progressive'/better-performing option; however, less commonly employed on timber buildings.

Within the municipality, the subject place is most similar to the residence at 52 Station Street, Somerville, which is 'contributory' to the *Station Street Residential Precinct* (HO317). This weatherboard house was previously incorrectly dated to the late interwar period but has now been confirmed as constructed in 1948 – the same year as the Cusworth Orchard House.[22] While it has identical windows to the subject building, the Station Street dwelling displays a more generic asymmetric frontage with a lower hipped roof and a small flat curved porch roof (originally cantilevered, now supported on posts).

Together, these two houses illustrate the continuum in residential design before and after World War II in the municipality. During the late 1930s and the first years of the conflict – before a ban on non-essential construction came into place in 1942 – many houses were essentially hipped or gable-roofed bungalows with a 'light' Moderne influence demonstrated by elements such as a curved, cantilevered porch and/or horizontal glazing bars to the principal windows. Others substituted the Moderne influence or combined it with Tudor Revival style, generally brick examples. These forms and elements continued to be employed after the war into the early 1950s, coexisting with houses that represented the more contemporary Modernist mode.

Interwar domestic styles lingered into the postwar years across Victoria's suburbs and localities, although this design theme appears to have been pronounced in the Mornington Peninsula Shire. The Moderne idiom, in particular, retained considerable currency across the area well into the 1950s, albeit some aspect of the composition, such as massing or detailing, indicates a postwar construction date. Properties included on Mornington's Schedule to the Heritage Overlay that illustrate this theme include:

- *Houses*, 1737 Point Nepean Road and 18 Woyna Avenue, Capel Sound (HO447). Northcote-based builder George William Howe erected this pair of Moderne-style houses between 1945 and 1950. Both have a concealed roof and rendered masonry walls distinguished by round/faceted bays contrasting with otherwise rectilinear form. The former has a central columned porch imbuing the façade with a classicising aesthetic, but the porch/verandah is largely obscured at 18 Woyna Avenue.
- *Stonehaven*, 15 Mitchell Street, Rosebud (HO426). Erected during 1949-50 as his family home by stonemason W D Grant, this house has walls of the local Dromana granite and a general bungalow form. The tile-clad roof is a combination of a gable section in front of the main hipped section. The gable end is pierced by the central wide, battered chimney with flanking Moderne-style corner windows. The windows to the façade are timber-framed and organised in a distinct band and linked by a concrete hood.

[22] The date of this house has been mistakenly assigned to the late interwar period in the citation for the *Station Street Precinct* (Butler, *Hastings Heritage Study*, 2001, vol. 1, appendix 1, p430). The house is clearly identified as being built in 1948 for Shepherd on the 'Map of Somerville 1900-1950' complied by Leila Shaw (SLV, MAPS 821.39 Somerville 1900-50). In September 1948, it was noted that the house for Robert Shepherd in Station Street, Somerville, was 'nearing completion' (*Standard*, 23 September 1948, p14).

- *Bethany*, 2493 Point Nepean Road, Rye (HO455). Constructed in 1949/50 this house is timber-framed and weatherboard clad; however, with a hipped roof and clad in tiles. It combines Georgian Revival elements (Tuscan-order columns) with the Moderne style as demonstrated by a horizontal emphasis of the glazing bars to the upper window sashes that contrast with the pronounced verticality of the prominent, highly articulated cream brick chimney which dominates the façade.

The Tudor Revival or Old English style also remained popular in the Shire into the 1950s, particularly in a bungalow type. Heritage-listed examples include:

- *Old English Houses*, 48 and 50 Jetty Road, Rosebud (HO425). This pair of cream brick houses, constructed between 1953 and 1956, are designed primarily in a Tudor Revival/Old English mode as indicated by the corbelled gable roofs and clad tiles, though mixed with some Moderne style elements – the horizontal emphasis provided by the contrasting clinker brick banding and the glazing bars to the windows.
- *Old English House*, 844 Point Nepean Road, Rosebud (HO431). A circa 1954 house built of mottled cream brick with other colours of brick accents. It is a late example of the Tudor Revival/Old English style and incorporates typical chimney and window forms of the 1940s. The house is distinguished by its picturesque massing.
- *Golden Sands*, 6 Ozone Street, Rye (HO452). A concrete-block house, erected 1948-51. It has a typical hip-roof bungalow form of the 1930s and 1940s with an asymmetric frontage. Visual interest is created by the vermiculated concrete blocks and the house name mounted on the facade. Mild-steel porch supports indicate its postwar date.

The above heritage properties are town-based, unlike the *Cusworth Orchard House*, which remains situated in a rural setting.

Previous Assessment

Graeme Butler & Associates, *Hastings District Heritage Study,* volume 1, 2001, pp265-67 – included as a contributory property as part of the proposed 'Orchard Landscape Precinct', which included several postwar houses, packing sheds, and some mature trees.

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Cusworth Orchard House* at 18 Boes Road, Hastings, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends from the building line to Boes Road, 15 metres to the north and south, and 5 metres to rear (excluding the northwest shed).



Recommended extent of the Heritage Overlay (red line) with the broader property boundary shown in yellow
(Source: Nearmap, December 2022)

HASTINGS STATION LADIES WAITING ROOM (FORMER)

Address	68 Church Street, Hastings
Significance	Local
Construction Dates	Circa 1888
Period	Late Victorian
Date Inspected	October 2022



(Source: RBA, October 2022)

Statement of Significance

What is Significant?

The *Hastings Station Ladies Waiting Room (Former)* at 68 Church Street, Hastings, is significant. It is believed to have been installed circa 1888 at Hastings Station from prefabricated components by Victorian Railways as a portable/temporary ladies' waiting room. By 1939, the building had been transferred to its current location in the backyard of a private residence.

The significant elements of the *Hastings Station Ladies Waiting Room (Former)* are its external envelope, including gabled roof form, short-sheeted corrugated metal cladding, walls of vertical timber boards, vent opening (initially louvred), and windows (if original).

Later addition elements to the *Hastings Station Ladies Waiting Room (Former)*, including the northern skillion-roofed volume and the verandah (west), are not significant.

How is it Significant?

The *Hastings Station Ladies Waiting Room (Former)* is of local historical, rarity, and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Hastings Station Ladies Waiting Room (Former)* is of historical significance as a 'portable' railway-related building. Faced with providing amenities for a rapidly expanding station network in the late 19th century, the Victorian Railway department deployed a series of standardised designs and prefabricated construction to furnish platforms across the state with facilities, often modest at less frequented rural places. The portable building at Hastings, which has been relocated a short distance away

from the station, was likely a former ladies' waiting room. Such gender-defined compartments were once ubiquitous at railway stations in the municipality and, through their size and modest character, yield insight into the often challenging experience of rail travel for women and children in the period. (Criterion A)

The *Hastings Station Ladies Waiting Room (Former)* is a rare surviving example of a Victorian Railway-constructed prefabricated 'portable' building. No other examples of this building original to the Stony Point Line remain, with the prefabricated structures at Stony Point station relocated from outside the municipality. More broadly, few of these 'portable' station facilities endure in Victoria. (Criterion B)

The *Hastings Station Ladies Waiting Room (Former)* is of representative significance as a late 19th-century example of the small-scale and economical prefabricated timber 'portable' building favoured by the Victorian Railway Department. These structures, employed into the 1920s, were distinguished by their gabled corrugated-metal clad roof form, vertical timber boarded walls, and utilitarian character – all elements that generally remain intact at *Hastings Station Ladies Waiting Room (Former)*. (Criterion D)

Description

The *Hastings Station Ladies Waiting Room (Former)* is located in the northeast corner of a private residential property situated immediately west of the Hastings Railway Station at the T-junction of Church and Station streets. The boundary of the broadly rectangular site is defined by a tall timber paling fence that, along with various plantings, restricts public realm sightlines to the small building. There is also a contemporary corrugated metal shed set forward of the *Hastings Station Ladies Waiting Room (Former)*. The primary building at the property is a likely late interwar weatherboard dwelling with a gabled roof and hipped rear wing.



Hastings Stations Ladies Waiting Room (Former) (red arrow), viewed from Church Street, along the eastern boundary of no. 68. (Source: RBA, October 2022)

The former ladies' waiting room has a small rectangular footprint. Its roof is gabled and clad in short corrugated metal sheets, which is likely original or early fabric. There is also a plain timber bargeboard and sheeted soffit. A louvred vent in the southern gable end is missing. Ogee gutters are evident in historical photographs of the building (see Place-specific) and appear to remain; however, these elements are likely reproductions.

The building is believed to be of timber-frame construction and clad in thin painted vertical boards, which survive to the visible elevations at least. Whether the original timber plinth remains is not known.

Historical photographs only depict the west (facing the railway line) and south (louvred vent in the gable face and a metal chimney, since lost) elevations of the former ladies waiting room. When the building was relocated, its primary orientation was retained. As the existing west elevation is largely concealed from the public domain, it is not clear if the central entrance shown in the historical images remains. The verandah that has been attached to this elevation is non-original.

The pair of timber-framed windows in the east elevation (likely sashes), one of which displays an upper pane divided by mullions into three panes, may be in part original. The skillion-roofed weatherboard attachment to the north elevation of the former ladies' waiting room is an addition.

History

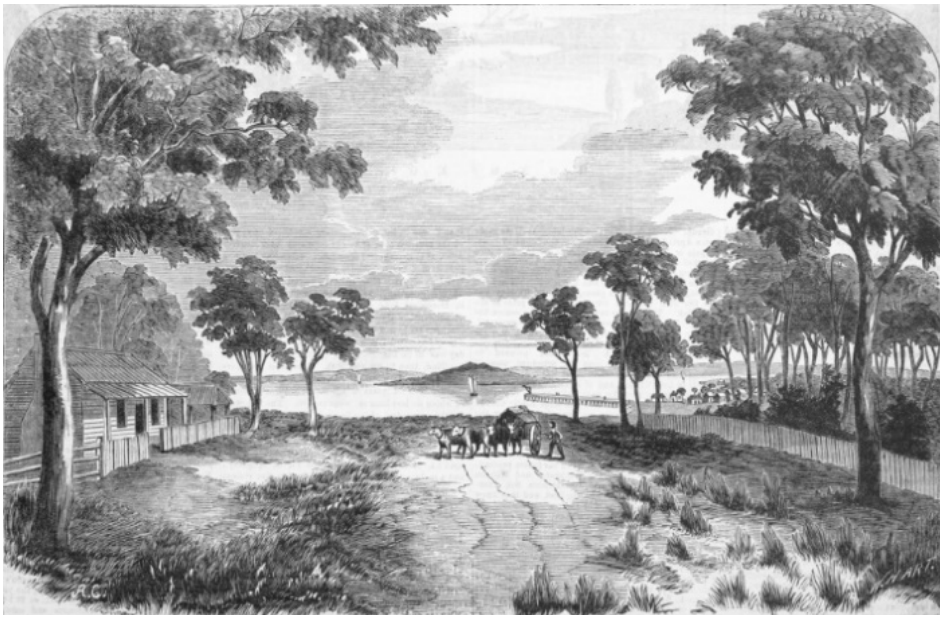
Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From 1858, when the Parish of Tyabb was surveyed, small-scale selectors moved into the locality, clearing and fencing a patchwork of allotments. Spurred on by a favourable climate and a friable, loamy soil, many of these early families turned to orcharding, often alongside dairying and sheep farming. These agricultural activities boomed following the laying of the Stony Point railway line in 1889.[3] A permanent coastal fishing settlement had emerged at Hastings in the early 1840s, taking advantage of the deep bay, and was initially referred to as King's Creek. Commercial fishing remained an economic mainstay in Hastings well into the 20th century.

Over the late 19th and early 20th centuries, a small urban centre developed between Hastings railway station (1889) and the foreshore. However, it was only in the industrialisation of the Western Port region in the 1960s/70s that the population and built footprint of the township boomed. This state and industry-led process, framed as making Hastings the 'hub of Australia's newest Ruhr', was driven by the deep-water prospects of Westernport Bay and the discovery of oil and gas resources in the Bass Strait.[4]

To the north, at the top of Hastings Bight, the 'old' township of Tyabb had been surveyed in 1858 but remained nascent. It was effectively absorbed into Hastings by the early 20th century and officially from 1968.



1886 engraving of the 'fishing village of Hastings' with Sandstone Island in the distance.
(Source: Alfred Clint, SLV)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 'Hastings', *Victorian Places*, 2014, available online
4 Ben Hills, 'Westernport: hub of our newest Ruhr', *Age*, 26 July 1971, p56

Place-Specific

During the 1870s, as the Victorian Government commenced planning for an expansion of the State's railway system, petitions were received from the Mornington Peninsula for the projected line to Frankston to be expanded. In addition to the perceived stimulus that the railway line would offer to the region's predominantly agricultural/pastoral-based economy, defence considerations were also raised. The Peninsula was officially and popularly viewed at the time as vulnerable to enemy landfall, a consternation that rose with periodic invasion scares.[5]

The Minister of Defence, Sir Frederick Thomas Sargood, is generally credited with approving the planning of the line from Frankston to the Langwarrin Military Reserve and onto Baxter's Flat, Somerville, Hastings, Bittern, Crib Point, and Stony Point. This route was surveyed in 1887, and in August of that year, the railway commissioners accepted the tender of the prominent Scottish engineer and contractor David Munro at £52,880 for constructing the line.[6]

The Stony Point railway line became operational between Frankston and Baxter in 1888 and was then extended through to its terminus at Stony Point the following year.[7] Newspaper coverage of the official opening in Hastings was relatively tepid, a reflection of lengthy delays:

> The railway line from Frankston to Hastings being at last—more than nine months after contract time—taken over from the contractors, the Government ran their first train to this place on Tuesday last. On its approach, the school children, who had assembled on the platform for the purpose, sang a verse of "God Save the Queen," and gave three hearty cheers, after which they were marched to the township, where they indulged in juvenile sports… Afterwards they were regaled with refreshments of various kinds in the Athenaeum … Although invited, none of the chief railway officials attended, nor was the Government represented … Of those present the most notable were Mr. L. L. Smith, M.L.A. for the district, and Mr. A. Downward, present of Mornington Shire. The festivities wound up with a ball in the evening, dancing being kept up until daylight this morning.[8]

In mid-1898, before the official opening of the line the following year, it was noted in reported correspondence between the Secretary of the Victorian Railways and the Frankston and Hastings Shire that the 'ladies' waiting room' was the only building present at Hastings station.[9] One of the councillors was incredulous that 'some sort of a shelter shed' had not been erected, with the *Mornington Standard* editorialising:

> The idea that the ladies' waiting room can be used as a general waiting room is too much of a shock to the proprieties, and savors [*sic*] of the mixed bathing which is abhorred by so many.[10]

The compact gabled building extant at the rear of 68 Church Street is believed to be the former Hastings Station ladies' waiting room. In the absence of plans or documentation for the station, which do not appear to be in existence – perhaps reflective of its small scale and the use of standardised designs – this identification is based primarily on visual comparison with the undated early 1900s photographs that follow page over. These depict the modest building in its original setting, on the east side of the Hastings platform, next to other since-removed buildings, including the main timber station building (demolished in 1986).

It is not clear when the *Hasting Station Ladies' Waiting Room* was relocated to its current location. However, in early 1939, the Frankston and Hastings Shire Council were recorded as protesting about the removal of the ladies' waiting room from 'the local railway station' by Victorian Railways: 'It is hoped that their efforts will bring results, and, before the winter months arrive, it is anticipated proper comfort will be made for womenfolk.'[11] This grievance appears to have been about the Tyabb station, although it is possible that other small stations along the Stony Point line were faced with the same rationalisation of buildings. Supporting this late interwar date is a 1939 aerial photograph (see below) that depicts the *Hastings Station Ladies Waiting Room* at its extant location.

Of interest, the land at 68 Church Street, which derives from a large-scale late subdivision triggered in part by the establishment of the Stony Point line (known as the 'Railway Station Estate'), was purchased by the Victorian Railways Commissioners in 1887.[12] It remained owned by the department until being transferred into private hands in 1986.[13] Presumably, the primary interwar dwelling at the property, which is heavily concealed by vegetation, is also rail related (perhaps the stationmaster's residence).

5 Woodley and Bennett, *Mooradoo About Nothing. A History of Crib Point and Bittern: Neighbours in Destiny*, 2007 p27
6 *Argus*, 23 Aug 1887, p7; and *Plans and Sections Frankston-Stony Point* (Contract No. 2920), PROV, VPRS 18046/P0001
7 Branch lines were opened from Baxter to Mornington in 1889 and from Bittern to Red Hill in 1921 (closed 1953). 3
8 'Opening of the Railways to Hastings', *Argus*, 14 September 1899, p11
9 'Frankston and Hastings Shire', *Mornington Standard*, 11 August 1898, p3
10 'Council Mems.', *Mornington Standard*, 18 August 1898, p3
11 'Personal', *Frankston and Somerville Standard*, 17 March 1939, p3
12 Initially approximately 6 acres – Certificate of Title, vol. 1974, folio 744
13 The current land parcel was created in 1983 – Certificate of Title, vol. 9531, folio 778



Early 1900s photograph of Hastings Station, facing east across the line. The former ladies' waiting room (red arrow) forms one of three buildings, with the central one the original timber station building, the role of the other to the south is not known. None remain, including the building shown on the west side of the line, which was a Goods Shed. Note the thick bush in the background of the various buildings. (Source: Hastings-Western Port Historical Society, no. P23)



Circa 1907 photograph (dated based on the locomotive type) of Hastings station, facing north. The north and platform-facing elevations of the former ladies' waiting room (red arrow) are shown. (Source: Hastings-Western Port Historical Society, no. P4, note misdated)





(Top of the page and above) Circa 1915 photograph of the east side of the platform at Hastings station, facing east. The former ladies' waiting room is identified by the red arrow. Note the original metal chimney flue and signage above the central door ('Ladies'). The verandahed timber structure to the south was the original station building. By early 1915, the main railway station building had been expanded, including the platform-facing verandah, after local agitation – *Mornington Standard*, 13 February 1915, p2. (Source: *Hastings; GLS; Stations:* Country, PROV, VPRS 12903/P0001, 032/10)



1939 aerial photograph of Hastings Station and 68 Church Street with the latter's primary residence seemingly evident. On close inspection, a building with the same footprint/scale and position as the relocated former ladies' waiting room is apparent (red arrow). (Source: *Military Mapping Photography*, Frame 2473, Run 9, Geoscience)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context, July 2013:

5 Establishing Communications:

5.4 Building and Maintaining Railways

It was the Colonial Minister of Defence, Frederick Sargood, who proposed the line to Stony Point in 1886. The route chosen originated in Frankston, passed the Langwarrin Military Reserve, on to Baxter's Flat then to Somerville, Hastings, Bittern and Stony Point. Railway construction began in 1887. The line reached Stony Point in December 1889. Although its primary aim was as a defence measure, the railway line was a boon to local communities and especially to the orchard industry. The opening of stations at Somerville and Tyabb, for instance, accelerated and refocused the growth of these townships. When cooperative coolstores were built in the twentieth century in these towns they were located close to the railway station to enable easy transport. A branch railway line at Tyabb was built to the coolstore at Tyabb in 1914.

Comparative Analysis

The presence of a ladies' waiting room was a common component of train stations throughout Australia into the postwar period. Such buildings or integrated rooms were effectively gender-separated chambers intended for the security and privacy of travelling women, distinguished from general waiting rooms. It also appears sometimes to have been a euphemism for a female lavatory. The building/room type varied widely, commensurate with the status of the station. The *Hastings Stations Ladies Waiting Room* is indicative of the more modest variant, providing only basic facilities. It was perhaps the type that the author of a scathing 1889 critique of late Victorian period station amenities had in mind when he wrote:

> Proper waiting rooms upon the suburban line are unknown. In most instances these rooms are only furnished with a bench, a deal table and a water bottle, generally well filled with files. Ventilation is wholly neglected, and the rooms generally smell as stuffy as a dormitory in a sixpenny lodging house.[14]

The *Hastings Stations Ladies Waiting Room (Former)* appears is likely an example of the standardised design for 'portable' station buildings favoured by the Victorian Railways department between the mid-1880s and 1920s. These structures, often intended as 'temporary', were utilised to accommodate an array of functions (offices, shelters, general/ladies' waiting rooms, lavatories, etc.) but frequently became permeant fixtures of stations, particularly those at quieter locations. The Victorian railway architectural historian, Andrew Ward, notes the:

> standard portable was a prefabricated structure, manufactured in standard sections off the site and transported to its point of destination, in parts, for erection. It was built on red gum stumps and usually provided – int the early days – with a galvanised iron fireplace and flue. When demolished, it left no trace of its former existence, and today, there are many closed station sites which appear never to have supported any kind of a station office at all.[15]

Depending on their purpose, these structures could vary in size but were typically gabled (corrugated metal sheeting), with the earlier examples comprising walls of vertical boarding and timber-framed casement windows. Early 20th-century instances can often be differentiated by their employment of tongue-and-groove boards with beaded joints and double-hung sash windows. Ward has broken down the various portables designs into a few variants based on their size, purpose, fenestration, ventilation, etc. In the absence of a closer physical examination of the *Hastings Stations Ladies' Waiting Room*, it is not self-evident to which of Ward's groups it correlates. Ward's study also notes that few examples of these portables survive or have not been wholly modified in Victoria.[16]

Little 19th-century fabric remains from the Stony Point line development (most of the platforms have been redeveloped). No buildings from this period are believed to remain at any of the railway stations in the precinct, including that of Tyabb, which is encompassed within the *Tyabb Residential, Commercial & Civic Precinct* (HO289). The exception is at the Stony Point platform, where a Federation-period portable station building (gabled form, vertical beaded boards) was relocated from Skipton circa 1936, replacing the original.

The *Hastings Station Ladies Waiting Room (Former)*, once common in the municipality railscape, now appears to be singular.

Previous Assessment

Graeme Butler & Associates, *Hastings District Heritage Study*, vol. 1, 2001, pp476-479. Included as a contributory element for the proposed 'Frankston to Stony Point Railway Precinct'; however, described as the 'Hastings Railway Station house, 1920s' at 68 Church Street, Hastings

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (timber boards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

14 'Railway Mismanagement', *Age*, 22 June 1889, p13

15 Andrew Ward and A. Donnelly in association with the Australian Railway Historical Society, *Victoria's Railway Stations: An Architectural Survey*, vol. 4, part 2 ('The Twentieth Century, 1900-1930, portable station buildings), March 1982, chapter 4.15

16

Extent of the Heritage Overlay

The *Hastings Station Ladies Waiting Room (Former)* at 68 Church Street, Hastings, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme t to the extent outlined by the red line on the aerial map below, which is defined by a polygon that extends from the building line to the northern and eastern property boundaries and 5 metres to the west and south.



Recommended extent of Heritage Overlay (red line)
(Source: Nearmap, October 2022)

SUNNY BRAES

Address	95 Graydens Road, Hastings
Significance	Local
Construction Dates	1915-16
Period	Federation
Date Inspected	May 2020, March 2022



(Source: RBA, May 2020)

Statement of Significance

What is Significant?

Sunny Braes at 95 Graydens Road, Hastings, is significant. It was constructed in 1915-16 for orchardist Thomas Harold Barclay, shortly before his marriage to Ruby Robertson Rust.

The significant elements of *Sunny Braes* are its original form and footprint, including the high-hipped roof with side gablets, brick chimneys with roughcast render caps, red face brick walls, and Victorian Survival style features, such as double-hung windows with sidelights, a four-panelled front door with sidelights and highlights. Also significant is the former kitchen chimney on the east elevation.

The bullnose form of the front verandah roof is seen on other local houses of this era and may be an original and significant element. The verandah's brick balustrades and piers with paired timber posts are believed to be a 1920s/interwar alteration and significant.

Later additions, including the 1998 rear and attic-storey addition, the pool house, and sheds are not significant.

How is it Significant?

Sunny Braes is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Sunny Braes is of historical significance as an early 20th-century orchardist house, illustrating the continued presence and prosperity of this primary industry, which had been increasingly prominent on the Peninsula since the 1860s. The fortunes of orchardists in this area were enhanced by the opening of the Tyabb Cool Store in 1914, allowing for the mass refrigeration of fruit. The first occupant of *Sunny Braes*, Thomas Barclay, a second-generation orchardist, was an early shareholder in the cool store and a prominent contributor to district causes, such as the Hastings Hall and the local football team. He is the namesake of Thomas Barclay Oval in Hastings. (Criterion A)

Sunny Braes is of representative significance as an illustration of a late Federation period orchardist house with a transitional character. The residence is unusually robust for its size, with a dominant gambrel roof and walls of red face brick – a more high-status material to the area's more common lightweight cladding. Despite some ambiguity about its evolution, the verandah is mostly original or early in origin and reinforces the design's underlying hybridity. *Sunny Braes* is amongst the more architecturally distinguished of the smaller-scale examples of its type in the municipality. (Criterion D)

Description

Sunny Braes is set relatively close to the south side of Graydens Road and is clearly visible behind a post and woven wire front fence typical of the interwar period.

The dwelling has a traverse gambrel roof flanked by close-set chimneys. The chimneys have straight red-brick shafts with bulbous rough-cast rendered caps. The side gablets have a finial and scalloped bargeboard. The roof and verandah are clad in non-original corrugated metal sheeting, albeit in a traditional oxide red colour. Unusually ogee profile gutters have been employed, likely matching the original profile.

The walls are of red brick in stretcher bond with a light-coloured mortar to the joints. To the front corners are angled brick buttresses, which may not be original. It is not clear if they have a structural role or a decorative role.

The verandah/porch has a stepped balustrade and piers of red brick with a projecting coping and a concrete deck. The walled balustrade is surmounted by paired timber posts with a timber fretwork frieze and decorative brackets – including a cut-out timber number and kookaburra motifs, which may not be original. The bullnose roof has some sections of Perspex or the like.

Openings in the front façade are symmetrical, with a central doorway flanked by a window on each side. The lintels and sills appear to be basalt. The main door unit is timber with leadlighting to the transom and stained glass with boards below to sidelights.

The windows are timber-framed, double-hung sashes with narrow double-hung sidelights. This tripartite arrangement is more typical of the Victorian period, though there are other contemporary examples in the municipality of this window type.

Two timber-framed sashes are evident on the east elevation with a vertical format typical of the Victorian and Federation periods. To their south is a chimney with an external breast, and beyond the chimney is a pair of later windows with higher sills. There are also two vertical double-hung windows on the west elevation, with a smaller one to the south. All three appear original, with brick arches at their heads.

Stylistically, *Sunny Braes* is hybrid in its design expression. The primary roof form and chimneys are typical of a Federation-era villa, while other details like the facade fenestration are more characteristic of the preceding late Victorian period.

The origins of the front verandah are not entirely clear. Considering the similarity between the brick used to build the balustrade and the house itself, this is likely an original feature, along with the paired square posts supporting the verandah roof. Such supports were a common type for interwar bungalows. The bullnose verandah roof is more typical of an 1890s house than one of 1915-16, and the timber fretwork appears out of place. Together, this suggests that the verandah roof has been rebuilt and the fretwork added. The original roof may have been flat with expressed rafter ends or a straight-hipped roof.

At the same time, it is also possible that the entire verandah has been gradually remodelled over time (responding to the occupant's change in taste) with the brick balustrade and paired posts an alteration from the 1920s/30s.

The original house was extended to the rear with a red brick attic-storey form in 1998. The rear lean-to was removed at this time, though the associated kitchen chimney was retained and integrated into the new extension. Before and after floor plans for these works are included in the section below.

There is a large metal garage and pool house behind the house, which links to its southwest corner. There are also smaller metal sheds behind the house. All of them are recent in origin. Trees on the site are mostly young, with two large through semi-mature trees near the northeast corner of the house – a cypress and a deciduous tree (possibly an oak).



Façade (north) and east (side) elevations
(Source: RBA, March 2022)

History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From the late 1850s, these pastoral runs were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[3]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the 1860s and 1870s, apple and pear growing became well-established between Somerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. The opening of the Stony Point railway (1889) provided rapid access to the Melbourne and overseas markets, which made the industry highly profitable.[4] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Small (3 to 10 acres) and large (30 to 60 acres) orchard holdings worked by families, often for several generations, predominated. The industry also employed a multitude of itinerant workers – mostly female – in the laborious tasks of fruit picking and packing.

In Red Hill and Main Ridge, many workers were recent immigrants from Italy and later brought land in these localities, forming a distinct presence.[5] From the early 1900s, the widespread adoption of refrigerated cool stores in the area supported a veritable boom in the district's fruit-growing industry, making it one of the largest in Victoria. Cool stores were vital as they allowed growers to store their products safely until the market was favourable. State government incentivised fruit production, including constructing many of the largest cool stores. These were soon taken over by local co-operatives, which continued to build new stores and develop those existing into the postwar period. As the scale of production increased over the 20th century, the number of packing sheds – both related to co-operative cool stores or erected on private land – increased.[6] Orcharding remained the region's mainstay until the 1970s when industrial and residential development and the proliferation of hobby farms began to push many fruit growers eastwards into Gippsland.[7]

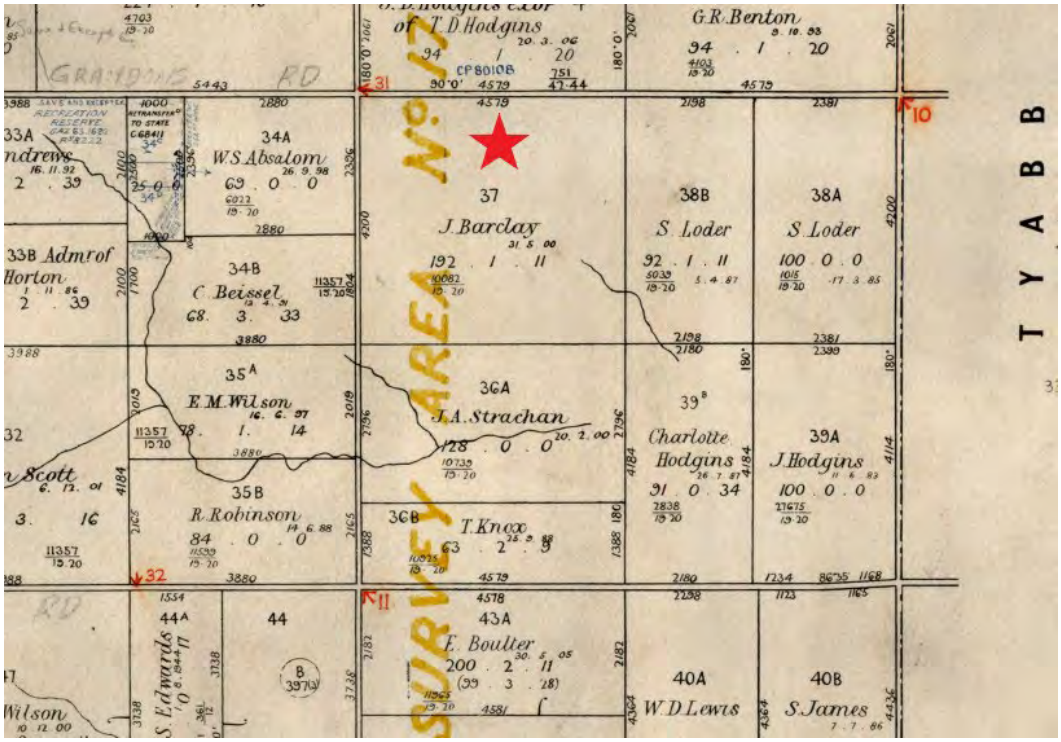


Posed scene within Somerville's Packing Shed (demolished), 1940s.
(Source: Somerville, Tyabb & District Heritage Society via Culture Victoria, available online)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
4 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9
5 Jill Phillips, 'History Corner: Little Italy', *Hill 'N' Ridge*, July 2018, Issue 57, p9, available online
6 Leila Shaw, *She's Apples: a history of fruit tree nurseries, orchards & cool stores, 1853-1994*, Tyabb, 1996, p6
7 'Tyabb', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from f Crown Allotment 37 in the Parish of Bittern, Country of Mornington, which is located at the southeast corner of today's Graydens and Coolart roads, just west of Tyabb. John Barclay selected this holding, likely in the 1860s..[8] Barclay was a Hastings-based fisherman and active in the community, serving as a trustee for the Hastings Athenaeum Hall when it was founded in 1878.[9] He was also noted as a successful farmer and orchardist and likely developed Crown Allotment 37, which he acquired outright in 1900, as an orchard and/or farm.[10]

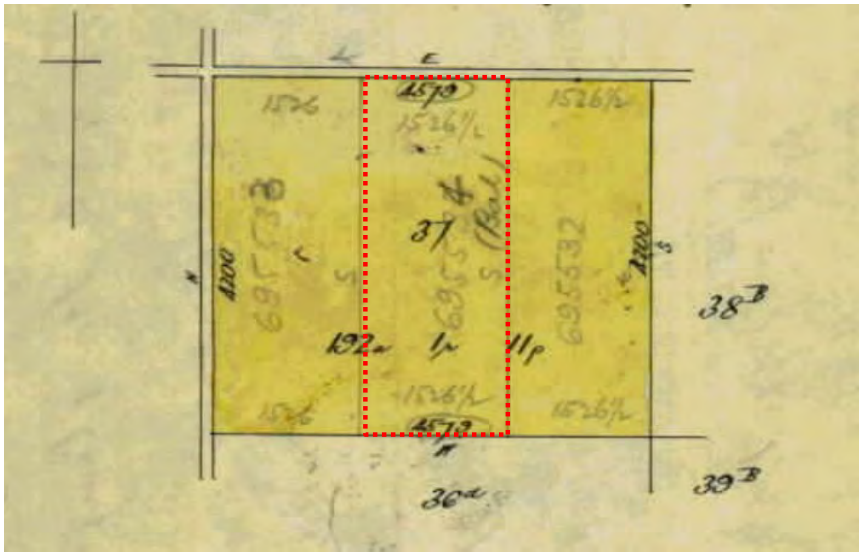


Extract from the Parish of Bittern with *Sunny Braes* indicated by the red star
(Source: B397(9), PROV)

In September 1912, Barclay divided the land into three lots, all fronting Graydens Road, among his three sons Frederick, David George, and Thomas Harold Barclay.[11] The central lot comprised about 64 acres and corresponded to the current extent of 93 and 95 Graydens Road, was transferred to Thomas, who was listed as an orchardist, then residing in Hastings. Thomas was born in 1886, so he was aged about 26 at the time.[12] He was responsible for the construction of the existing residence in 1915-16.[13] Thomas then married Ruby Robertson Rust in 1917. The impending nuptials were likely the impetus to build *Sunny Braes*.

All three of the Barclay brothers were all shareholders of the Tyabb Co-operative Trading & Cool Stores Ltd, erected in 1914. This locally significant building was the outcome of lobbying efforts from the Tyabb Fruitgrower's Association. In 1916, following a shift in government policy, the orchardists took over public stores, running them as co-operatives. The brothers remained shareholders until at least 1943.[14]

8 Selection File No. 10082/19.20, PROV
9 *Hastings People and Places,* Volume One, p59; Volume Two, p25; Volume Three, p121.
10 Parish Plan, Bittern, County of Mornington, B397(9).
11 Certificate of Title, vol. 2795, folio 842
12 Certificate of Title, vol. 3635, folio 923. Ancestry.com. *Australia and New Zealand, Find a Grave Index, 1800s-Current*.
13 Shire of Frankston and Hastings Rate Book for 1915: Rate No. 2042 (Thomas H Barclay); Rate No. 2043 (Frederick Barclay).
14 Leila Shaw, *She's Apples 1853-1994: A History of Fruit Tree Nurseries, Orchards and Coolstores*, pp 86, 14, 5, 37, 17, 42.



Crown Allotment 37 – land transferred to James Barclay in 1900, outlined in dashed red
The one-third portion transferred to Thomas Barclay in 1912 is shown in red
(Source: Certificate of Title, vol. 3635, folio 923)



Thomas H. Barclay as a young man, October 1909
(Source: Hastings-Western Port Historical Society)



Ruby Rust, prior to her marriage to Thomas Barclay, 1914
(Source: Hastings-Western Port Historical Society)

Thomas and Ruby Barclay were actively involved in the local community. Thomas was a member of the Hastings Hall Committee for 28 years and president of the Hastings Football team in the 1930s.[15] He was made a life member of the Hastings Football Club in 1936. He also ran for the Shire of Frankston and Hastings Council in 1914 and 1923. The Thomas Barclay Oval in

15 Hastings-Western Port Historical Society collection, viewed 18 Feb. 2022 on the Mornington Peninsula Local History Network Online Collections page *Hastings People and Places,* Volume Three, p99.

Hastings honours his contribution to the area. Ruby was President of the Hastings State School Mothers' Club for seven years during the 1930s.[16]

The Barclays resided at *Sunny Braes* into the late 1960s,[17] with Thomas's death occurring in 1973. The property passed to his daughter, Marjorie Jean Peters of Maidstone, a married woman. In 1974 a two-acre block, including the subject house, addressed as 95 Graydens Road, was subdivided from the rest of the property.[18] Marjorie Peters retained the house and associated land until September 1984, when it transferred to Stephen and Vicki West, and then to Leigh and Jennifer McCracken the following year.[19]



1974 aerial photograph of *Sunny Braes* showing the original footprint of the house, surrounded by orchards
(Source: *Dandenong – Hastings Freeway*, Run 18, Frame 17, Landata)

In 1998, a rear extension was constructed, replacing the rear lean-to with a large new kitchen, dining area, bathroom, laundry and study.[20] A staircase and dormer windows were installed to serve three new attic rooms.

It is not clear if the house name *Sunny Braes* was utilised by Barclay or one of its later occupants.

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings

3 Developing Primary Productions

16 *Mornington Standard,* 15 August 1914, p2; and *Frankston and Somerville Standard,* 15 August 1923, p2; and *Argus,* 18 Jan 1938, p12
17 Australian Electoral Roll, 1967, viewed on Ancestry.com.au
18 Certificate of Title, vol. 3635, folio 923
19 Certificate of Title, vol. 9060, folio 948
20 Building Permit No. 960433, 2 May 1998

3.3 Establishing orchards and growing fruit

Comparative Analysis

Sunny Braes is a former orchardist house. The 20th-century versions of this typology on the Mornington Peninsula, while primarily defined by the occupation of its residents, also revolved around the achievement of a comfortable, 'respectable' built image that engaged with popular period design idioms. While such qualities are not unique attributes in the context of rural housing, their presence across the orchard belt of the district, often in open, rural settings, confers visual prominence and supports the interpretation of former/current agricultural land uses and the lifestyle of the orchardists in the district; a key aspect of the municipality's historic social fabric.

Sunny Braes is a late example of a Federation villa, featuring characteristic features such as the high-pitched gambrel roofs, the employment of red face brick for walls and chimneys, and roughcast-rendered tops to the chimneys. Like many houses built in this period, it retains *retardataire* (an earlier style) features typical of the Victorian era, including double-hung sash windows with sidelights, a four-panelled front door with sidelights and highlight, and a verandah roof that springs from below the roof eaves.

Another example in the Mornington Peninsula's Schedule to the Heritage Overlay (HO) that shows a very similar combination of Federation and Victorian architectural forms and details is 118 Salmon Street, Hastings (HO458). It was built for James Mentiplay, part of the locally prominent fishing family, in 1914. While smaller than Sunny Braes, and built of timber instead of the more expensive and prestigious face brick, it shares the same roof form and double-hung sash combination with sidelights and a four-panelled front door with sidelights and a highlight. This house retains its original front verandah, with a bullnosed hipped roof, turned timber posts and timber fretwork.

A more modest example of a transitional Victorian-Federation house is 12 Graydens Road, Tyabb (HO463). Built circa 1905, it retains a Victorian-type hipped roof and bullnose verandah. The asymmetrical façade, with a projecting gabled bay and the corbelled brick chimney, indicate its early date. It has lost its verandah fretwork and front door. This house is significant primarily for its pole and pug construction, which survives beneath the weatherboard cladding.

Most other Federation period houses affected by a HO in the municipality exhibit a Queen Anne form and details and are more substantial than *Sunny Braes*.

Another category of houses with which *Sunny Braes* is appropriately compared is farm and orchard houses. In many cases, these rural examples are less sophisticated and display a lesser level of ornamentation than those in townships. They include:

- *McCormick Farm*, 166 Balnarring Road, Merricks North (HO12). A brick Federation Queen Anne villa of circa 1900, with a return verandah continuous with the main hipped roof. It is significant for 'its brick construction and relatively sophisticated design, making it unusual among other farmhouses in the Shire when built'. It appears to be highly intact externally and retains a slate-clad roof.
- *Two Bays House*, 9 Two Bays Drive, Somerville (HO323). The grand 1904 residence of major fruit nursery owner George Griffith described as 'unusually sophisticated when judged among other Edwardian-era farm or orchard houses on the Peninsula', as well as associations with the orcharding industry. It is a red brick house with a complex roof form featuring a pyramidal corner tower.
- *Clarke Orchard House*, 26 Lower Somerville Road, Somerville (HO303). A 1908-09 weatherboard farmhouse with the characteristic steeply pitched gablet-hipped roof form, set behind a projecting gabled bay with a corbelled red brick chimney. The verandah features a distinctive timber frieze. It is generally intact.
- *Woyna House*, 9-11 Terry Street, Rosebud (HO239). This orchardist house, built in 1912, has a complex roof featuring a centre pyramidal hip and gable-fronted bays to the front and side. The return verandah sits between these bays and has its own half-timbered gablet. This gablet and the bay window beneath it give a diagonal axis to the house, which was another defining feature of the Federation villa. Walls have a weatherboard dado with roughcast render above. The house is highly intact externally, apart from the loss of verandah brackets.
- *White Gates*, 795 Mornington-Flinders Road, Red Hill (HO145). An early 1900s timber house with a high-hipped roof with gablets, a verandah continuous with the roof around three sides, and a gablet marking from the front entrance. The house is simple in detail but retains original verandah brackets. Apparently intact.
- *Shand Orchard House*, 214 Bittern-Dromana Road, Merricks North (HO266). A very large circa 1915 Federation house with a gabled/hipped roof and projecting gable-fronted bay. Walls have a weatherboard dado with roughcast render above. It

retains a high level of original detail, including verandah timber fretwork, decorative window hoods, elaborate half-timbering in the gables (in a sunburst design), ram's horn finials to the roof, and corbelled chimneys. It is surrounded by mature plantings.

- *Thomas Brunning's Farm*, 83 Bungower Road, Somerville (HO269). A late Federation Queen Anne brick villa (1919) with a pyramidal roof and projecting gabled bay built for Thomas Brunning, a prominent orchardist and nursery owner. It is highly intact, retaining timber verandah fretwork and posts. The terracotta roof tiles were recently replaced in kind.

In comparison to heritage-listed Federation period houses elsewhere on the Peninsula, *Sunny Braes* is relatively modest in size, though its brick construction indicates a larger and more prestigious initial investment into its construction than was the case for timber houses of a similar size. As noted, it is one of a smaller number of houses that demonstrate the transition between the domestic architecture of the Victorian and Federation periods, with 118 Salmon Street being an excellent example of this type.

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p127 – 'C, Local Significance'

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Sunny Braes', 95 Graydens Road, Hastings, (p616)

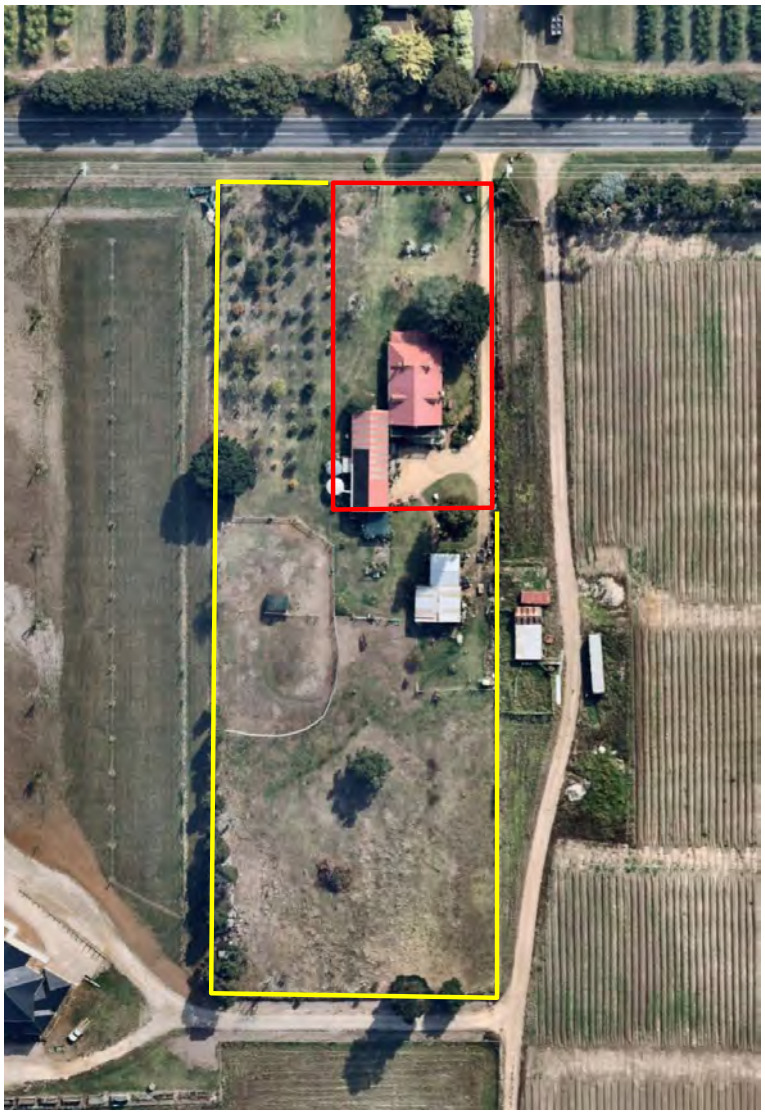
Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Sunny Braes at 95 Graydens Road, Hastings, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends from the building line to Graydens Road, 15 metres to the east and west, and 18 metres from the rear.



Recommended extent of the Heritage Overlay (red line) with the property outlined in yellow
(Source: Nearmap, April 2022)

SPOSITO COTTAGE AND HARRYS HOUSE

Address	2 and 4 Herring Street, Hastings
Significance	Local
Construction Dates	Circa 1874 (no. 2) and circa 1900 (no. 4)
Period	Victorian (no. 2) and Federation (no. 4)
Date Inspected	January 2022



Sposito Cottage – 2 Herring Street
(Source: RBA, January 2022)



Harrys House – 4 Herring Street
(Source: RBA, January 2022)

Statement of Significance

What is Significant?

Sposito Cottage at 2 Herring and *Harrys House* at 4 Herring Street, Hastings, are significant. *Sposito Cottage* was constructed circa 1874 for a local Italian fisherman, Battisto Sposito, and his wife Emma. *Harrys House* was built circa 1900 and is popularly associated with its last residents, husband-and-wife Harry and Janet Firths. Harry was a celebrated late 20th-century race car driver and figure, receiving an OAM in 1999. *Sposito Cottage* was relocated to its current situation in 1985, with *Harrys House* following in 2005, both gifted to the Hastings-Western Port Historical Society.

The significant elements of *Sposito Cottage* is its original transverse gabled form and footprint, including pierced scalloped bargeboards, finials, concave verandah with chamfered timber posts, metal frieze and brackets, walls of square-edged weatherboard, brick chimney, timber-framed double-hung sash windows, and entrance door.

The significant elements of *Harrys House* are its original hipped form and footprint, including paired bracketed cornice, ashlar-clad façade, walls of square-edged weatherboard, concave verandah with turned timber posts, entrance door, and front tripartite double-hung sash windows and sidelights with patterned glazing.

Non-original elements are not significant, including fencing.

How is it Significant?

Sposito Cottage and Harrys House are of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Sposito Cottage and Harrys House are of historical significance as some of the few dwellings remaining in the township of Hastings that reflect its formative development phase during the late 19th century. The locally-driven effort taken to organise and carry out their relocation is suggestive of their status within the locale as 'historic houses'. (Criterion A)

Sposito Cottage and *Harrys House* are of representative significance as good, generally intact examples of a local typology, the 'fisherman's cottage', and late Victorian/Federation period housing, respectively. The modest presentation of *Sposito Cottage*, with its lightly detailed transverse gabled weatherboard form, is indicative of the more rudimentary dwellings that were constructed for commercial fishermen in Hastings. Also of timber construction, but with a livelier façade of ashlar boards, *Harrys House* is an example of the Victorian Survival style, although its original Federation character fretwork has been replaced with cast iron. Both residences are interpretable as a loose pair. (Criterion D)

Description

Sposito Cottage and *Harrys House* are situated on the grounds of the Hastings-Western Port Historical Society Museum at the northwest corner of Skinner and Herring streets. Both former residences present as if situated on separate allotments in general garden settings. Front picket fencing is non-original.

Sposito Cottage, 2 Herring Road

Sposito Cottage is a late Victorian-period dwelling that addresses Skinner Street at a moderate setback. It has a transverse gabled roof clad in continuous corrugated metal sheeting with an attached rear lean-to volume. The latter is likely an early addition. Gable ends feature Gothic-influenced pierced scallop timber bargeboard and finials (in-kind replacements).

On the east elevation of the primary form is a brick chimney with a corbelled cap. The upper part of the chimney breast is internal to the cottage, clad in weatherboard, which is likely original. There is also a rendered chimney, with expressed breast and a pierced cap, on the east elevation of the rear lean-to, which is likely an addition.

Sposito Cottage is of timber–framed construction and clad in square-edged, painted weatherboard. A concave verandah runs the width of its façade, supported by four square and chamfered timber posts. The façade was embellished with decorative metal work; however, the existing frieze and brackets are understood to be reproduction elements. The central low-waisted, four-panelled timber door is likely original and includes a toplight. The verandah floor is of timber and raised.

Two timber-framed double-hung sashes flank the entrance door.

There is also a pair of timber-framed multipaned sash windows in the south elevation.

Harrys House, 4 Herring Street

Harrys House addresses the north side of Herring Street at a moderate setback. It has a hipped roof (rear M-profile) clad in continuous corrugated metal sheeting. The attached rear lean-to section is an addition. No chimney/s remain. The cornice is defined in the front wall by paired brackets with repeating raised elongated rectangular panels and diamond mouldings.

The dwelling is of timber-framed construction but has been elevated, as part of its relocation, above a boarded plinth. Its façade is clad in timber ashlar blocks, imitative of prestigious stonework. Square-edged weatherboards are utilised for the side walls.

Its façade is symmetrical and defined by a concave-roofed verandah. The turned timber posts are original, but the decorative meal frieze, drops, and brackets are post-relocation additions.

Initially, the verandah had a timber fretwork frieze and solid abstract brackets (see Place-Specific). The central front door is likely original (obscured by a security grille) and includes sidelights and a transom window. On either side are large timber-framed tripartite double-hung sash windows with operable sidelights that feature patterned glazing.

History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From 1858, when the Parish of Tyabb was surveyed, small-scale selectors moved into the locality, clearing and fencing a patchwork of allotments. Spurred on by a favourable climate and a friable, loamy soil, many of these early families turned to orcharding, often alongside dairying and sheep farming. These agricultural activities boomed following the laying of the Stony Point railway line in 1889.[3] A permanent coastal fishing settlement had emerged at Hastings in the early 1840s, taking advantage of the deep bay, and was initially referred to as King's Creek. Commercial fishing remained an economic mainstay in Hastings well into the 20th century.

Over the late 19th and early 20th centuries, a small urban centre developed between Hastings railway station (1889) and the foreshore. However, it was only in the industrialisation of the Western Port region in the 1960s/70s that the population and built footprint of the township boomed. This state and industry-led process, framed as making Hastings the 'hub of Australia's newest Ruhr', was driven by the deep-water prospects of Westernport Bay and the discovery of oil and gas resources in the Bass Strait.[4]

To the north, at the top of Hastings Bight, the 'old' township of Tyabb had been surveyed in 1858 but remained nascent. It was effectively absorbed into Hastings by the early 20th century and officially from 1968.



Fisherman pose with their catch at Hastings Jetty, 1860s-80s
(Source: Fred Kruger, H90.90/75, SLV)

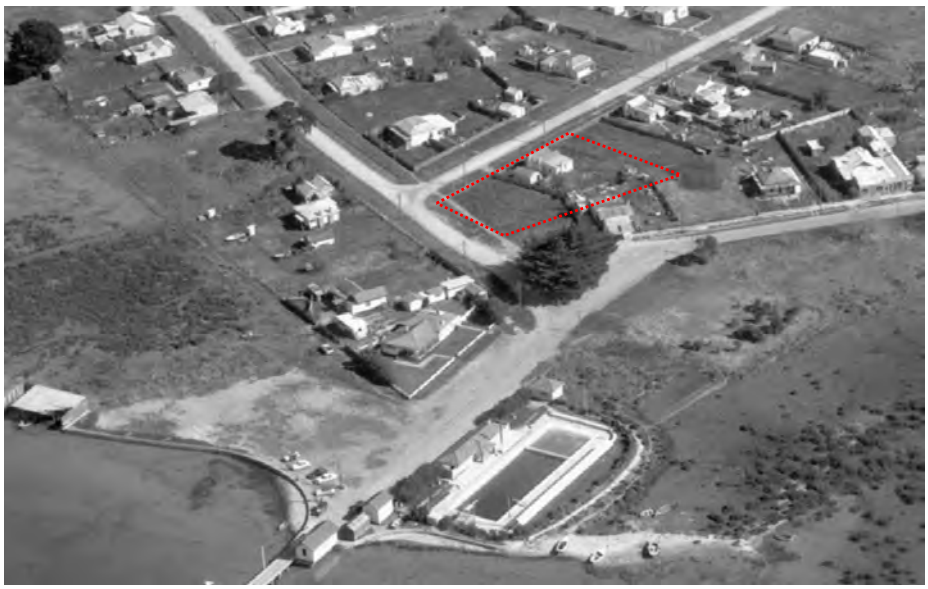
1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 'Hastings', *Victorian Places*, 2014, available online
4 Ben Hills, 'Westernport: hub of our newest Ruhr', *Age*, 26 July 1971, p56

Place-Specific

The subject land derives from Crown Allotments 22 and 23, Section B in the Township of Hastings, Parish of Tyabb, Country of Mornington. In the 1878 plan of the 'village' of Hastings, reproduced below, both of these lots are shown as vacant. The Shire of Hastings purchased the property at the corner of Skinner and Herring streets, still undeveloped, in two stages, 1972 and 1985, with the Hastings Museum constructed in the north (7 and 9 Marine Parade).[5]



Village Allotments, Hastings, Parish of Tyabb, 1878, with Crown Allotments 22 and 23 dashed
(Source: J. Noone, Department of Lands & Survey, SLV)



1957 aerial photograph of Hastings with Allotments 22 and 23 dashed. Allotment 23 is vacant; however, Allotment 22 was occupied by a house and outbuildings present (no longer extant). (Source: H2009.109/43, SLV)

5 Certificate of Title, vol. 9609, folio 655; and Certificate of Title, vol. 1097, folio 316

Both of the existing houses are relocated, initially having been built on Crown Allotment 94 in the Parish of Tyabb. This holding had been acquired in 1862 by A. White & Co. and subdivided into township lots following the advent of the train in 1889 as the 'Railway Station Estate'.[6]



1909, promotional plan of the 'Railway Station Estate', with the former sites of *Sposito Cottage* and *Harrys Cottage* indicated by the yellow and red arrow, respectively. (Source: SLV)

The *Sposito Cottage* – also referred to as the 'Pioneer Cottage' – was initially built on Lot 17 in Section B of the Township of Hastings, which addressed Herring Street, around 1874.[7] The owner-occupant was Battisto (at times referred to as Batty or John) Sposito (1836–1912), a fisherman. Born in Italy in 1836, Sposito likely arrived in the Victorian colony in the 1860s, later marrying his housekeeper Emma Victoria Salter (1850–1920) in Hastings in 1875, which was possibly his second marriage.[8] Battisto and Emma had six children together, remaining in Hastings until Battisto's death in 1912.[9] Another local fisherman, Allen Stanford and his family later resided at the dwelling.

In 1985, *Sposito Cottage* was donated to the Hastings-Western Port Historical Society to make way for the development of home units. After the cottage's relocation, the brick chimney and fuel stove were rebuilt by Edwin Mawson. Other features were also restored/reinstated, such as the pierced scalloped bargeboard and finials.

6 'Advertising', *Age,* 8 February 1889, p2
7 PROV, Rate books, Mornington Shire, no. 388
8 Bruce Bennett, *The Hastings fishermen: And the history of fishing at Hastings on Western Port,* self–published, 2004, p38
9 Victoria Births, Deaths, and Marriages Register



Sposito Cottage, photographed in the mid-1980s, seemingly at its original location
Note the cast-iron frieze and brackets were not returned during the relocation
(Source: Davies, Stockton, and Cooper, *Hastings– People and Places Vol. IV*, p83)

Harrys House is believed to have been constructed circa 1900, at the northeast corner of Elizabeth and (what was) Alfred streets. It accommodated several different residents, such as Eliza Ann Bryant and 'Digger' Langholtz.[10] In 1996, the dwelling was purchased by Henry Leslie ('Harry') Firth and his wife, Janet. By this point, the building had fallen into disrepair and the Firths undertook extensive repair and reconstruction/restoration works.

Harry Firth (1918–2014) was widely known in racing circles as a driver – winning with Bob Jane the inaugural Bathurst 500 in 1963 – and as a manager/mentor in the 1960s and 1970s. He was awarded the Medal of the Order of Australia (OAM) in 1999 for his service to motor racing. His name is popularly locally associated with the building.

The Firths donated the cottage to the Mornington Peninsula Shire for use by the Hastings-Western Port Historical Society at their museum complex in 2005, with the building relocated soon after. It now accommodates museum volunteers.



Historical photograph, undated, but likely early 20th century, of a dwelling in Hastings that is likely *Harrys House*
Note timber fretwork and brackets to the verandah – the ashlar boards have likely been painted to resemble prestigious stonework with 'quoining' highlighted (Source: courtesy of Hastings–Western Port Historical Society)

10 Shirley Davies, Beryle Stockton, and Rita Cooper, *Hastings– People and Places Vol. IV*, 2013, p75

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

4 Utilising Natural Resources

4.2 Fishing

7 Building Settlements and Towns

7.2 Expanding townships and residential areas

Comparative Analysis

During the 1860s and 1870s, the small commercial fisherman community that grew at Hastings lived mostly in economical gabled timber-framed residences, particularly along Skinner Street in the vicinity of the jetty (most since demolished). Such dwellings in the area are sometimes referred to as 'Fisherman's Cottage'. This typology is defined mainly by its occupant, construction during the late 19th century, and architectural modesty, although verandahs with decorative detailing were common elements; all elements that *Sposito Cottage* shares, despite its relocation from its original site (albeit more closely to the waterfront). Only a few of these dwellings survive in the municipality.

Other comparative examples include:

- *House,* 95 Salmon Street, Hastings (HO457). Built for fisherman John Patane in 1889, this Victorian timber cottage has a transverse gabled roof clad in corrugated iron, with walls of weatherboard and decorative pierced scalloped bargeboards. A skillion-roofed verandah, possibly a later addition, is supported by four square timber posts, with decorative timber brackets. Similar to *Sposito Cottage* except for façade windows.
- *Gums Cottage*, 9 McCulloch Street, Dromana (HO129). Simple in design and with few decorative elements, *Gums Cottage* is a gabled roof, single-storey dwelling clad in weatherboard, with a rear lean–to addition, one external painted corbelled brick chimney. The convex roofed verandah, which has been rebuilt, features four square timber posts and a simple scalloped frieze to the verandah ends.

Harrys House is illustrative of what is known as the Victorian Survival style. A transitional design mode in which characteristic late 19th-century hipped-roofed forms and elements (windows/doors) were carried into the Federation period, combined with Arts & Crafts and/or Queen Anne style components, resulting in a hybrid presentation. The likely loss of *Harrys House's* original timber fretwork and brackets – Federation period in character – has somewhat diminished its Victorian Survival character, bestowing a more Italianate-style presentation. While there are a considerable number of Victorian and Federation period residences included in the Schedule to the Heritage Overlay for the Mornington Peninsula Shire, the majority are of the district's distinctive limestone or brick. Timber dwellings, particularly more modest types, are less represented, despite having been more plentiful.

There are few heritage overlays in Hastings, the outcome of limited historical growth and more intensive redevelopment since the late 20th century. There are only a small number of comparators to *Harrys House*, including:

- *Fisherman's House,* 38 Skinner Street, Hastings (HO315). A relatively elaborate Italianate-style timber dwelling, constructed circa 1873, also with ashlar blocks to the façade. Cast-iron decorative elements to the verandah are likely original.
- *Former Vicarage*, 64 King Street, Hastings (HO142). Victorian Survival style villa clad in ashlar boards with a pair of red brick chimneys/rendered caps. Bracketed cornice and L-shaped footprint with return verandah (reconstructed). Tripartite timber sash windows.

While not a phenomenon noted in the *Mornington Peninsula Shire Thematic History*, it is known that building relocation occurred in the municipality throughout the 20th century and contemporary period, both for structures in the municipality as well as those from elsewhere. Instances of relocation in the municipality include:

- Mount Eliza Primary School, 1 Wooralla Drive, Mount Eliza (HO371). This timber building, indicative of the output of the Public Works Department during the Federation period, was relocated from Parkdale in 1929.
- *St Marys Catholic Church*, part of 71 Marine Parade, Hastings. This late Victorian-period timber church was probably relocated from an unknown site in Victoria Street to Cool Store Road during the 1910s or 1920s. During the 1980s, it was relocated again back to the extant site on Victoria Street.

- Six houses, Highview Court, Balnarring Beach. In 1989, these late 20th-century timber-framed houses from Traralgon were cut into two sections each and relocated for the Presentation Family Centre, where there were reclad in brick.[11]
- *Brunswick House*, 53 Byrnes Road, Shoreham (recommended for a HO by this Study). A large-scale Federation period timber dwelling, constructed circa 1912 in Brunswick, Melbourne. Relocated to Shoreham for use as a family residence in the late 1990s.

Previous Assessment

Graeme Butler & Associates, *Hastings District Heritage Study, Volume 1*, 2001, Appendix 10 – identified as a potential heritage place (p617)

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Sposito Cottage and Harrys House* at 2 and 4 Herring Street, Hastings, respectively, are recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of Heritage Overlay (red line)
(Source: Nearmap, August 2022)

11 Balnarring and District Historical Society, *Balnarring Byways and Memories, vol. 3,* 1998, pp51-53

ST MARYS CATHOLIC CHURCH

Address	83 Victoria Street, Hastings
Significance	Local
Construction Dates	1888
Period	Victorian
Date Inspected	December 2020



St Marys Catholic Church, west/south elevation
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

St Marys Catholic Church at 83 Victoria Street, Hastings, is significant. The original eastern section was constructed in 1888, likely at a different location on Victoria Street, then on the northern outskirts of the town. Between the late 1910s and early 1920s, it was relocated to St Mary's Primary School (est. 1917), addressing Cool Store Road (or this was its original location). Substantial additions were undertaken in 1956-57 to the church to accommodate a growing postwar congregation. During the 1980s, *St Marys Catholic Church* was again moved to its current site within the southern reaches of the school's grounds. At the time of its assessment, the building accommodated a childcare service.

The significant elements of the church are its form and footprint, including the cross-gabled roof with flat roofs to ancillary areas, walls of weatherboard, and timber-framed openings including original pointed arch windows (east end) and later lights – mostly multipaned double-hung sashes. The additions to the church in 1956-57, mainly at the western end (as well as the narthex to the east), are also significant.

The extant roof cladding and ridge ventilator are not significant.

How is it Significant?

St Marys Catholic Church is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

St Marys Catholic Church is of historical significance as a longstanding place of worship in Hastings. It was likely the first purpose-designed ecclesiastical building for the local Roman Catholic congregation and, more broadly, is one of the few structures surviving in Hastings dating from the late Victorian period. Its documented history of relocation and postwar enlargement reflects the growth and consolidation of the Catholic church in the town, particularly the necessary expansion of its facilities following the marked postwar growth of the district. It is one of only two remaining late 19th-century churches in the municipality. (Criterion A)

St Marys Catholic Church is of representative significance as a modest late Victorian period Gothic church. Its well-integrated postwar additions, which replicated the original design language, also confer a level of distinctiveness. Key attributes indicative of its Gothic character include its steeply pitched roof and pointed arched windows. Its timber materiality and overall restraint suggest its humble origins in the then-small-scale settlement of Hastings. The postwar addition echoes the Gothic style of the original section but is subtly distinguished by its employment of double-hung sash windows, predominantly multipaned. (Criterion D)

Description

St Marys Catholic Church is located at a medium setback on the east side of Victoria Street in the south-west corner of a large, generally flat property that encompasses various contemporary buildings and landscape elements associated with St Mary's Primary School or the late 20th-century Church of Immaculate Conception (corner of Marine Parade/Cool Store Road).

A metal fence demarcates its front boundary, consisting of rolled wire and posts, with various plantings, eucalypts and native shrubs, partly obscuring public realm views of *St Marys Catholic Church*. There is a concrete driveway to the south side, which while outside the title boundaries, provides access to the church.

The church building comprises two sections – the main original section, built in 1888, and now the middle wing, with additions/extensions to its west and east elevations, which were constructed in 1956-57. See the marked-up aerial photograph below.

St Marys Catholic Church has a Latin cross footprint with a cross-gable roof. Three flat roof sections are also attached (two former sacristies at the west end and a narthex at the east end). With its most recent relocation, the building was re-orientated so that the original rear part addresses Victoria Street. The former front part is now situated to the back (east end) of the site. From the west (Victoria Street) end, the building consists of the former sanctuary, flanked by two small sacristies (with a flat roof), transept (cross gable), nave and narthex (flat roof).

The gabled roof sections are clad in non-original metal sheeting (in the form of faux tiling) with a metal ridge vent and timber bargeboards. The roof had been previously clad in corrugated iron sheeting (since the 1956-57 works) and had cross finials, now removed. The flat roof sections are clad in profiled metal sheeting.

The church is a timber-framed building clad in painted weatherboard.

A rectangular vent is displayed in the gable ends.

The openings are timber framed. Many of the small windows have a pointed arch, with those to the original section having a reveal, whereas the windows to the additions have a projecting architrave. These windows generally are organised in parts, with either the upper pane being openable (original sections) or fixed (later sections).



Aerial photograph with development phases shaded – red (1888/late Victorian) and yellow (1956-57, postwar)
(Source: Nearmap August 2022)



Southwest elevation, with rear flat roof narthex (addition) circled – from Victoria Street
(Source: RBA, December 2020)

To either end of the transept (beneath the cross-gable) are larger banks of multipaned windows comprised of three double-hung sashes at the lower level and surmounted by a central, small pointed-arch (likely fixed). To the narthex are two double-hung sash windows to the south elevation, which have replaced a door.

The doors to the former sacristies have either a narrow canopy (north door) or a wide canopy with struts (south side). There is a small deck to the latter with a metal balustrade. The southern door is a timber-panelled type.

History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From 1858, when the Parish of Tyabb was surveyed, small-scale selectors moved into the locality, clearing and fencing a patchwork of allotments. Spurred on by a favourable climate and a friable, loamy soil, many of these early families turned to orcharding, often alongside dairying and sheep farming. These agricultural activities boomed following the laying of the Stony Point railway line in 1889.[3] A permanent coastal fishing settlement had emerged at Hastings in the early 1840s, taking advantage of the deep bay, and was initially referred to as King's Creek. Commercial fishing remained an economic mainstay in Hastings well into the 20th century.

Over the late 19th and early 20th centuries, a small urban centre developed between Hastings railway station (1889) and the foreshore. However, it was only in the industrialisation of the Western Port region in the 1960s/70s that the population and built footprint of the township boomed. This state and industry-led process, framed as making Hastings the 'hub of Australia's newest Ruhr', was driven by the deep-water prospects of Westernport Bay and the discovery of oil and gas resources in the Bass Strait.[4]

To the north, at the top of Hastings Bight, the 'old' township of Tyabb had been surveyed in 1858 but remained nascent. It was effectively absorbed into Hastings by the early 20th century and officially from 1968.



1886 engraving of the 'fishing village of Hastings' with Sandstone Island in the distance.
(Source: Alfred Clint, SLV)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 'Hastings', *Victorian Places*, 2014, available online
4 Ben Hills, 'Westernport: hub of our newest Ruhr', *Age*, 26 July 1971, p56

Place-Specific

As families settled in Hastings and the nearby areas, they began to gather in organised religious groups and build places of worship. Initially, small groups of settlers gathered for services in private homes, school buildings, or halls, before turning their attention towards the construction of their own churches, often requiring substantial communal effort.[5] Roman Catholic (likely Irish) settlers were likely present when the land around Hastings and Tyabb was first settled by farming families; however, it was not until late in the 19th century that its adherents built their first churches.

St Marys Catholic Church was constructed in 1888 at the cost of £300 and was noted as comfortably accommodating 200 persons.[6] It appears to have been initially located elsewhere on Victoria Street; however, the evidence is inconsistent.[7] While under construction in June 1888, the Catholic *Advocate* described it as the:

> new wooden church … in course of erection at Hastings, which will be a great boon to the few Catholic children in that remote part of the mission.[8]

The first service for the community was held there in December 1888, with Catholics from the Flinders, Mornington, and Frankston areas. The church service was reported in the *Advocate*:

> the few Catholics of Hastings have a pretty church, where the Holy Sacrifice of the Mass will be offered more frequently than in the past, and where Sunday-school will be held.[9]

The erection of a purpose-built church was a major milestone for the Hastings Catholic community. Prior to the church's establishment, adherents were reliant on a visiting priest who toured the area every three to four weeks to perform services in private homes, usually in that of the Incigneri family (who lived on Victoria Street).[10]

The small Catholic community enjoyed a boost in Mass attendance when the Archbishop of Melbourne, Thomas Carr, held a confirmation service at *St Marys* in 1890, where over one hundred children and adults were confirmed. The large crowd gathered for the service donated the remaining balance of the debt incurred by the church's construction.[11]

In the late 1910s or early 1920s, this small church building was relocated to the St Mary's Primary School site, facing Cold Store Road. This approximately 4 acre (1.6 ha) holding had been donated to the Catholic Diocese of Melbourne for the establishment of a school by Michael Thomas Gleeson (c1846- 1927), a Melbourne city councilman and general dealer with strong Irish Nationalist roots.[12] The school was opened in 1917 with the Sisters of St Joseph Convent following in 1922.[13]

By the 1950s, *St Marys Catholic Church* had fallen into a state of disrepair, with Mass held in the school hall instead of the church. In the face of an expanding postwar congregation, major repairs along with extension/additions were undertaken at the building in 1956-57, nearly doubling in size and capacity.

Cyril C. Kelly (1907-1994), an architect then located in Geelong, was responsible for this work, which closely mirrored the original Gothic character of the late Victorian church. The additions made to the church included extending the existing nave to include a new transept and sanctuary to the rear, flanked by sacristies to each side. A narthex was built to the front of the original church. In the drawings produced by Kelly, a spire was planned for the central cross section of the transept but was not built.[14]

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5 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p145

6 'Catholic intelligence', *Advocate,* 30 June 1888, p16; and 'Catholic intelligence', *Advocate,* 5 January 1889, p16

7 An early newspaper article notes that the church was located on a half-acre of land purchased from Matthew O'Reilly, suggesting that the church was originally located on a different allotment ('Catholic intelligence', *Advocate,* 5 January 1889, p16). Graeme Butler stated that *St Marys Catholic Church* was first constructed on Victoria Street, Hastings, though he is unclear as to its exact location. (Butler & Associates, *Mornington Peninsula Shire Thematic History*, p147)

8 'Catholic intelligence', *Advocate,* 30 June 1888, p16

9 'Catholic intelligence', *Advocate,* 5 January 1889, p16

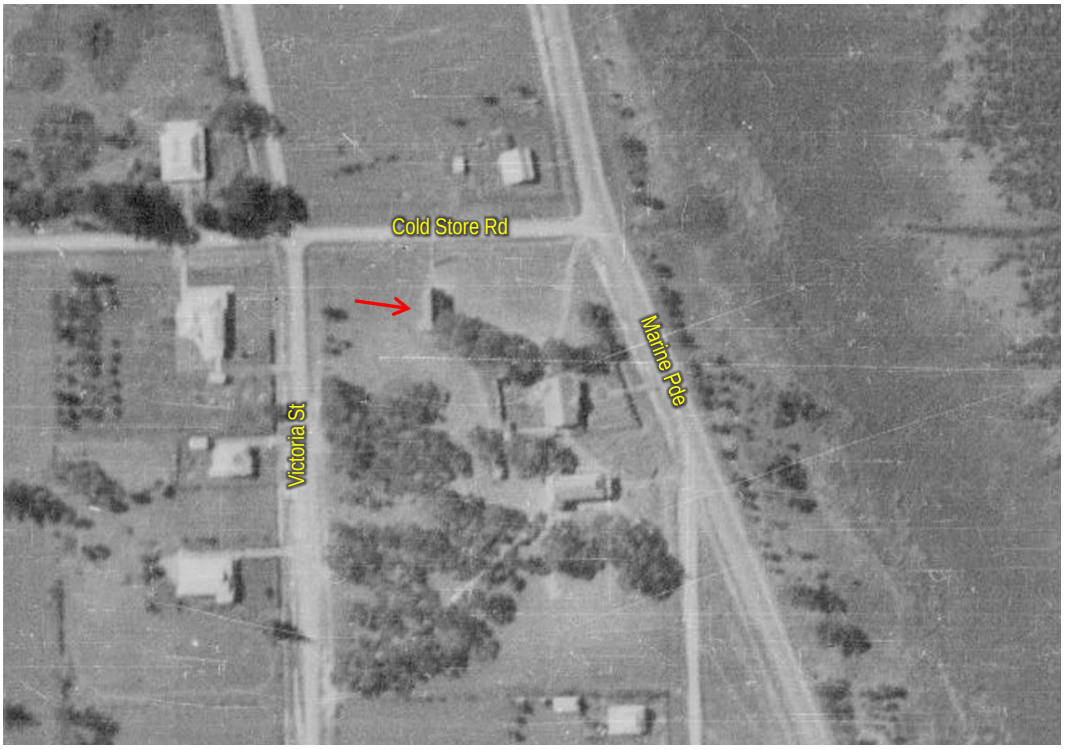
10 Mary Grogan's reminiscences in Susan Rowe (ed.), *Hastings Memories: A collection of reminiscences*, Hastings-Western Port Historical Society, 2007, p57

11 'Catholic intelligence Archdiocese of Melbourne', *Advocate*, 5 April 1890, p15; and 'Hasting', *Mornington Standard,* 29 March 1890, p2

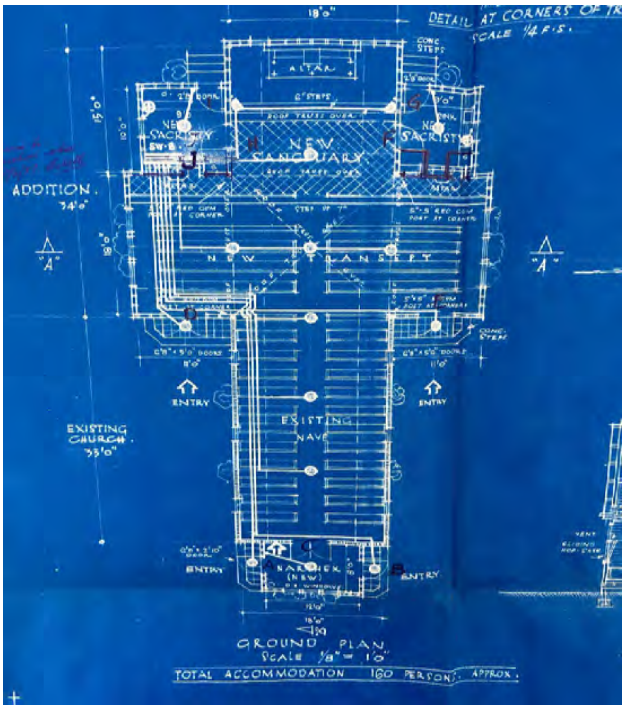
12 'Mr Michael Thomas Gleeson', *Advocate,* 19 May 1927, p42; and Certificate of Title, vol. 2454, folio 648

13 Valda Cole, *Western Port: Pioneers and preachers*, Hawthorn Press, 1975, p63

14 PROV, Public Building File 10885



1939 aerial photograph of St Mary's Primary School, with the subject church – then facing Cold Store Road in the northern reaches of the grounds – indicated by the red arrow. The school and convent are evident to the southeast. (Source: Run 9, Frame 2472, Landata)



Plan of proposed additions to *St Marys Catholic Church*, dated 1956
(Source: Public Building File 10885, PROV)



St Marys Catholic Church, late 1950s, at its previous location facing Cool Store Road
After the additions/extension – the transept can be viewed to the side with a rear sacristy behind (in dashed red)
The additional Narthex can be seen to the front (solid yellow), with its original side entry door and door canopy, now removed
(Source: SLV)

In the late 1980s, *St Marys Catholic Church* was moved within the grounds of the school to the south, set back from Victoria Street. This change of location appears to have been triggered by the development of a new brick church, St Mary's Immaculate Conception Church, in 1987 at the corner of Marine Parade and Cool Store Road. *St Marys Catholic Church* was converted into a hall around this time and is now currently utilised as a childcare centre.

Cyril Clifford Kelly (1907-1994)

Born in Geelong, Kelly's father, William, had established a construction practice in Geelong, which over the late 19th and early 20th centuries, was responsible for several major buildings in the locality, including St Augustine's Orphanage. Cyril Kelly often assisted in his father's business by providing designs for the buildings.

Over the course of his career, Kelly designed several ecclesiastical designs for the Melbourne Diocese and elsewhere across Victoria, with the most notable being the *Holy Spirit Church* (VHR H1110) in Geelong. Kelly's church and monastery designs were characterised by a hybrid of conservative and contemporary styles, often incorporating traditional layouts with modern materials and a different architectural style, ranging from the Gothic to the Spanish Mission. Having worked in the field for several years, Cyril Kelly passed the examination for membership to the Royal Australian Institute of Architects in 1939.[15]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.5 Worshipping

> As the communities and populations of the district have evolved and changed, so have their places of worship. While some early church buildings have closed, been moved, or turned to other purposes, new buildings have been constructed and old ones added to. Some of the new churches represent shifts in the kinds of congregations resident in the Shire. Building churches often represented an enormous community effort, and provided places that were important to several generations

15 'Of General Interest', *Advocate,* 6 April 1939, p6

as places of communion. Where early churches were typically simple structures, as towns grew, more permanent and substantial structures were erected, many to architect designs. This trend continues until the present with innovative Modernist designs being favoured to attract the flock after World War Two.

Comparative Analysis

St Marys Catholic Church was one of four timber churches built in the Hastings area during the mid-to-late 19th century. Wooden churches were also built for the Methodists, Mormons, and Anglicans during this time. However, *St Marys Catholic Church* is the only one to survive.[16] Its restrained Gothic design mode and timber materiality were typical of the late Victorian period, especially in rural areas. Reflecting the interest of its backers in attaining a distinctive form with abiding religious/spiritual connotations within the context of limited resources.

The use of timber in construction was indicative of much development on the Western Port-side of the Peninsula into the postwar years, contrasting with the masonry buildings that typified the eastern section, especially churches.

The only other surviving late Victorian period church in the municipality is:

- *Church and School*, 905 Moorooduc Highway, Moorooduc (HO141). A small Presbyterian weatherboard church/school built in the 1860s with a gabled roof featuring scalloped bargeboards and finials. It has only a faint Gothic character (chiefly form and bargeboard); for instance, employing square-headed windows (as opposed to pointed arches). The building has been adapted for residential use.

Other known modest-scaled heritage-listed timber churches in the municipality date to the early 20th century:

- *St Thomas Catholic Church,* 3715 Point Nepean Road, Portsea (HO482). Built in 1903, this church was altered in 1911 and continues to function as a chapel. It has a broad gabled roof, plain bargeboards, walls clad in painted weatherboard, and rectangular timber-framed double-hung sash windows. The front elevation has a central gabled porch with a Latin cross finial.
- *Former Baxter Presbyterian Church & Hall,* 205 Baxter Tooradin Road, Baxter (HO264). A weatherboard church built circa 1913 with a cross gabled roof clad in corrugated metal sheeting. Hall constructed at the same time. The church is a Gothic example, featuring several pointed elements (arched windows, finials, main entry door).
- *Former Tyabb All Saints Church of England and Hall*, 16 Mornington-Tyabb Road, Tyabb (HO309). A Carpenter Gothic-style church erected in 1914 with a gabled form and walls of notched weatherboard. The church has trefoil windows to the east elevation with diamond quarrels. It has been partly altered/extended.
- *St Mark's Anglican Church & Hall, Tree,* 1 Balnarring Road, Balnarring (HO260). This weatherboard church features a steeply pitched cross-gabled roof clad in corrugated metal sheeting, with Latin cross finials and pointed double-hung sash windows. Built in 1914, this church incorporates several elements of the timber Gothic style, which includes its cladding and windows.
- *Former Tyabb Methodist Church,* 70 The Crescent, Tyabb (HO320). Constructed in 1923, this gabled church has weatherboard cladding and terracotta tiles to the roof, with a square lantern and exposed rafters. The building has multipaned windows with top lights to the south elevation. More recently, the structure has been converted into a residence and clear views are maintained of the building from the street.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified in its previous location as 'Catholic church & site', Cool Store Road, Hasting, p611

16 The Methodist church has been demolished, the Church of Jesus Christ of Latter Day Saints (Mormon) was relocated to Frankston in 1952 (and later demolished), and the Holy Trinity (Anglican) church at 62 King Street has been extensively altered with the original nave employed as the Holy Trinity Op Shop (HO299) The Methodist church has been demolished, the Church of Jesus Christ of Latter Day Saints (Mormon) was relocated to Frankston in 1952 (and later demolished), and the Holy Trinity (Anglican) church at 62 King Street has been extensively altered with the original nave employed as the Holy Trinity Op Shop (HO299) until it was removed in mid-2017 (destroyed by fire). (Lorraine Huddle, revised by Context, *Hastings Uniting Church Chapel (former Hastings Methodist Church) 121 Marine Parade Hastings,* prepared for Mornington Peninsular Shire Council, 2015/2017, pp14-15

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

St Marys Catholic Church at 83 Victoria Street, Hastings, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial image before, which is defined by a polygon that extends from the building line to Victoria Street and 5 metres to the north, south, and east (excluding the contemporary school building).



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, 12 August 2022)

CALDWELL RESIDENCE

Address	113 Salmon Street, Hastings
Significance	Local
Construction Dates	Circa 1963-66
Period	Late 20th century
Date Inspected	October 2022



East elevation of the *Caldwell Residence*, viewed from the north
(Source: Mornington Peninsula Shire, March 2023)

Statement of Significance

What is Significant?

The *Caldwell Residence* at 113 Salmon Street, Hastings, is significant. It is believed to have been constructed circa 1964 for Loel James Caldwell, a solicitor and one-time president of the Shire of Hastings.

The significant elements of the *Caldwell Residence* are its original form and footprint, including its flat roof, clerestory window, vertically profiled metal cladding, concrete block/brick wall (north elevation) and chimney, timber-framed windows (fixed, hightlights, and top-hung awnings), and east balcony and ground-floor masonry terrace.

Non-original elements, including the contemporary garage/terrace, are not significant

How is it Significant?

The *Caldwell Residence* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Caldwell Residence* is of historical significance as a substantial and distinctive late 20th-century modernist house in the context of Hastings and, more broadly, the Western Port side of the Mornington Peninsula, where comparable examples of this scale and individuality are limited. Its architectural prominence is reflective of its original owner's status in the area as a solicitor and councillor as well as, more broadly, an indication of the marked growth the town was undergoing at the time due to industrialisation. (Criterion A)

The *Caldwell Residence* is of aesthetic significance as a two-storey example of late 20th-century modernist design. Its irregular geometric form and robust, varied material palette (concrete brick/block wall and metal cladding) appear to be unique within the town of Hastings. The impressive and atypical presentation and materiality of the residence, while diminished by the subdivision of its formative setting as a corner property and the recent replacement of its Salmon Street-facing deck/porte-cochère/garage, remains legible. The east elevation, the design's most striking, including its subtle faceted form, raked and cantilevered, generous glazing, and canted timber balcony (facing Western Port Bay), is generally intact and remains visible from Herring Street. (Criterion E)

Description

The *Caldwell Residence* is located on the east side of Salmon Street, to the south of its intersection with Herring Street in Hastings. Its allotment initially encompassed the land to the north with frontages to both Salmon and Herring streets. Following the property's subdivision, the house is now situated near the centre of a smaller, generally level rectangular lot addressing Herring Street. A tall timber palisade fence with masonry piers and section of wall runs the front boundary. The piers may be original or early and were initially constructed of concrete block/bricks but have been rendered.

The original section of the *Caldwell Residence* consists of the two-storey flat-roofed (meal cladding) form, which is surmounted by a large clerestory window (also flat-roofed) in the northeast corner. In the east, the clerestory roof cantilevers prominently and displays exposed long/tapered rafter ends and a timber-lined soffit, partially covering the first-floor balcony below. The primary roof also projects to this elevation, albeit to a lesser extent. Solar panels have been affixed to the roof.

The plan of this footprint is segmented and ‘fans’ out from the anchoring northern elevation, which is attenuated and features textured concrete blocks/bricks in regular but varying courses. Near the centre of this wall is an expressed broad/planar chimney with a pierced cap. The other elevations are clad in vertically profiled metal cladding, which is highly distinctive.

In 2021, the original attached timber deck/porte-cochère supported on triangular posts and including a small metal-clad garage on the west elevation of the *Caldwell House*, was removed and replaced with a brick garage/terrace. The recessed ground-floor entrance to the house appears to have also been infilled. While not sympathetic to the original character of the residence, this new element has a similar footprint and scale to the original. Despite the screening role played by the terrace’s new privacy railing, the overall form of the *Caldwell House* is apparent and remains interpretable. As discussed below, its key elevation (east) remains largely intact.

The original first-floor timber-framed windows in the west elevation also remain intact. These include a glazed door with a transom window opening onto the new terrace and a tripartite bank of fixed panes with operable highlight windows.

The east elevation has been designed to take advantage of scenic views overlooking Western Port Bay. While not facing the public realm, it is visible obliquely from Herring Street and is the house’s most distinctive elevation. It includes various timber-framed glazed banks of windows – either fixed and/or top-hung awnings – most of which are full-height or glazed doors. The irregular profile of the cantilevered clerestory roof carries through the northern half of the east elevation, with the first-floor windows to this section – consisting of three banks in a format of fixed upper highlights and large lower panes and a central pair of top-hung awnings – being arranged in a faceted manner (reminiscent of a window bay). The canted timber-framed balcony, constructed of composite beams and angled posts, to which this set of openings adjoins, is also faceted. The balcony balustrade is likely original and comprises metal or timber posts, fine wire infill, and a wooden railing. Beneath the balcony is a raised terrace with a base of textured concrete block and a deck surfaced in Castlemaine slate (‘crazy stone’ pattern).

The north elevation includes a generous window (dado to near the first-floor ceiling) that appears original. It would have initially had sightlines across the large northern garden area of the corner property prior to subdivision.

The south elevation appears largely intact, with square and rectangular-shaped timber-framed windows apparent on the first floor.



Caldwell House, prior to the replacement of the timber porte-cochère/deck – from Salmon Street
(Source: RBA, October 2022)



Caldwell Residence, existing
(Source: Mornington Peninsula Shire, March 2023)



Caldwell Residence – north elevation seen from Herring Street
(Source: Mornington Peninsula Shire, March 2023)

History

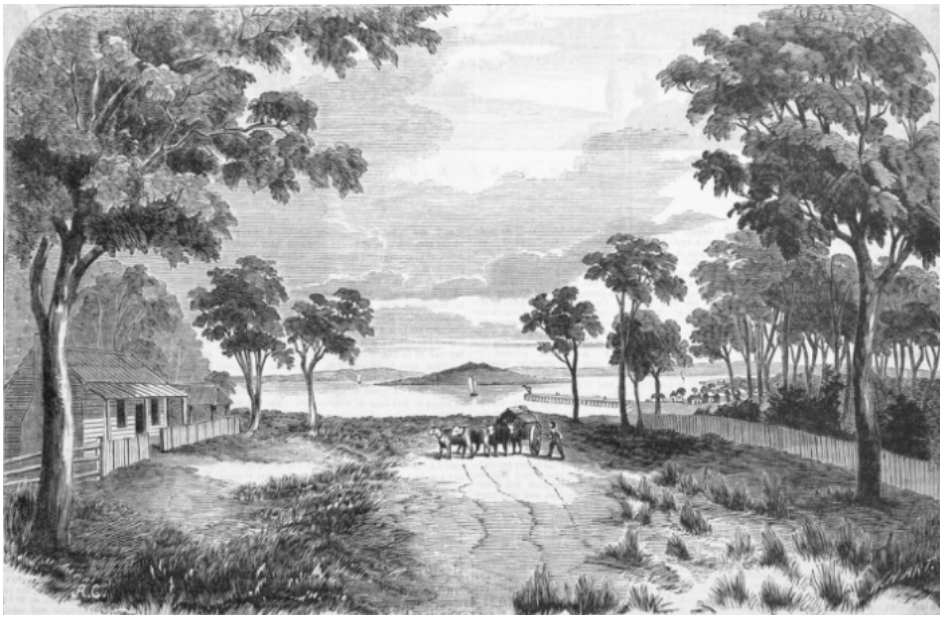
Contextual

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1886 engraving of the 'fishing village of Hastings' with Sandstone Island in the distance.
(Source: Alfred Clint, SLV)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 'Hastings', *Victorian Places*, 2014, available online
4 Ben Hills, 'Westernport: hub of our newest Ruhr', *Age*, 26 July 1971, p56

Place-Specific

The subject land derives from Crown Allotment 15 of Section C in the Township of Hastings/Parish of Tyabb, Country of Mornington. This large corner holding was sold to John Barrett in 1871, along with several other allotments in that section.[5] The Barrett family retained ownership of these non-contiguous allotments into the late 1930s. An aerial photograph of Hastings from this date depicts little development in Section C.



1939 aerial photograph with undeveloped subject land indicated by the red arrow
(Source: *Military Aerial Photography*, Frame 2474, Run 9, Geoscience Australia)

In 1943, a nearby resident on Herring Street, Jemima Ross, purchased the various Section C lots from the Barrett family.[6] Ross went on to progressively subdivide and sell this land over the postwar period. In 1963, the subject property was established.[7] The following year, Loel James Caldwell acquired this land, combining it with the adjacent northern allotment to create a considerable corner site.[8]

According to the Council's valuation records, a house had been constructed at Caldwell's property by 1966, likely as a family home.[9] No other evidence has emerged enabling a narrower date range for the subject residence than between 1963 and 1966.

Caldwell was a Hastings-based solicitor and had been elected to the Shire of Hastings in the 1960s, including a stint as president.[10] The notability of the house on its landscaped corner property is likely a reflection of Caldwell's social status in the town, which was undergoing a population boom during the late 20th century fuelled by regional industrialisation.

An architect for the *Caldwell Residence* has not been identified; however, there are some indications that it may have been David Longstaff Caldwell (1929-2015), who may have been a relative of the owner. David Caldwell is known to have been active on the Peninsula during the 1960s, designing several Anglican churches in association with the architect Wystan Widdows.

5 Certificate of Title, vol. 533, folio 529
6 Probate: John Gibbon Barrett, 1943: VPRS 7591/P0002, 346/290, PROV
7 Probate, Barrett, PROV
8 Certificate of Title, vol. 533, folio 529
9 Valuation records provided by Mornington Shire Council.
10 'Interest by BHP,' *Canberra Times*, 28 August 1969, p1; and 'Hastings councilor on 14 'breach' charges,' *Age,* 9 December 1971, p3.

Caldwell was also known for his employment of distinctive geometric forms, as seen at *Caldwell Residence*, such as the diamond-shaped plans of the Holy Trinity Anglican Church, Hastings (1962, HO299) and a residence for his parents at 6 The Outlook, Heathmont.[11]

The *Caldwell Residence* is shown in a 1974 aerial photograph, reproduced below. It depicts a property and house approximately twice the size of others in Hastings. The grounds appear to be formally landscaped with a return driveway providing ingress. The property may also be fenced.



1974 aerial photograph of the *Caldwell Residence* – north is top right.
(Source: Run 13, Frame 70, Landata)

Caldwell remained in occupation until 1973, when ownership was transferred to Frank Hart and his wife Jocelyn Wendy Hart.[12] The year prior, in 1972, Frank Hart had been promoted to Harbourmaster at the Port of Hastings and served in this role for sixteen years.[13] Hart sold the property in 1981 to Edwin Knox Robins, a clerk in the holy orders, and his wife Kathleen Myrtle Robins.[14]

The corner property appears to have been subdivided in the mid-1980s, creating two allotments to the north of the subject land.[15] This resulted in Salmon Street becoming the main frontage and the only point of access to the site.

11 Context, *City of Boroondara Municipal-Wide Heritage Gap Study,* vol. 7, 2020, p292; and Heritage Alliance, *Survey of Post-War Build Heritage in Victoria,* 2008, p161
12 Certificate of Title, vol. 8480, folio 567
13 'Voyage ends for a master mariner,' *Mornington Peninsula News Group,* 26 April 2018, p11.
14 Certificate of Title, vol. 8480, folio 567
15 Certificate of Title, vol. 8480, folio 567

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context, July 2013:

7 Building Settlements and Towns

7.9 Urbanising the Peninsula in the post-war era

Comparative Analysis

The *Caldwell Residence* is a noteworthy late 20th-century example of modernism, particularly in Hastings and the Western Port side of the Mornington Peninsula. It was likely designed by a progressive, modernist architect (conceivably David L Caldwell).

The *Caldwell Residence's* unusual geometry and austere but distinctive presentation, underset by its array of windows and balcony, distinguish it from other postwar and late 20th-century modernist designs on the Peninsula. The *Caldwell Residence's* singularity, especially when viewed within the context of Hastings (where postwar/late 20th century residences tend to be conventional for their time), is considered to offset the recent changes to its Salmon Street frontage. As discussed, the overall form of the house remains interpretable, as does its key eastern elevation.

More broadly, there are no good comparators to the *Caldwell Residence* on the Western Port Bay side of the Peninsula, with only some on the Port Phillip Bay side, all by celebrated modernist architects of their respective periods:

- 501 Esplanade, Mount Martha (HO378). A Chancellor & Patrick two-storey house constructed of basalt in 1960. It displays the practice's characteristic horizontal emphasis and planar geometry and features a cantilevered balcony with under croft garage.
- 20 Grant Street, Dromana (HO462). A two-storey house constructed in 1965, architect unknown, with an unusual diamond/kite form that includes a return verandah raised on steel pools. The upper-level walls are clad in sheeting over concrete brick to the lower level.
- *Riley House*, 4 Morgan Street, Sorrento (HO513). A Daryl Jackson-designed two-storey holiday home built in 1960. This flat-roofed building has a H-footprint and is clad in vertical timber boards with full-height windows. Concealed from the public realm.
- *Ranelagh Residential Group – Modernist Styles*, Mount Eliza (HO397). A group of noteworthy houses dating from the 1930s through to about 1970. Within this diverse group, they are mostly designed by noted architects. The house at 52 Canadian Bay Road, designed by Andrew Reed and Associated in 1969-70, is demonstrative of the emerging brutalism of the late 1960s with its use of bold, geometric forms. It is a single-storey rectilinear building with variegated tumble brick walls and a segmented skillion roofline with timber boarding to the fascia.

Previous Assessment

Graeme Butler & Associates, *Hastings District Heritage Study*, vol. 1, 2001, Appendix 10 'Potential heritage places' – it appears to have been identified but as 117 and/or 118 Salmon Street (the street numbers may have changed)

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (profiled metal cladding)
Internal alteration controls	No
Tree controls	No
Solar energy controls	Yes
Outbuildings and/or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Caldwell Residence* at 113 Salmon Street, Hastings, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2023)

EARTH HOUSE

Address	1212 Mornington-Flinders Road, Main Ridge
Significance	Local
Construction Dates	1992, 2006
Period	Late 20th century
Date Inspected	NA



Earth House, north elevation, post-2006
(Source: Gregory Burgess Architects website, 'Earth House' project page, used with permission)

Statement of Significance

What is Significant?

Earth House at 1212 Mornington-Flinders Road, Main Ridge, is significant to the Mornington Peninsula Shire. It was designed by Gregory Burgess Architects and constructed in 1992 as a holiday house. *Earth House* was the recipient of *The Age's* Public Award for Architecture and received a Commendation for Outstanding Architecture by the RAIA (VIC), both in 1994. The linked pavilion to the west of *Earth House* was also designed by Gregory Burgess Architects and built circa 2006.

The significant elements at *Earth House* are its original footprint and form, including its tiered, irregular roof clad in unpainted steel sheeting, clerestory windows, chimney flues and cowls, walls of *pisé* (rammed earth) and dark-stained Western Red Cedar square-edged weatherboard, pergola and terrace with *pisé* piers and battered balustrade, timber beams and external tiles (likely terracotta), and openings (square awnings, glazed French doors, and faceted bay window). The walkway and form/materiality of the pavilion are also significant.

How is it Significant?

Earth House is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Earth House is of historical significance as a notable example of the commodious, architect-designed holiday homes that have come to characterise the development of the Main Ridge/Red Hill areas over the late 20th century, part of a broader shift in land use for parts of the Western Port Bay side of the Mornington Peninsula, which had formerly been predominantly agricultural. The engagement of renowned architect Gregory Burgess, who was responsible for several houses in the municipality, at the place to design a contextually responsive holiday house exemplifies this trajectory. (Criterion A)

Earth House is of aesthetic significance as an intact and multi-dimensional late 20th-century residential design by architect Gregory Burgess. Indicative of his work but masterfully achieved at *Earth House*, the building is highly calibrated to its rural context as expressed by its elevated siting, ground-hugging and sprawling form, and 'vernacular' materiality, all of which anchor the building to the landscape. Its angular and complex geometries reflect the celebrated mature oeuvre of Burgess and are reminiscent of organic and anthropomorphic forms. Visually striking at *Earth House* is the contrast between the lively dynamism of its 'folded' and angular gabled roof form with the more timeless, earthy permanence of its unpainted *pisé* and stained weatherboard walls. The inclusion of well-established domestic/suburban components, like the faceted bay window, pergola, and clerestory windows, is comforting but accomplished in an interpretive manner evocative of Burgess's regionalised interaction with postmodern philosophies and approaches. (Criterion E)

Description

Earth House is located near the southern boundary of its extensive allotment at a deep setback from Mornington-Flinders Road. The property's topography has a marked fall to the northeast. The dwelling is sheltered in the east by a windbreak of cypress pine, which appears to have been planted as part of its development. On either side of the windbreak are grassy areas interspersed with plantings. Another stand of native/indigenous trees runs the front boundary, which is also lined with a timber post-and-rail fence. To the west of *Earth House* is bushland (remnant or early regrowth), which envelopes half of the property. At the rear of the residence, up the slope, is a planted windbreak of Monterey pine. A meandering, tree-lined driveway of crushed rock connects *Earth House* with the road.

The dwelling is wholly concealed from the public realm. Due to this lack of visibility, this description of *Earth House* is reliant upon the original planning application documentation prepared by Gregory Burgess Architects, public domain images, and contemporary aerial photographs.[1]

Earth House is a substantial single-storey building with an irregular low-slung form that sprawls east to west, with the faceted bay window (north elevation) acting as a hinge or axis. It is situated on a terrace excavated from the side of a natural incline, providing it with an elevated position and expansive/panoramic sightlines.



Aerial photograph of *Earth House*, facing south, with the circa 2006 pavilion right of the main footprint.
(Source: Nearmap, February 2021)

The roof is a low-pitched, folded gable with integrated clerestory windows. These elements 'break' the ridgeline and roof plane at various points in an angular manner, sometimes sharply, and feature broad flush jointed white-sheeted soffits. The latter is also present at the pergola (see below). Unpainted galvanised steel sheeting, identified on the drawings as Custom Orb, is utilised for

1 See Gregory Burgess Architects, 'Earth House', available online; and Gregory Burgess Architects, *Proposed Residence For Mr and Mrs Charles*, dated September 1992, amended 19 October 1992, courtesy of the Mornington Peninsula Shire

2 RBA ARCHITECTS + CONSERVATION CONSULTANTS

the visible primary upper roof section. For the flatter/less visible lower sections, Colorbond was specified. On the north plane are three tall steel flues with cowls on the northern plane. The fascia is painted Oregon timber. Gutters are quad profiled.

The walls of *Earth House* are predominantly constructed from what the original drawings describe as 'stabilised rammed earth', also known as *pisé*. Presumably, this material is derived from the site and has not been painted or rendered, displaying a natural/earthy colour. Stained Western Red Cedar square-edged weatherboards (175mm) have also been utilised in sections, chiefly to the clerestory 'cheeks', the carport, and parts of the south elevation. Frames throughout the residence are timber.



Earth House, north elevation, soon after construction
(Source: Gregory Burgess Architects website, 'Earth House' project page, used with permission)

The extended north elevation is defined by a pergola, which runs the majority of the façade and is suggestive of a colonnade. The pergola is comprised of timber beams that slot into robust square piers of rammed earth. There is a shorter section of skillion-roofed verandah in the east section of the façade, supported by metal poles. As intended, a deciduous vine covers the verandah and pergola. The terrace is raised and paved in square tiles (likely terracotta), which continue throughout most of the interior. Surrounding the pergola, intersecting with the piers, is a battered rammed earth balustrade with a bullnose coping (defined shadow line). Wide steps, also tiled, provide access from the lawn. The north elevation also includes a prominent faceted bay window. Its upper external section is clad in weatherboard.

Greater shifts in plane and more angular roof projections characterise the south elevation of *Earth House*. In the east, there is an attached carport with a canted roof raised above its weatherboard walls, behind which is a small courtyard. This space features a central tree and is partly enclosed by a gabled weatherboard workshop that was included during *Earth House's* construction.[2] There is also a tiled patio off the western part of the south elevation. The slope behind *Earth House* has been terraced and landscaped.

Openings at *Earth House* are timber-framed and vary mainly between square awnings and glazed French doors. In the north elevation, the fenestration 'reads' as a band, emphasising the horizontal/linear character of *Earth House*.

Several metres to the west of *Earth House* is a pavilion constructed circa 2006 and also designed by Gregory Burgess Architects. It is linked to the principal dwelling by a covered walkway, an extension of the terrace . This walkway has a timber deck and evenly spaced square piers of rammed earth. The pavilion echoes the faceted/angular geometry of Earth House's form and roof. A proportionally dominant clerestory window – an original design aspect of the main house – surmounts the roof. It is has a vaguely biomorphic (beating wings), even metaphoric (mainsails) design. The materiality of the pavilion is also reflective of the house, with walls of rammed earth (front half) or dark stained weatherboards (rear half). The boards are laid at angles in the clerestory. Brick is utilised in the base course.[3]

No internal controls are in force at *Earth House*; however, the original interior is highly composed and finely detailed. Fabric of note includes plywood ceilings with Victoria Ash cover straps, rammed earth partitions, inglenooks, and a cylindrical copper chimney.

2 Gregory Burgess Architects, *Proposed Workshop for Mr and Mrs Charles*, September 1992, courtesy of the Mornington Peninsula Shire

3 Gregory Burgess Architects Pty Ltd, *Charles House*, 23 August 2006, courtesy of the Mornington Shire Peninsula

History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. From the late 1850s, the pastoral runs that covered the bulk of the Peninsula were 'unlocked' by a series of populist land act reforms that aimed to encourage concentrated rural settlement, mainly small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines most of the northeast section of the municipality – the parishes of Tyabb, Balnarring, and Wannaeue.[4]

Spurred by advantageous climatic conditions and friable, loamy soil, many early – often selector – families cultivated orchards alongside dairying and sheep farming in the district. Over the 1860s and 1870s, apple and pear growing became well-established between Sommerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. Main Ridge emerged as a sparsely populated farming locality during the late 19th century. Similar to Red Hill, much of the original vegetation was cleared for pastures, though some remnant vegetation remains in the gullies, with cypresses and other exotic trees bordering many paddocks.[5]

While agriculture, including orcharding, continues as a mainstay in Main Ridge, the locality has increasingly developed as a tourist destination, with wineries, vineyards, galleries, and pick-your-own produce farms emergent. Since the 1980s, affluent and even palatial weekenders have been constructed in the area, generally by Melbourne-based holidayers, in keeping with other parts of the Western Port side of the Peninsula.



Main Ridge, 1966 – orcharding activities
(Source: 'Main Ridge', *Victorian Places*, 2014, available online)

4 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
5 'Main Ridge', *Victorian Places,* 2015, available online

Place-Specific

The subject land derives from Crown Allotment 27(B1) in the Parish of Wannaeue, County of Mornington. This 85-acre property (approx. 34 ha) – described at its survey as 'good soil, heavily timbered with messmate [*stringybark*], and densely covered with Hop Scrub & prickly acacia' – was purchased by a gardener, John Hopecraft, in 1884.[6]

By 1916, the holding had been broken up with the subject land part of an approximately 30-acre (approx. 12 ha) transfer made to William Vale Saxton. Under his ownership, whether as owner or occupant is unclear, the land was developed as an orchard.[7] The bushland that characterises the western section of the place appears extant in the 1939 aerial photograph reproduced below.



1939 aerial photograph of the future site of *Earth House*, shown as orchards (red arrow).
(Source: *Sorrento (Queenscliff)*, Run 6, Frame 5614, Geoscience Australia)

The Saxton family retained ownership until 1973, when the orchard was subdivided with the subject place comprising Lot 2. It was acquired in 1982 by the Honourable Stephen Pendrill Charles, AQ – a prominent judge who served on the Court of Appeal (The Supreme Court of Victoria) between 1995 and 2006.[8]

Charles engaged the practice of Gregory Burgess Architects to design a holiday house for the place in the early 1990s.[9] The construction of the building appears to have occurred between 1992 and 1993 and was undertaken by Rob Gaffney Constructions Pty Ltd, who have built the majority of Burgess's output in the region since the late 1980s.[10]

6 Hopcraft (1850-1924), born in Boarstall, Buckinghamshire, had arrived in Victoria in 1859 and was settled on the Mornington Peninsula by the early 1870s, marrying Annie Sawyer (1854-1935), with whom he had nine children. (Various sources, ancestry.com.au; *Wannaeue, County of Mornington,* 1953, PROV; and *Special and Country Land in the Parishes of Balnarring, Kangerong, Wannaue, Country of Mornington*, undated, B73A, Put-away maps, Landata)

7 Certificate of Title, vol. 3997, folio 363

8 Certificate of title, vol. 8997, folio 117

9 The GBA team identified for *Earth House* was Gregory Burgess, peter Weiss, Sue Dugdale, Paul Coffey, Chris Rodda, and Thomas Kinloch. (Gregory Burgess Architects, 'Earth House', available online)

10 Burgess and Robert Gaffney had first collaborated on the construction of the *O'Dwyer House* in Portsea in 1987-88. The firm now practices as Gaffcon Pty Ltd.

The residence, named *Earth House*, was awarded *The Age's* Public Award (public vote) at the Royal Australian Institute of Architects honours in 1994.[11] A descriptive piece in the newspaper outlined aspects of the house's design, construction, and perceived appeal:

> As the name Earth House implies, architect, Greg Burgess' submission for the architect's residential award, is essentially natural. The large, four-bedroom house is dug into the site for extra weather protection, yet elevated at the front where the site falls away, leaving the house open to the extending views of valley, vineyard and native bush.
>
> Designed as a holiday house, it cost slightly more than the $300,000 original budget but it has the potential to become a permanent home. The walls are earth *pise*, the floors terracotta and the ceiling plywood with a dull patina that plays subtly with the natural and artificial light.
>
> Open fireplaces recirculate warm air and the huge inglenook, a focus for the large, peacefully living area, is a place for intimate reveries.
>
> Complementing the hub of the house is a large terrace that continues from the spacious interior, angled to embrace more views and eventually to be framed with vines. As the owner wrote to Mr Burgess recently, "Nobody misses it. It hits about one hour after arriving at the house — a great wave of calm engulfs you and the people leave, even after staying for a short time, feeling renewed and refreshed."
>
> What Mr Burgess describes as the "lively roofs" are his way of introducing movement to the experience of the building, inside and out, and are an echo of the twisting rhythm of the vineyards, which follow the contours of the surrounding land.
>
> This contrast of stillness and movement is emphasised by the elegant light colour of the house against the brooding darkness of the pine trees behind it.[12]

Earth House also received a commendation from the RAIA (VIC) for Outstanding Architecture in 1994.[13]

The linked pavilion to the west of *Earth House* was also designed by Gregory Burgess Architects and built circa 2006.

Gregory Burgess

Burgess emerged over the late 20th century as an iterative and idiosyncratic Australian architectural designer and thinker of great distinction. Since the early 1970s, he has produced a body of residential and public work celebrated for its place-focused, socially-minded, and ecologically sensitive focuses that, 'like poetry has sought to peel back… cultural layers and, with familiar elements, create new meanings'.[14]

Born in 1945 in Newcastle, NSW, 'Greg' Burgess graduated from The University of Melbourne (BArch) in 1970, after having gained architectural experience in Copenhagen and London (Farmer and Dark) over the late 1960s. In Melbourne, he worked initially for Edgar Pirrotta and then Daryl Jackson Evan Walker Architects before commencing private practice in 1972 as Gregory Burgess Architects.[15] His work has garnered 'an extraordinary number' of accolades and is critically acclaimed nationally and overseas. [16] Burgess was awarded the prestigious Robert Mathew Award in 1997, the RAIA Gold Medal in 2004, and an Honorary Doctor of Architecture from his alma mater in 2005.

Burgess's design approach is highly individualised and varied, often emanating from the place itself and historical/contemporary culture. Influences on this distinctive body of work have been attributed to, amongst others, Alvar Aalto, Ralph Erskine, Hugo Häring, and Burgess's deep engagement with theosophy and the anthroposophical beliefs of Rudolf Steiner. Since the early 1980s, organic and metaphorical expressionism has formed a prominent theme in the practice's body of work, differentiating it profoundly from parallel mainstream rationalist precision-building trends.[17]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

11 *Age*, 16 July 1994, p163
12 Angela Noel, 'Architects go head to head', *Age*, 18 June 1994, p13
13 Gregory Burgess Architects, 'Awards', available online
14 Gregory Burgess quoted in Rosslyn Beeby, 'Poetry in the making', *Age*, 8 May 1993, p17
15 Conrad Hamann, 'Invitation to the dance', p91
16 Peter Corrigan, 'Room Temperature', in *Jury Citation: Gold Medallist*, 1 March 2004, available online
17 Conrad Hamann, 'Burgess, Greg', pp123-4; and 'Gregory Burgess: Abridged Curriculum Vitae', *Australian Institute of Architecture*, available online

7.8 Designing and building mansions, houses and holiday shacks

Comparative Analysis

Since the early 1970s, Burgess has been responsible for at least ten architectural projects across the Mornington Peninsula, most of which are residential – mainly holiday homes.[18] This concentration of his work in one region is unprecedented for Burgess. Two examples of his oeuvre in the municipality – his first commission, the *Barlow House* (1972, McCrae) and the *Burraworrin* residence (1998, Flinders) – have been demolished.

Exceptions to the residential work include the *Moorooduc Winery Estate and Residence* (1985, 1997-2001) and a timber bathhouse for Peninsula Hot Springs in Rye (2009). The winery and *Peninsula House* at 4515 Frankston-Flinders Road, Flinders (1999) also utilised rammed earth, a vernacular tradition indicative of 19th-century building on the peninsula, of which only scatted examples remain. Two instances of Burgess's work in the municipality, his first commission, the *Barlow House* (1972, McCrae), and the *Burraworrin* residence (1998, Flinders), have been demolished.

One other Burgess-designed residence is included under the Heritage Overlay (HO) of the Mornington Peninsula Planning Scheme:

- *O'Dwyer House*, 21-23 Blair Road, Portsea (HO473). A relatively early project built between 1986 and 1988 on a suburban bushland block. A largely single-storey house of painted weatherboard with a plan based on irregular polygonal geometry around a courtyard with extensive glazing and an irregular flat/skillion roof. Burgess was also commissioned to undertake alterations and additions at the place in 2008.

All of the projects Burgess has undertaken on the Peninsula are of a consistently high architectural standard, though the intactness of some is not known. Architectural historian Conrad Hamann classes them as a loose group that are commonly 'centrifugal in form; often spreading as bird wings, with each generated as a village or community of buildings rather than a single house.'[19] They were produced over a long timeframe of about 40 years so it can be more difficult assessing the most recent projects, that is those that are less than a generation old.

In this context, *Earth House* is distinguished as an accomplished, relatively early example of Burgess's mature work in the municipality, which, less typically for its period, deftly interprets more conventional domestic/suburban motifs – the bay window/inglenook, the pergola, verandah/terrace balustrade, clerestory windows, and verandahs. *Earth House* is also understood to be largely unaltered, with the addition of the linked-in pavilion being demonstrative of continuity and harmony with the place's underlying design vision.

There are several substantial houses from the 1970s and 1980s by notable Victorian architects that are affected by a HO in the municipality, including designs by (Daryl) Jackson & (Evan) Walker (HO210 and HO224), Graeme Gunn (HO472), Ermin Smrekar (HO480), Wayne Gillespie (HO478, HO479), and Alistair Knox (HO505). This layer is diverse and reflective of the variants of international and regional modernism as well as post-modernism at play over the late 20th century. All point to the continuation of a rich and experimental residential design culture that has characterised the Peninsula across the broad postwar period, of which *Earth House* is an outstanding example.

Previous Assessment

None

18 The remaining known Burgess-designed houses include *Fritsch House* (1976) at 5 Myers Drive, Shoreham; *Windhover House* (1983) at 15 McLear Road, Arthurs Seat; *Peninsula House* (1999) at 4515 Frankston-Flinders Road, Flinders; *Stone House* (2005) at 4211 Frankston-Flinders Road, Flinders; and Cliff *House* (2011) at Flinders.

19 Hamann, 'Burgess, Greg', p125

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Earth House at 1212 Mornington-Flinders Road, Main Ridge, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends from each cardinal point of the house and pavilion by 5 metres.



Recommended extent of Heritage Overlay (red) with the approximate boundaries of the broader property outlined in yellow
(Source: Nearmap, January 2022)





Volume Three – Citations Moorooduc to Tyabb

Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

Final Report

Mornington Peninsula Shire Council

March 2023

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MOOROODUC ESTATE WINERY AND RESIDENCE

Address	501 Derril Road, Moorooduc
Significance	Local
Construction Dates	1985 (winery), 2001 (residence)
Period	Late 20th century
Date Inspected	March 2022



1985 building (left) and 2001 building (right)
(Source: RBA, March 2022)

Statement of Significance

What is Significant?

Moorooduc Estate Winery and Residence at 501 Derril Road, Moorooduc, is significant. The *pisé* (rammed earth) winery, designed by Ramtec, specialists in this building practice, was constructed late in 1985 for Richard and Jill McIntyre, who had established the estate as a winery in 1982. The part two-storey residence with a tower was designed in 1997 by Gregory Burgess Architects and built by Rob Gaffney Constructions in 2001.

The significant elements of the *Winery* are its original form and footprint, including its gable roof, walls of rammed earth, timber lintels and openings, and bush poles to the verandah.

The significant elements of the *Residence* are its original form and footprint, including the partial basement and tower, tiered and irregular roof, walls of rammed earth (basement) and radially sawn timber cladding and battens (upper levels), fenestration pattern, and steel-framed arcaded verandahs to the north elevation.

Other components of the estate, including the tennis court, outbuildings/sheds, and fencing, are not significant.

How is it Significant?

Moorooduc Estate Winery and Residence at 501 Derril Road, Moorooduc, is of local historical, representative, and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Moorooduc Estate Winery and Residence is of historical significance as a noteworthy example of the innovative, architect-designed winery-related buildings that have been constructed on and closely linked with the Mornington Peninsula over the late 20th and early 21st centuries. While attempts to establish vineyards on the Mornington Peninsula date back to the mid-19th century, the industry emerged as a more prominent commercial and agricultural phase from the 1970s, representing a reintroduction of earlier land use. *Moorooduc Estate Winery* is amongst the earliest pioneers of the industry's resurgence in the municipality and is noted for its innovative viniculture. The engagement of the celebrated architectural firm Gregory Burgess Architects, whose work features prominently across the Peninsula, to design a (largely) residence that closely responds to the landscape and surrounding vineyards exemplifies this trajectory. (Criterion A)

The *Winery* building is of representative significance as an intact late 20th-century example of rammed earth/*pisé* construction. This unassuming building set the tone for the design of the later Residence in terms of its 'natural' material palette. (Criterion D)

The *Residence* is of aesthetic significance as an intact and fine example of late 20th-century design by renowned award-winning Australian architect Gregory Burgess. Indicative of his residential work, the building is highly attuned to its surrounding environment and vineyard context with its grounded massing and form, part of which is built below ground level, anchoring it to the landscape with lighter weight radially sawn timber to the upper parts. Partly incorporating anthropomorphic and organic forms in conjunction with rectilinear sections, the residential building has a complex arrangement that results in a varying, partly vernacular character in the round. The inclusion of a tower, which provides sweeping views of the winery, further distinguishes the design. (Criterion E)

Description

*Moorooduc Estate Winery and Residence i*s located in the south-eastern quadrant of a large rectangular farm holding (over 8 ha) with a deep setback from Derril Road (about 100m). The property's perimeter is planted with native bushes and trees, as are the east and west sides of the complex of buildings. These elements were established during the mid-1980s. The complex includes the original *Winery* building (1985), with the *Residence* (2001) immediately to its north. There are other storage/winery buildings to the west and a tennis court to the east (outside the heritage overlay).



Aerial photograph of *Moorooduc Estate Winery* (building 1) *and Residence* (building 2)
(Source: Nearmap, December 2022)

There are vineyards to the rest of the property except for the dam in the northwest corner, where the terrain slopes away. Glimpses of the tower and the north elevation of the residential building are available along Derril Road, however there is a cellar door operation in the winery building allowing public access to part of the site The estate is accessible by a gravel driveway located to the south boundary. The driveway entrance is flanked on either side by sections of curved rammed earth walls inscribed with 'Moorooduc Estate'.



View of the *Residence's* tower across the vineyards from Derril Road
(Source: RBA, March 2022)

Winery

The rammed earth *Winery* is a single-storey building with a rectangular footprint. There is a large concrete tank immediately to the west and several steel tanks to the south side.

The roof, clad in unpainted galvanised steel sheeting, is a broad, low-pitched gable. It has a rolled ridge cap and a flue to the west side. The roof has wide eaves with sheeting to the soffit. The walls of the winery are constructed from Dromana quarried granitic *pisé,* or rammed earth.[1] The walls are banded, reflecting the formwork and have a variegated, earthy colour.

The main entrance to the winery is located at the northeast corner by way of a recessed verandah, which is supported by two bush poles under a wide beam. The soffit of the verandah is lined with battened sheeting and the deck is concrete. There are timber-framed openings at the corner featuring a timber lintel and include double hung sashes and a timber door with an upper glass pane. To the middle of the south elevation is a wide roller door. No major alterations have occurred to the building.



North-east corner, entrance of winery (Source: RBA, March 2022)



South elevation (Source: RBA, March 2022)

1 Peter Bergman, *Delegate Report*, 7 April 1997, p1 – courtesy of council

Residence

The Residence is set behind the Winery, forming courtyard areas between the two buildings. While the south side is mostly visible from the public realm, the other sides are not. Hence, there has been a reliance upon publicly available images to gain an understanding of the building.[2]



Residence – north elevation
(Source: courtesy of Gregory Burgess, website image, used with permission)

The footprint of the Residence has an inverted F-shape, with the main spaces in the long arm. The two short arms include garage/storage areas to the west and entry/office/toilets to the partly curved eastern arm. The building is primarily single-storey, however, with an off-centre tower and partial basement/lower level at the northwest end. The geometry is largely rectilinear, with some curved sections.

The roof form is varied, though all sections are clad in sheet metal. The long arm has a gable roof with two small butterfly roof sections (tower and clerestory above the central circulation space). The remaining areas are folded or have a butterfly form (above the entry and the garage wing). The roofs have a timber fascia and the wide soffits are also timber lined. Visible gutters are half-round.

The series of roofs across the north elevation for the upper verandah and lower-level rooms have a segmental (broad) arch profile.[3] They are supported on galvanised steel poles, which extend above the springing of the arches. The roof sheeting is gauze-like and there is steel balustrading to the upper level.

The wall cladding to the ground floor and the tower is of unstained battened boards (radially sawn timber), while the walls to the lower ground floor (basement level) are rammed earth. The timber cladding has gained a silvery grey colour for the most part, with other protected sections being honey-coloured.

The entry is on the south elevation and has full-height side lights and a largely glazed door defined by slats, echoing the rhythm of the battens, but at wider intervals.

2 Gregory Burgess Architects, http://www.gbarch.com.au/projects/2001/moorooduc-winery-estate/, accessed 14 December 2022
3 A segmental arch has two centres below the spring line.

The windows are timber-framed in a rectangular format, with those to the tower's south elevation angled to create an anthropomorphic head of bird-like visage. The central gutter of the butterflied roof tower extends forth to the south in a gargoyle-like manner.

Internally, there are undulating ceilings lined with battened sheets of plywood, including vent registers.



South elevation tower
(Source: RBA, March 2022)



South elevation entrance
(Source: RBA, March 2022)

History

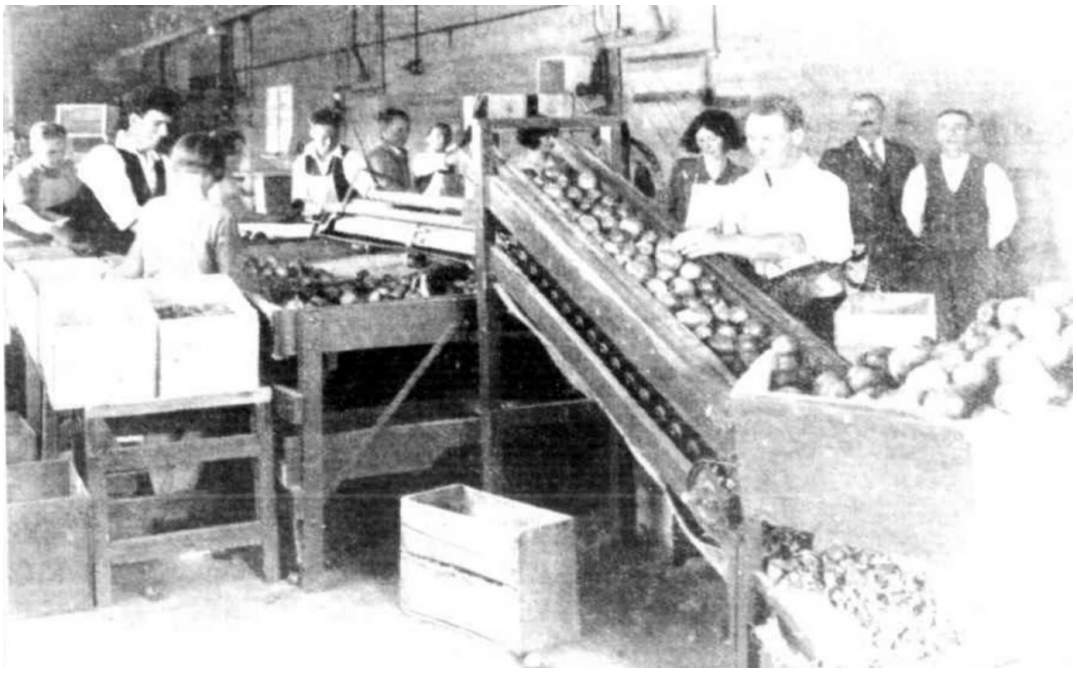
Contextual

The Mornington Peninsula forms part of the extensive unceded Country of the Bunurong people. The area now known as Moorooduc – an Indigenous word believed to mean flat swampy ground, despite the district being elevated and undulating – was one of thick woodland at the onset of colonisation.[4] Clearing commenced with the establishment of the 15,360 acres (6,216ha) 'Carrup Carrup' pastoral lease by Captain Benjamin Baxter in the late 1830s.[5]

Contemporary Moorooduc is divided between the parishes of Moorooduc and Bittern, surveyed respectively in 1854 and the 1860s. Following the progressive land release, a sparsely populated agricultural landscape developed in with dairies, sheep and pig farms, orchards, nurseries, and horse studs prevailing well into the 20th century. This rural character remains predominant. Extensive land clearance followed closer settlement, with timber getting an important early industry in Moorooduc. The opening of the railway station at Moorooduc North in 1889 (closed in 1981) further bolstered fruit-growing activities in the area.[6]

A small social and economic hub emerged at the intersection of Moorooduc (now Highway) and the Mornington-Tyabb roads in the early 1860s, including a church, school, and stores – little of which remains. In the 1880s, the civic/commercial focus of Moorooduc shifted to the intersection of Derril and Mornington-Tyabb roads, where the then-new public school (State School No. 2327) had been established. There were only just over 300 residents in Moorooduc in the early 1960s.[7]

Wine-making has a lengthy association with the agricultural and industrial development of the Peninsula. Attempts to establish vineyards in the mid-19th century proved ultimately unsuccessful but renewed in the 1970s. This phase flourished and led to the Peninsula becoming an important wine region, catering to both primary production and the tourist/day trip sector.[8]



'Grading and packing apples, Messrs. Griffith's Two Bays Nursery, Moorooduc'.
(Source: *Weekly Times*, 26 April 1930, p38)

4 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p15
5 *Hume Range Gt Dividing Range Mt Disappointment; & Runs …*, undated, VPRS 8168/P0002, PROV, https://prov.vic.gov.au/archive/F135E94C-F843-11E9-AE98-8BDE7AE3B23F/content?image=1
6 'Moorooduc', *Victorian Places*, 2014, available online
7 'Moorooduc', *Victorian Places*
8 Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context, p51

Place-Specific

The subject land derives from Crown Allotment 9, Section A, the Parish of Moorooduc in the County of Mornington – consisting of nearly 434 acres (175 ha). This large holding was acquired by Robert Mailer, likely in the mid-to-late 1850s.[9] When the property was offered for sale in 1863, it was described as still well-timbered.[10]



Crown Allotment 9 outlined in yellow with the approximate location of the *Moordooduc Estate Winery and Residence* identifed by the red star (Source; Parish of Moordooduc, PROV)

By 1909, Seymour Mowbray, a banker for the Colonial Bank, had acquired the allotment.[11] Despite newspaper advertisements stating that Mowbray had sold his land at Mornington containing 434 acres at £3 per acre in 1910, the allotment remained in his name until June 1912, when it was transferred to Thomas Kirkland Dow, a journalist, and James McCallum, a grazier.[12] Henry Slaney acquired the property in 1914, later transferring the land to his son in 1919, also named Henry (Browne) Slaney, a returned soldier from WWI who grew crops on the property and became well-known in the district.[13] The property was then acquired by Frederick William Blight in 1929, before it was transferred to William Silvanus Cheshire seven years later and then by John Russell Clarke, a grazier of Moorooduc, in 1938.[14]

9 Mailer was possibly the Scottish immigrant (arrived in Victoria in 1852) who became a senior partner at the firm Mailer, M'Kersie and Love. ('Death of Mr R Mailer', *Australasian,* 11 October 1919, p37; and Robert Mailer, Passenger List, 1852, Victoria, Australia, via Ancestry)

10 *Herald*, 11 May 1863, p4

11 Certificate of Title, vol. 3688, folio 539

12 In 1909 and 1910, the certificate of title noted that the allotment had been mortgaged to Thomas Prout Webb, who was the Master in Lunacy of the Supreme Court of Victoria. As the Master of Lunacy, Webb managed the estates of those considered to be 'lunatics, minors and fools' (PROV, VA 2624), and may have acted to administer Mowbray's estate in such capacity. Caveats were later placed on the title. Certificate of Title, vol. 3688, folio 539; and 'Country', *Argus,* 12 December 1910, p4

13 Certificate of Title, vol. 3608, folio 520; Australian Military Forces *Australian Imperial Force Attestation Paper of Persons Enlisted for Services Abroad for Henry Browne Slaney,* 21 February 1916, via Ancestry.com; 'District notes', *Argus,* 15 December 1928, p30; and 'Tyabb-Tooradin Road', *Frankston and Somerville Standard,* 18 November 1927, p8

14 Certificate of Title, vol. 3608, folio 520; and Certificate of Title, vol. 6193, folio 516

After Clarke, Crown Allotment 9 was obtained by Margaret Gertrude Coles in 1946, a married woman from Toorak, before it was transferred four years later to Margaret's husband, George James Coles.[15] George was the founder and director of the well-known chain stores and later supermarkets, Coles.[16] In 1956, the subject place was transferred to their son George James Roper Coles,[17] noted as a grazier on the title.

In 1964, the property was acquired by siblings William, Jack Francis, William James, and Jessie Melinda Robinson, farmers located on Moorooduc Road, Mornington.[18] Upon Jessie's death in 1975, her share was managed by William Robinson; within a year of her death, William, Jack Francis, and William James subdivided 20 acres (8.1 ha) to the southeastern portion of the allotment, located at the corner of Tuerong and Derril roads, which was sold to Keith and Kathleen Filius.[19]

William, Jack Francis, and William James Robinson again subdivided 20 acres (8.1 ha) to the eastern portion of the site in 1982, with the subdivided lot (Lot 3) fronting Derril Road; this lot, which comprised the subject land, was sold to Richard Lovell Edgeworth McIntyre, a surgeon in Melbourne, in the same year.[20] Previously utilised as farming land, McIntyre purchased the subject place for $68,000 and at the time of sale was described as having 'nothing on the land apart from one dead tree'.[21]



1984 aerial photograph with the subject land soon after it was acquired by Richard McIntyre dashed - vineyards to the north-eastern corner are visible
(Source: *Queenscliff Project*, run 5E, frame 635, Geoscience Australia)

15 Certificate of Title, vol. 6193, folio 516; George and Margaret Coles were married in 1920, Births, Deaths, and Marriages Victoria, Marriage registration for George James Coles and Margaret Gertrude Herbert, registration no. 513/1920
16 Diane Sydenham, 'Coles, Sir George James (1885 – 1977)', *Australian Dictionary of Biography,* 1993, https://adb.anu.edu.au/biography/coles-sir-george-james-9788
17 'Old veil at Coles Wedding', *Argus*, 15 May 1952, p6
18 Certificate of Title, vol. 3608, folio 520; Certificate of Title, vol. 6193, folio 516; and Certificate of Title, vol. 9386, folio 735
19 Certificate of Title, vol. 6193, folio 516; and Certificate of Title, vol. 9386, folio 735
20 Certificate of Title, vol. 9456, folio 446
21 Teresa Poole, 'Wine as hard work', *Age,* 24 December 1989, p31

Once acquired, Richard McIntyre and his wife Jill founded the Moorooduc Estate Winery. The first vines were planted over nearly five acres in July 1983 (4,000 cuttings), by which time a dam, windbreaks, and irrigation system had been established.[22] The vines planted consisted of red Bordeaux varieties, Chardonnay, and two rows of Pinot Noir. Aerials of the subject place from 1984 (see above) depict the early development of the vineyard, with vines to the northeastern corner; however, no buildings had been erected on the site.

In 1985, the rammed earth winery was constructed. At the time it was built, there was a shed, production/storage hall, gazebo, tennis court, and vineyard present on the site.[23] Ramtec, rammed earth specialists, were commissioned to design and construct the building. Soon after its completion, the winery was described by a contemporary newspaper as a 'rammed-earth 225-square metre winery where the wine is produced'.[24]

The first commercial crop came in 1987 when a total of 200 cases of wine were produced.[25] By the 1990s, Moorooduc Estate wines were being entered in local shows and competitions, winning the gold medal at the Victorian Wine Show. Over the 1990s, the Moorooduc Estate expanded the vineyard, with Richard experimenting with wild yeast and planting Chardonnay, Pinot Noir, and Shiraz. At that time, the estate became a full-time and economically viable business for the McIntyres.



1989 aerial photograph with the rammed earth *Winery* indicated
(Source: *Melbourne 1989 Project*, Run 41, Frame 159, Landata)

Following this expansion in the business, Richard and Jill commissioned the celebrated architect Gregory Burgess late in the 1990s to design a restaurant and residence to the north of the rammed earth Winery. Sketch designs were prepared in January 1997 and were approved for planning in April of that year. More detailed drawings were prepared in January 1999 with the

22 Teresa Poole, 'Wine as hard work', *Age,* 24 December 1989, p31
23 Council Building file - Shire of Mornington, *Planning Application M91-146 50 Derril Road, Moorooduc,* 12 August 1991, p1
24 Teresa Poole, 'Wine as hard work', *Age,* 24 December 1989, p31
25 Teresa Poole, 'Wine as hard work', *Age,* 24 December 1989, p31

building permit issued in March 1999. Construction of the building was undertaken by Rob Gaffney Constructions and completed in 2001.[26]

The Gregory Burgess-designed building included a basement consisting of bed and breakfast accommodation, a first floor with a restaurant and kitchen, and a central tower accessible by an internal staircase. The lower ground floor (or basement level) was built of rammed earth.



Richard McIntyre strides across the Moorooduc Estate vineyards, 1995
(Source: 'Satisfaction in test of character', *Age*, 5 December 1995, p36)

The reputation of the Moorooduc Estate wines grew over the course of the late 1990s and early 2000s, with its wines being exported to international markets. The winery now attracts local and international visitors.

The larger shed to the south-west of the winery was probably constructed as part of the Burgess phase as it was identified on the 1997 and 1999 drawings as 'proposed'. It had been erected by October 2010.[27] The earlier shed to the south side (orientated north-south) was built during the mid-1980s.

Gregory Burgess

Burgess emerged over the late 20th century as an iterative and idiosyncratic Australian architectural designer and thinker of great distinction. Since the early 1970s, he has produced a body of residential and public work celebrated for its place-focused, socially-minded, and ecologically sensitive focuses that, 'like poetry has sought to peel back… cultural layers and, with familiar elements, create new meanings'.[28]

Born in 1945 in Newcastle, NSW, 'Greg' Burgess graduated from The University of Melbourne (BArch) in 1970, after having gained architectural experience in Copenhagen and London (Farmer and Dark) over the late 1960s. In Melbourne, he worked initially for Edgar Pirrotta and then Daryl Jackson Evan Walker Architects before commencing private practice in 1972 as Gregory Burgess Architects.[29] His work has garnered 'an extraordinary number' of accolades and is critically acclaimed nationally and overseas. [30] Burgess was awarded the prestigious Robert Mathew Award in 1997, the RAIA Gold Medal in 2004, and an Honorary Doctor of Architecture from his alma mater in 2005.

Burgess's design approach is highly individualised and varied, often emanating from the place itself and historical/contemporary culture. Influences on this distinctive body of work have been attributed to, amongst others, Alvar Aalto, Ralph Erskine, Hugo Häring, and Burgess's deep engagement with theosophy and the anthroposophical beliefs of Rudolf Steiner. Since the early

26 Gregory Burgress Architects website, project page, accessed 22 December 2022
27 Aerial photography, Nearmap
28 Gregory Burgess quoted in Rosslyn Beeby, 'Poetry in the making', *Age*, 8 May 1993, p17
29 Conrad Hamann, 'Invitation to the dance', p91
30 Peter Corrigan, 'Room Temperature', in *Jury Citation: Gold Medallist*, 1 March 2004, available online

1980s, organic and metaphorical expressionism has formed a prominent theme in the practice's body of work, differentiating it profoundly from parallel mainstream rationalist precision-building trends.[31]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context P/L, July 2013:

3 Developing Primary Production

3.7 Establishing vineyards and making wine

> The Mornington Peninsula is closely associated with vineyards and wine-making in the twenty-first century. However, there are reports that vines were grown there in the mid nineteenth century.
>
> It was not until the 1970s, however, that several vineyards were re-established on the Peninsula. As a comparatively recent industry, the vineyards are examples of primary production, but are also marketed as an added attraction for tourists and holiday-makers on the Peninsula. Fifteen vineyards are located in the Red Hill-Balnarring-Bittern district and others at or near Moorooduc. One vineyard, Willow Creek, is based around a farm house, Willow Creek, said to have been built in the 1880s of bricks made on the property.

Comparative Analysis

Since the early 1970s, Burgess has been responsible for at least ten architectural projects across the Mornington Peninsula, most of which are residential – mainly holiday homes.[32] This concentration of his work in one region is unprecedented for Burgess. Two examples of his oeuvre in the municipality – his first commission, the *Barlow House* (1972, McCrae) and the *Burraworrin* residence (1998, Flinders) – have been demolished.

The buildings at the *Moorooduc Estate Winery and Residence* were designed to be residential/commercial, with only a timber bathhouse for Peninsula Hot Springs in Rye (2009) being a fully commercial type.

All of the projects Burgess has undertaken on the Peninsula are of a consistently high architectural standard, though the intactness of some is not known. Architectural historian Conrad Hamann classes them as a loose group that are commonly 'centrifugal in form; often spreading as bird wings, with each generated as a village or community of buildings rather than a single house.'[33] They were produced over a long timeframe of about 40 years so it can be more difficult assessing the most recent projects, that is those that are less than a generation old.

Within Burgess' work in the municipality, the *Moorooduc Estate Winery and Residence* is an intact, accomplished and relatively late example. It reflects key approaches adopted by Burgess across his career in elongated and complex planning, comprised of a series of sometimes disparate forms, either abutting or interlocking, and a mixed palette of materials, though typically 'natural' such as rammed earth and timber, often evoking the vernacular and usually integrated with the landscape.

Burgess has utilised rammed earth for other projects on the Mornington Peninsula, such as *Earth House* at 1212 Mornington-Flinders Road, Main Ridge (1994) and the *Peninsula House* at 4515 Frankston-Flinders Road, Flinders (1999). Earth construction reflects a vernacular tradition indicative of 19th-century building on the Peninsula of which only a few examples remain; for example the circa 1915 chicory kiln at 3 Stanleys Road, Balnarring (HO231).[34]

Anthropomorphic forms are a feature of Burgess's output, especially bird-like, with a key early example being the *Brambuk Living Cultural Centre* at Halls Gap (1990). Towers were also an element that he employed on other occasions, such as the iconic *Hackford House* at Traralgon, which was constructed in 1980-81 but lost to bushfires in 2009.

31 Conrad Hamann, 'Burgess, Greg', pp123-4; and 'Gregory Burgess: Abridged Curriculum Vitae', *Australian Institute of Architecture*, available online

32 The remaining known Burgess-designed houses include *Fritsch House* (1976) at 5 Myers Drive, Shoreham; *Windhover House* (1983) at 15 McLear Road, Arthurs Seat; *Peninsula House* (1999) at 4515 Frankston-Flinders Road, Flinders; *Stone House* (2005) at 4211 Frankston-Flinders Road, Flinders; and Cliff *House* (2011) at Flinders.

33 Hamann, 'Burgess, Greg', p125

34 Examples include 3 Stanleys Road, Balnarring (HO231)

To date, one Burgess-designed residence has been included under the Schedule to the Heritage Overlay (HO) in the municipality:

- *O'Dwyer House*, 21-23 Blair Road, Portsea (HO473). A relatively early project built between 1986 and 1988 on a suburban bushland block. A largely single-storey house of painted weatherboard with a plan based on irregular polygonal geometry around a courtyard with extensive glazing and an irregular flat/skillion roof. Burgess was also commissioned to undertake alterations and additions at the place in 2008.

On the Peninsula, there are several substantial winery buildings from the late 1990s and early 2000s by prominent Victorian architects that are not affected by a HO. This development layer represents a more recent phase of the municipality's history. Other eminent examples include Port Phillip Estate Winery (1987) by Wood Marsh Architecture and Montalto Estate (2005) by Williams Boag Architects. These examples reflect the continuing tradition of commissioning notable architects to design distinctive buildings in the region, a trend that commenced in the residential sphere during the postwar period but has spread into the commercial sphere, especially for boutique wineries, during the late 20th century and continuing into the 21st century.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Moorooduc Estate Winery and Residence at 501 Derril Road, Moorooduc, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends 10 metres from each cardinal point of the *Winery* and *Residence*, excluding the later shed to the west.



Recommended extent of the heritage overlay (red) with the approximate boundaries of the broader property (yellow)
(Source: Nearmap, April 2022)

MOOROODUC HALL

Address	675 Derril Road, Moorooduc
Significance	Local
Construction Dates	1916
Period	Early interwar
Date Inspected	December 2020



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

Moorooduc Hall at 675 Derril Road, Moorooduc, is significant. It was constructed in 1916 as a result of the efforts of the Moorooduc Advance League to replace an earlier more rudimentary community hall. The Melbourne-based architect William Berry was responsible for the design. The Moorooduc Progress Association have operated the hall since 1945.

The significant elements of the *Moorooduc Hall* are its original footprint and form, including its gabled roof clad in short-sheeted corrugated metal cladding, metal ridge ventilator, timber bargeboard and battened soffit to gable end, red face brick walls, openings with concrete lintels and sills, timber-framed windows with multipaned upper sash and a lower hopper (concealed by external sheeting/board), and terracotta and metal ventilation.

Non-original additions – namely, the west kitchen wing (early 1950s) and rear sections (1961, 1966) – are complementary to the significance of the hall.

How is it Significant?

Moorooduc Hall is of local historical, aesthetic, and social significance to the Mornington Peninsula Shire.

Why is it Significant?

Moorooduc Hall is of historical significance as a substantial early interwar public building that has performed as a social gathering and meeting place for the local community since 1916. Its robust materiality and design by a professional, if now little-known architect, William Berry, is illustrative of the consolidation of a vigorous and prosperous rural locality with a distinct self-identity. This aspect of the place is reinforced by the perception of its proponents that an earlier timber/corrugated metal hall was unbecoming of Moorooduc and that a considerable masonry building was required. The hall's sustained and diverse community usage, including into the contemporary period, is indicative of social significance. (Criterion A and Criterion G).

Moorooduc Hall is of aesthetic significance as a handsome early interwar red brick public building, which forms a prominent built component at a major intersection. Notwithstanding various, generally complementary additions, the original hall remains readily interpretable and mostly intact. Its formative symmetrical composition with limited detailing is unusually restrained for its construction date and typology, albeit elevated above the utilitarian by its high-quality materials (face brick and concrete) and distinctive window types (multipaned upper sash with lower hopper). (Criterion E)

Description

The *Moorooduc Hall* is located on a corner site at the intersection of Derril and Bentons roads, near the Moorooduc Recreation Reserve.

The original (1916) section of the building has a rectangular footprint with a gable roof clad in short sheets of corrugated metal and a ridge ventilator. Its walls are constructed of variegated face red brick in a stretcher bond. The plinth is demarcated by two projecting courses of brick and punctured by subfloor terracotta grilles. Openings are recessed and timber-framed with concrete lintels and sills (overpainted). The ground-floor windows have a multipaned upper sash with a lower hopper. The latter remains (visible from within the interior) but has been concealed by sheeting/boards.

The main hall has a symmetrical composition. The façade, addressing Bentons Road, displays a timber bargeboard with a sheeted soffit and a large timber-framed multipaned window with horizontal dimensions to the gable end. The entrance is original and flanking windows are original but the door is an unsympathetic addition. Both side elevations retain three windows with a band of metal wall vents evident at dado height and the upper part.



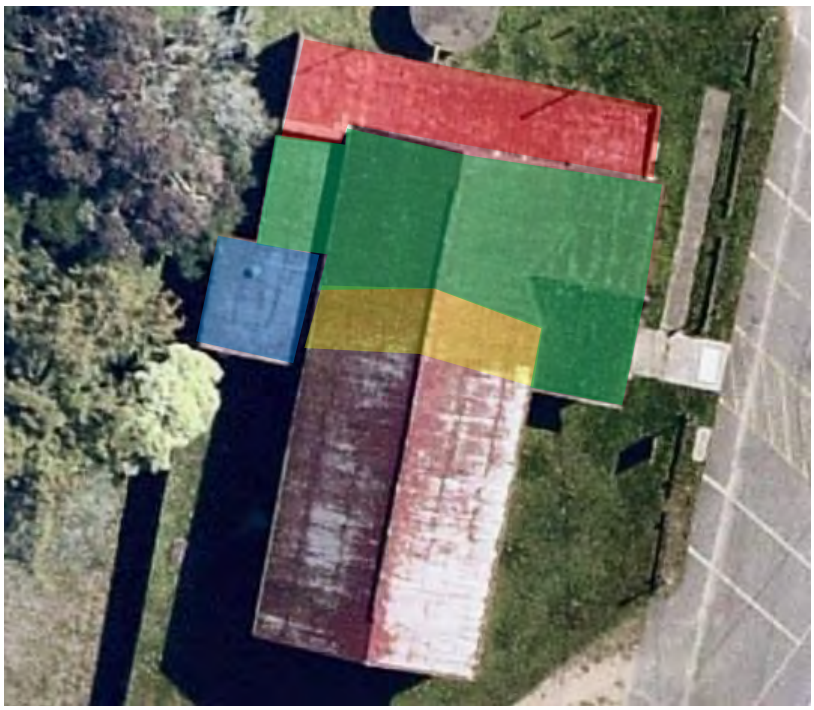
South (façade) and east elevations – note that the lower hopper section of hopper window remains and is just concealed
(Source: RBA, December 2020)

A small utilitarian skillion-roofed brick volume was attached to the west elevation of the main hall during the postwar period (by at least 1951).

Further modifications occurred in 1961, when a rear section of the hall was demolished and rebuilt to facilitate a northern extension of the primary roof and the provision of a new broad gabled entrance vestibule to Derril Road. In 1966, a lean-to was attached to the north elevation, with a parapet wall in the east. The 1960s additions are distinguished their employment of clinker brick.



Rear clinker brick additions from Derril Road
(Source: RBA, Decembe 2020)



Development phases
Unshaded – original, 1916
Blue – by 1951
Yellow – original but rebuilt, 1961
Green – 1961 addition
Red – 1966 addition
(Source: Nearmaps, November 2021)

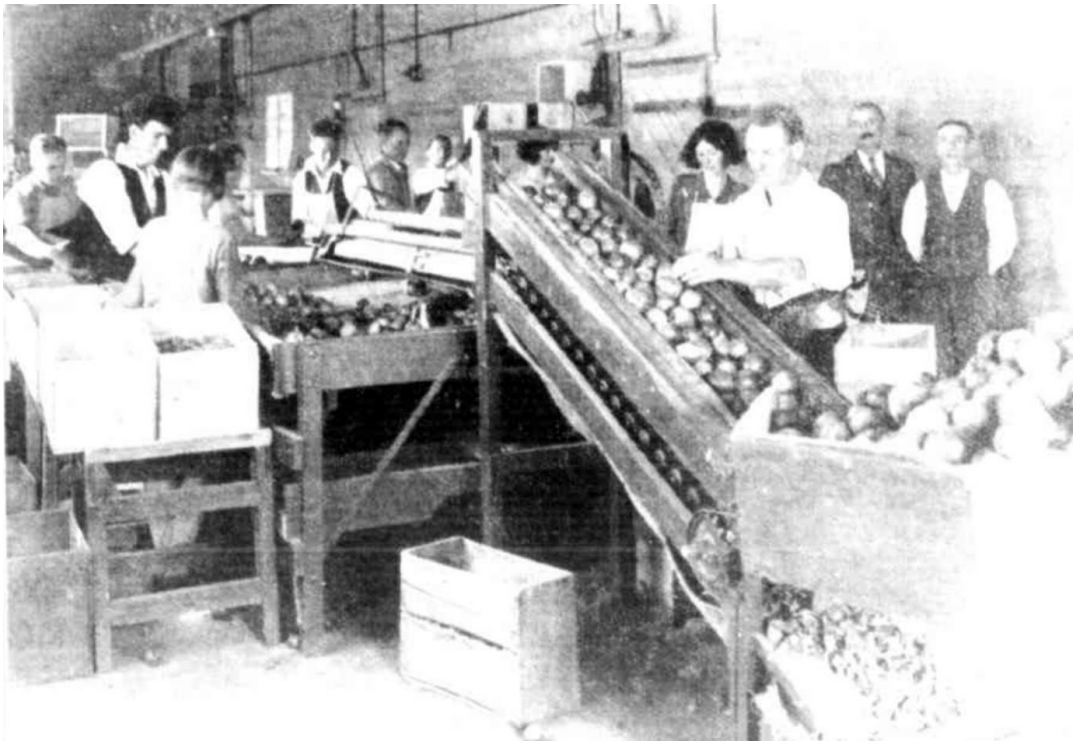
History

Contextual

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'Grading and packing apples, Messrs. Griffith's Two Bays Nursery, Moorooduc'
(Source: *Weekly Times*, 26 April 1930, p38)

1 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p15
2 *Hume Range Gt Dividing Range Mt Disappointment; & Runs …*, undated, VPRS 8168/P0002, PROV, https://prov.vic.gov.au/archive/F135E94C-F843-11E9-AE98-8BDE7AE3B23F/content?image=1
3 'Moorooduc', *Victorian Places*, 2014, available online
4 'Moorooduc', *Victorian Places*

Place-Specific

The subject land derives from Crown Allotment 6, Section A, in the Parish of Moorooduc, County of Mornington. This approximately 292 acre (118 ha) parcel formed part of an enormous property portfolio in the district, owned by Robert Byrnes. The extent of his land banking activities was such that some locals criticised Byrnes as an impediment to rural progress in the area.[5] Bankrupted by the sharp economic downturn of the early 1890s, Byrnes' non-contagious properties in the area were combined for sale and promoted as the 'Byrnes Estate'.[6] John A. Andrews purchased an 18 acre (7 ha) section of Crown Allotment 6 in 1893, which encompassed the subject land.[7]

In 1909, the Moorooduc Progress Association was formed. Attention turned to the establishment of a public hall for the small agricultural community (population 215 in the 1911 census).[8] Fundraising proved successful and a weatherboard and corrugated metal hall was subsequently constructed at the intersection of the Mornington-Tyabb and Derril roads in 1915.[9] It was sold to St Paul's Anglican Church in the early 1920s, then demolished in 1991 by the Country Fire Association to allow for a fire station development.[10]

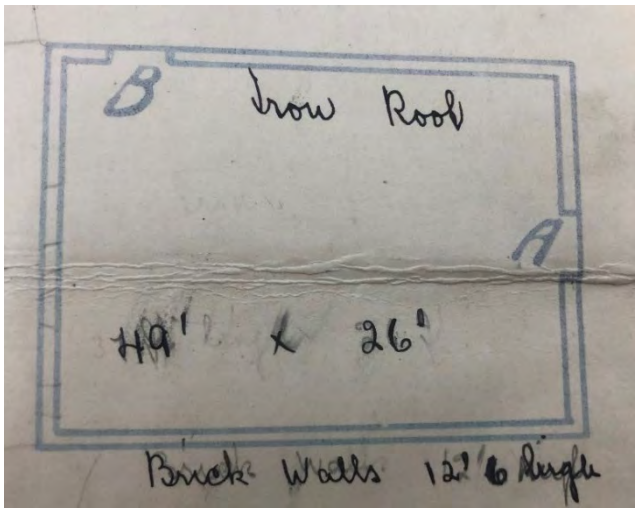


The first Moorooduc community hall, built 1915, demolished 1991
(Source: Peter McCullough, 'The Battle of Moorooduc', *Peninsula Essence*, 12 July 2018, available online)

The modesty of this hall drew criticism from some corners of the local community as unbefitting of the locality. A rival organisation, the Moorooduc Advance League, formed before the first hall had even been built to advocate for another more 'respectable' brick building. Three of its members – Samuel McCall, George Grindal and Edwin Wilkinson (orchardists and farmers) – acquired the subject land from Andrews in May 1914.[11] The Advance League also engaged William Berry, an architect, to design a more spacious brick hall at the corner site.[12] Berry appears to have largely practised in the Oakleigh area during the early 20th century with several designs for shops and residences, including service homes, publicised.[13]

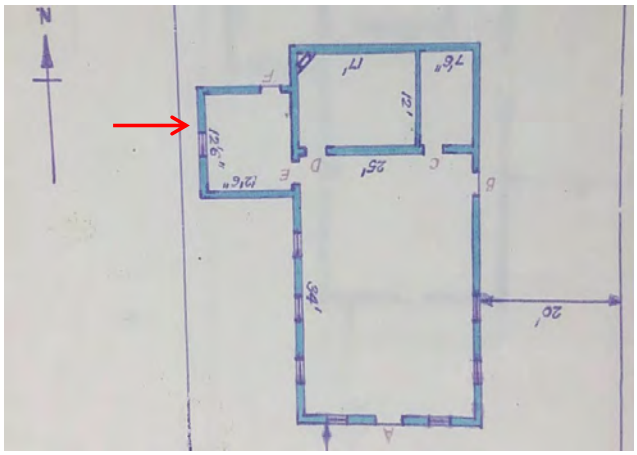
5 'Somerville', *Mornington Standard,* 23 September 1897, p2
6 'The Robert Byrne Estate, Sale at Mornington', *Herald*, 27 May 1893, p8
7 Certificate of Title, vol. 2473, folio 515
8 'Moorooduc Progress Association', *Mornington and Dromana Standard*, 26 June 1909, p2
9 'Local and General', *Mornington Standard*, 13 February 1915, p2
10 Peter McCullough, The Battle of Moorooduc', *Peninsula Essence*, 12 July 2018, available online
11 Certificate of Title, vol 3789, folio 678
12 VPRS 7882, P1, Unit 2125, PROV
13 'Australian Architectural Index, Record No. 40814; and 'Aiding Blind Soldiers: Houses to be Built', *Herald*, Friday 9 February 1917, p8

The *Moorooduc Hall* was officially opened on 16 June 1916 in a public ceremony presided over by the local MLA and attended by 300 participants. To celebrate the occasion, there was a dance and musical concert.[14]



Plan of Berry's hall – original dimensions given as 49 x 26 feet. Brick walls, corrugated 'iron' roof, and two entrances (A and B, latter remains) drawing)
(Source: VPRS 7882, P1, Unit 2125, PROV)

During the postwar years (by at least 1951), a small kitchen annexe was attached to the west elevation of the hall.



Hall's footprint, 1951
Kitchen annexe identified by the red arrow
Note that internal partitions had been provided in the northern section
(Source: VPRS 7882, P1, Unit 2125, PROV)

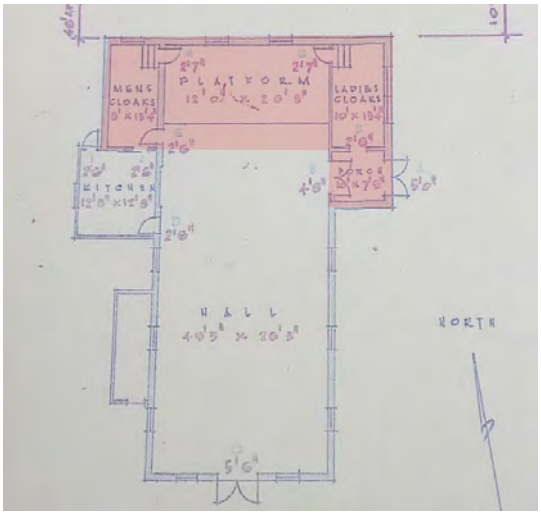
In 1945, following the disbandment of the Moorooduc Advance League, the Moorooduc Progress Association acquired the brick hall.[15] Under their watch, the rear/northern part of the main hall was demolished, and the clinker brick wings constructed (1961, 1966).[16] Both of the 1960s additions were designed by the Shire Engineer.[17]

Peter McCullough, who has prepared a detailed history of the two Moorooduc community halls notes:

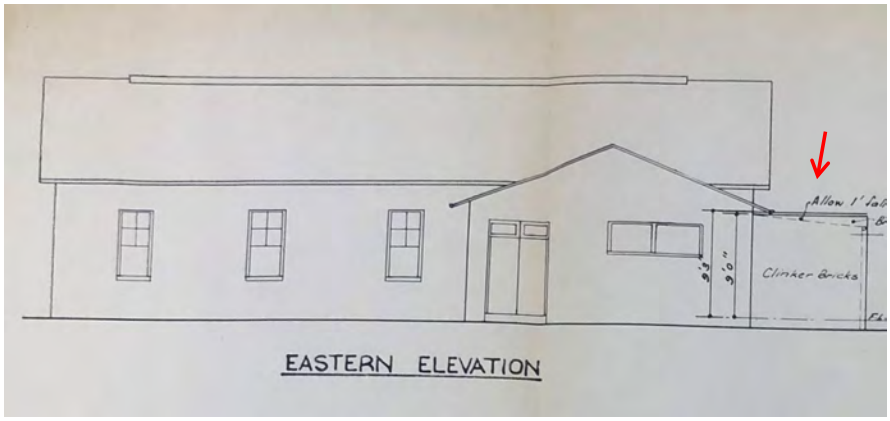
> The Brick Hall is sometimes referred to by its official name of "The Moorooduc Hall', but more commonly it is referred to either as "The Brick Hall' or even "The Red Brick Hall". The ladies in the C.W.A. take it a step further and, when they are advertising an event, it is held at "The Little Red Brick Hall." This almost has a fairytale ring to it. Whatever the name, the hall continues to provide outstanding service to the community. The Moorooduc Progress Association still overseas the use and maintenance of the building.
>
> It is a regular meeting place for local groups and clubs and is available for hire for social events. For many years it served as the scout hall until the scouts, who had reformed in 1978, obtained their own premises at the rear of the primary school. More recently it has become

14 PROV, VPRS 7882, P1, Unit 2125
15 Certificate of Title, Vol. 3789 Fol. 678; Peninsula essence, 2018)
16 PROV, VPRS 7882, P1, Unit 2125
17 PROV, VPRS 7882, P1, Unit 2125

popular for its regular garage sales and craft expos. In August, 2016 the Brick Hall celebrated its centenary with a very successful open day for past and present residents of Moorooduc.[18]



1961 site plan with the rear gabled extension and Derril Road vestibule shaded red
(Source: VPRS 7882, P1, Unit 2125, PROV)



1966 east elevation drawing, with skillion-lean addition at the rear of the hall shown
(Source: VPRS 7882, P1, Unit 2125, PROV)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.1 Community Halls

Local halls or mechanics institutes (see also 'Educating') were necessary for a variety of uses for communities. They often served as schools and churches, as well as for a myriad of meetings, social occasions, clubrooms, etc. Even the smallest of communities built halls, and sometimes a hall was the only public building at the centre of a community. They provided the labour and materials to build and maintain them.

A community hall was often a significant step accompanying the development of local service and commercial centres. As such, local groups such as progress associations were often active in their establishment. For example, the Moorooduc Progress Association, formed in 1909, sought to construct a local hall on land given by Mr C.W. Jones in Derril Road, which was made of tin and opened in 1915. Apparently there was dissension in the ranks of the Progress Association about the siting of the hall and

18 McCullough, The Battle of Moorooduc'

another public hall, this time of brick, was duly built and opened in 1916. The tin hall eventually was sold to the Church of England in 1932 and became St Paul's Church of England. The brick hall in Derril Road remains today as Moorooduc Hall.

Comparative Analysis

Several community halls are included on the Schedule to the Heritage Overlay for the Mornington Shire Peninsula, dating from the late Victorian to postwar period. Amongst the early 20th-century examples, the *Moorooduc Hall* is distinguished by its brick construction, with the others of timber.[19] Other heritage-listed brick halls predominantly date from the postwar period, such as the cream brick *Rosebud Guide Hall* (HO424) and the modernist *Rye Civic Hall* (HO451).

The *Moorooduc Hall* is challenging to classify stylistically, with some design aspects gesturing to the Arts & Crafts Movement (red brick, multipaned windows), while others, like its considerable gabled form and employment of hopper windows, are somewhat industrial in character. In the context of its construction date, the hall's high level of restraint is conspicuous and defining, particularly relative to the prevailing picturesque design mode of the preceding Federation period. Such an attribute was, at the time, associated with more progressive architectural currents and likely stems from the desire of the hall's proponents to acquire a substantial 'modern' hall.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

19 *Red Hill Hall*, 19-123 Mechanics Road, Red Hill (HO132), built circa 1922; and the *Tyabb Scout Hall*, 1580 Frankston-Flinders Road, Tyabb (affected by HO289), late Federation period

Extent of the Heritage Overlay

Moorooduc Hall at 675 Derril Road, Moorooduc, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, November 2021)

WWII MOOROODUC MEMORIAL GATEWAY

Address	700 Derril Road, Moorooduc (Moorooduc Recreation Reserve)
Significance	Local
Construction Dates	1952
Period	Postwar
Date Inspected	October 2022



Northern section of gate
(Source: RBA, October 2022)

Statement of Significance

What is Significant?

The *WWII Moorooduc Memorial Gateway* at 700 Derril Road, Moorooduc, is significant. The gateway, at the Moorooduc Recreation Reserve (established 1920), was constructed and dedicated in April 1952 to commemorate the local loss of life and service of both men and women during WWII.

The significant element is the low, curved sections of random rubble stone wall, believed to be Moorooduc freestone, which flanks the entrance to the reserve and the attached brass plaque.

How is it Significant?

The *WWII Moorooduc Memorial Gateway* us of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *WWII Moorooduc Memorial Gateway* is of historical significance as a tangible expression of remembrance and commemoration in the locality for local men and women who served during 20th-century global conflicts. Its establishment by the small rural community of Moorooduc in the postwar period demonstrates the continued impact of the hostilities at the level of everyday life. (Criterion A)

The *WWII Moorooduc Memorial Gateway* is of representative significance as a commemorative element constructed from a distinctive local material. The employment of what is believed to be Moorooduc stone and its random rubble construction are reflective of postwar memorialisation and design efforts typical of the Mornington Peninsula, as well as a regionalised/vernacular version of modernism widespread in the period. Such elements, while modest, contribute to the district's sense of place and underpin its broader landscape of war memorialisation. Despite the removal of the original wrought iron gates, the flanking walls remain readily interpretable on the approach and access to the sporting reserve. (Criterion D)

Description

The *WWII Moorooduc Memorial Gateway* defines the main access point for the Moorooduc Recreation Reserve from Derril Road. The reserve is a much-used and well-tree reserve with a full-sized oval, tennis courts, and clubrooms. In front of the gateway are a few signs advertising local sporting bodies who utilise the reserve.



Aerial photograph of the *WWII Moorooduc Memorial Gateway* (circled) at the Moorooduc Recreation Reserve, facing east across Derril Road (Source: Nearmap, January 2022)

The gateway is comprised of two sections of low and slightly curved walls, each approximately 6 metres in length. Both walls incorporate a moderate rise in height that terminate at squat square piers, which flank the entrance drive. The wall and piers are constructed of rock-faced random rubble with thick and raked mortar joints. The stone itself is likely Moorooduc freestone. Red concentrations in its variegated colouring is the result of an high iron content. A small brass plaque is affixed to the southern pier. Its inscription (serif typeface) reads:

> Moorooduc
> Memorial Gates,
> Dedicated 13th April 1952,
> To The Memory Of
> Servicemen And Women
> Of World War II 1939-45

A double wrought iron gate with a fine geometric pattern was installed initially but has since been removed.



WWII Moorooduc Memorial Gate from Derrill Road – entrance to reserve, obscured by signage
(Source: RBA, October 2022)



Gates viewed from the north
(Source: RBA, October 2022)



Southern section of gate
(Source: RBA, October 2022)



Close-up of plaque
(Source: RBA, October 2022)



Gates viewed from the rear within the Moorooduc Reserve
(Source: RBA, October 2022)

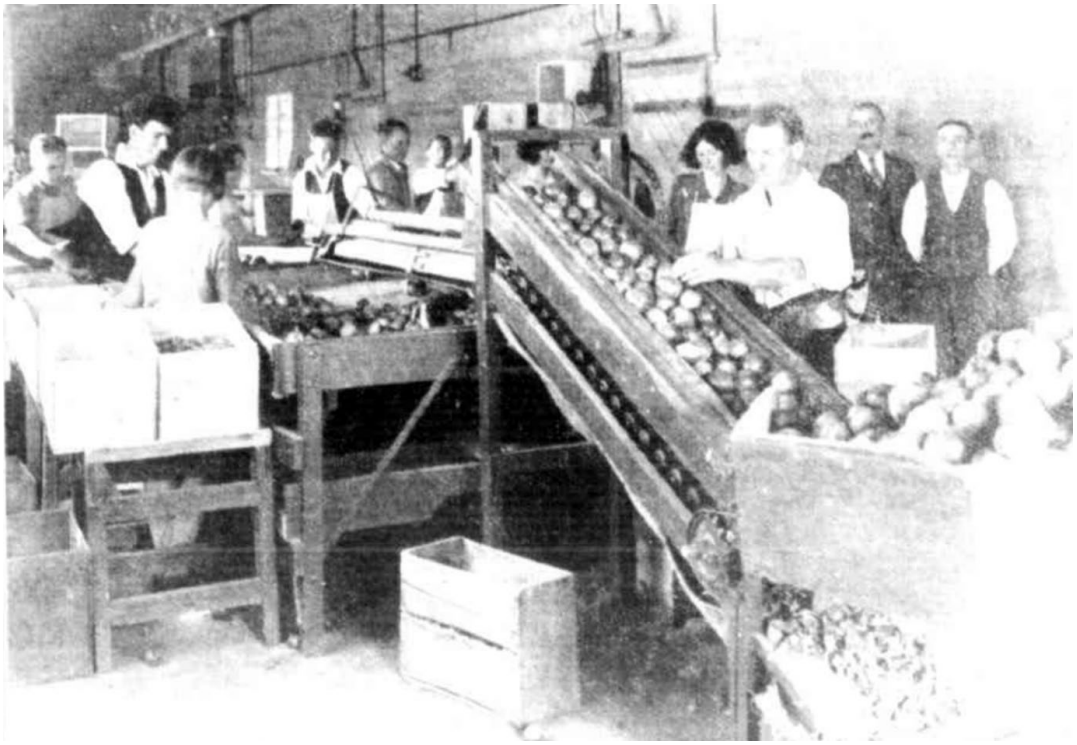
History

Contextual

The Mornington Peninsula forms part of the extensive unceded Country of the Bunurong people. The area now known as Moorooduc – an Indigenous word believed to mean flat swampy ground, despite the district being elevated and undulating – was one of thick woodland at the onset of colonisation.[1] Clearing commenced with the establishment of the 15,360 acres (6,216ha) 'Carrup Carrup' pastoral lease by Captain Benjamin Baxter in the late 1830s.[2]

Contemporary Moorooduc is divided between the parishes of Moorooduc and Bittern, surveyed respectively in 1854 and the 1860s. Following the progressive land release, a sparsely populated agricultural landscape developed in with dairies, sheep and pig farms, orchards, nurseries, and horse studs prevailing well into the 20th century. This rural character remains predominant. Extensive land clearance followed closer settlement, with timber getting an important early industry in Moorooduc. The opening of the railway station at Moorooduc North in 1889 (closed in 1981) further bolstered fruit-growing activities in the area.[3]

A small social and economic hub emerged at the intersection of Moorooduc (now Highway) and the Mornington-Tyabb roads in the early 1860s, including a church, school, and stores – little of which remains. In the 1880s, the civic/commercial focus of Moorooduc shifted to the intersection of Derril and Mornington-Tyabb roads, where the then-new public school (State School No. 2327) had been established. There were only just over 300 residents in Moorooduc in the early 1960s.[4]

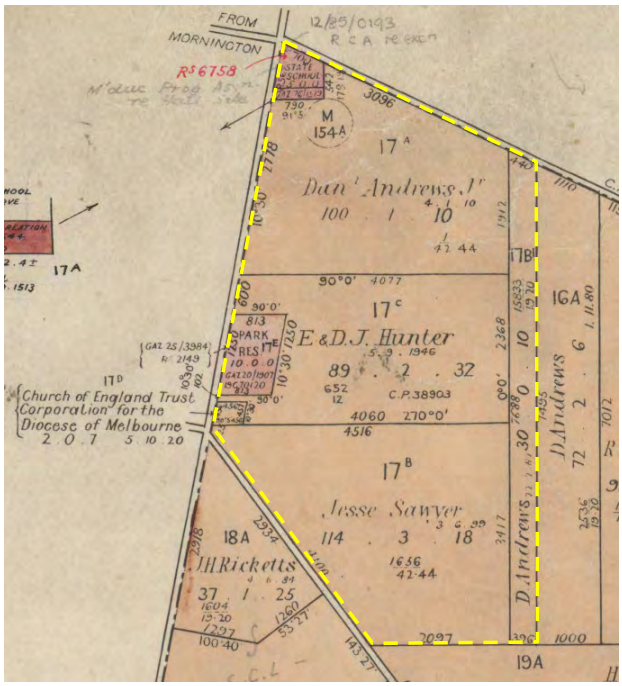


'Grading and packing apples, Messrs. Griffith's Two Bays Nursery, Moorooduc'
(Source: *Weekly Times*, 26 April 1930, p38)

1 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p15
2 *Hume Range Gt Dividing Range Mt Disappointment; & Runs …*, undated, VPRS 8168/P0002, PROV, https://prov.vic.gov.au/archive/F135E94C-F843-11E9-AE98-8BDE7AE3B23F/content?image=1
3 'Moorooduc', *Victorian Places*, 2014, available online
4 'Moorooduc', *Victorian Places*

Place-Specific

The subject land derives from Crown Allotment 17 in the Parish of Bittern, which was temporarily gazetted as a 315 acres (127 ha) water reserve in 1865. An early survey showed the area as containing natural water holes and 'Sandy soil, scrub & heath'.[5] The reserve status was partly revoked in 1887, with the northern and southern parts sold into freehold. At this time, the subject land remained part remnant water reservation (approx. 89 acres), which became known locally as the 'Jaen Jaen' (sometimes given as 'Jan Jan') Reserve (likely an Indigenous word).[6]



Extract from the Parish of Bittern showing the 10-acre reservation of the Moorooduc Park Reserve (shaded red). The original wider 'Jaen Jaen' Water Reserve is outlined in dashed yellow.
(Source: B2159-1, VPRS16171, PROV)

In 1920, the Shire of Frankston and Hastings organised through the Lands Department to extract 10 acres (approx. 4 ha) from the water reserve as a temporary public park (Crown Allotment 17E) in response to campaigning by the Moorooduc Progress Association.[7] Its temporary reserve status was reaffirmed in 1925 (it never appears to have been permanently reserved). The excision was referred to as the 'Moorooduc Park Reserve' or variations thereof.[8] Some of the existing plantings at the park likely derive from Arbor Day events, which occurred in the 1930s.[9] The remainder of the water reserve (Crown Allotment 17C) was transferred into private ownership in 1946.

The *Standard* reported in 1946 that the Moorooduc Park Committee had been re-energised after the 'more serious demands of the war years' and instigated improvement efforts at the reserve, including relaying the tennis courts, removing undergrowth, establishing the access road, and borrowing the 'rotary hoe' to enhance the face of the oval.[10]

As part of the 'Back to Moordooduc' event held over the 1952 Easter weekend, a well-attended dedication ceremony was held for the *WWII Moorooduc Memorial Gateway*, which was then comprised of the stone wall/piers and a wrought iron gate. The event was covered by the *Peninsula Post*:

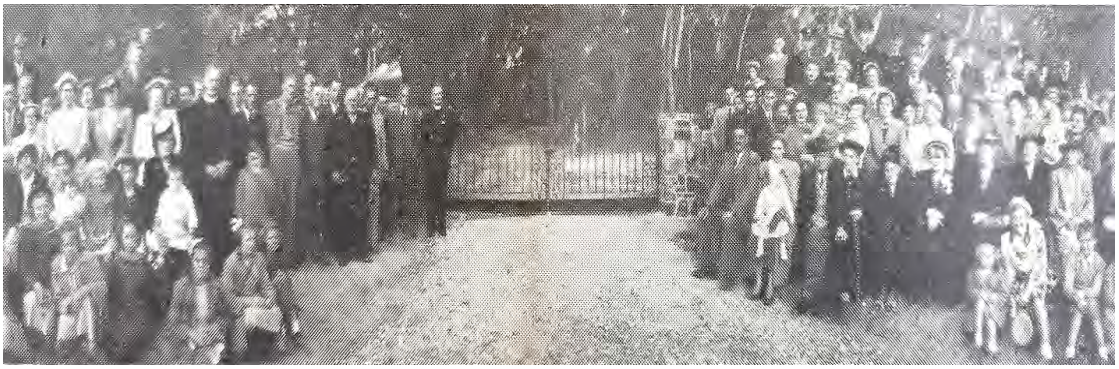
> The scene at the Dedication of the Park Memorial Gates, presented a most impressive sight. The attentive faces of the spectators, the guard of honor of ex-servicemen and women, the trim uniforms and gleaming instruments of the bandsmen; the trees, wind-tossed under a

5 *Parish of Bittern*, undated, B397(2), Put-away plans, Landata
6 *Victorian Government Gazette*, 11 February 1887, p448
7 'Frankston and Hastings Shire Council', *Mornington Standard*, 12 April 1919, p1
8 *Victorian Government Gazette*, 9 December 1925, p3984; and Gymkhana at Moorooduc Park Reserve', *Standard*, 19 December 1946, p1
9 'Moordooduc: Arbor Day', *Frankston and Somerville Standard*, 3 September 1932, p2
10 'Moorooduc', *Standard*, 1 August 1946, p6; and 'Moorooduc', 19 September 1946, p6

darkening sky, made a memorable scene. The gates, themselves, wrought iron, of simple design, are a permanent memorial to those who served.

Mr. Morgan conducted the service, and Mr. Taylor acted as chairman. Rev. J. J. Benjamin, ex-Chaplain 8th Div., A.I.F., gave a moving and inspiring address, before performing the dedication.

The names of Albert White and William Forester were read as those who had made the supreme sacrifice. A period of silence followed, and the "Last Post" and Reveille was sounded.[11]



'Part of the large crowd at the dedication of the Park Memorial Gates on Easter Sunday, April 13'
The restrained wrought iron gates and the southern random rubble pier are visible centre image
(Source: *Peninsula Post*, 16 April 1952, p11)

It is not known when the gates were removed or if they survive elsewhere.



1957 aerial photograph of the Moorooduc Park Reserve, then thickly wooded, with the entrance indicated by the red arrow
(Source: *Flinders Base Map Project*, Run 7, Frame 138, Landata)

11 'Dedication of the Gates', *Peninsula Post*, 16 April 1952, p11

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

9 Defending Australia

9.4 Remembering the fallen

> Even the smallest of communities in Australia has honoured the local people who served in overseas wars, particularly the two world wars. War memorials have taken many different forms on the Mornington Peninsula, including honour rolls, carved stone and planted trees. Inglis's seminal work, Sacred Places: War Memorials in the Australian Landscape provides a broader contextual discussion of Australian war memorials, which were particularly important due to the absence of the physical bodies of the fallen during World War One. After World War Two, monumentalism tended to give way to more utilitarian memorials such as the hall, school or other community facility, or space added to existing monuments.

Comparative Analysis

The *WWII Moorooduc Memorial Gateway* is an example of war commemoration in the Mornington Peninsula Shire. Monumental instances of such remembrance activities – statues, obelisks, columns, etc. – were generally less commonly constructed in the wake of WWII, particularly in contrast to those erected following WWI. However, what was fairly common in the district, as well as right across the nation, was the provision of ceremonial gates – generally modest – in public settings like parks and reserves. Such commemorative efforts are subdued yet poignant reminders of the reverberating effect the conflict had at the community level in the postwar years and localised efforts taken to honour the loss of life and service.

On the Mornington Peninsula, many of the postwar memorial gateways often featured a distinctive freestone, always laid in rubblestone/random appearance. This stone is believed to derive from the former Moorooduc Quarry (1887-1961), now the Moorooduc Quarry Flora and Fauna Reserve. The employment of a locally sourced material and overall stripped-back presentation of these gates is modernist in design ethos and suggestive of the influence of the Swiss, Dutch, and Scandinavian *Heimatstil* movement, which encouraged the adoption of specific materials and forms that evoke a particular region's traditional/vernacular character. The *WWII Moorooduc Memorial Gateway* is indicative of this form of postwar memorialisation and masonry construction in the municipality.

Other gates and gateways affected by a heritage overlay (HO) in the Mornington Peninsula Shire are:

- *Mornington Public Park*, Esplanade, Mornington (HO55). Prominent headland reserve (gazetted in 1863) that contains three substantial random rubble gates of Moorooduc stone – two arched and one castellated. These gates were constructed during the early 1930s by the Shire as a Great Depression relief project for unemployed local workers and are the most ambitious of their type in the municipality.
- *Hastings State School 1098, Memorial Gateway, Trees*, 10 Hodgins Road, Hastings (HO293). Modest but well-constructed random rubble sections of walls and piers also believed to be Moorooduc freestone, which is distinguished by the retention of their original wrought iron gates. Gateway is believed to date from the postwar period and commemorates WWII service and sacrifice.
- *Main Ridge Oval Gates*, 431 Main Creek Road, Main Ridge (HO415). Random rubble gateway, identified as local granite (but possibly Moordooc freestone) and constructed as a benefaction in 1957. Now attributed with social significance to the 'local community'.
- *John T Baker Gateway*, Frankston-Flinders Road, part of the *Tyabb Residential, Commercial & Civic Precinct* (HO289). 1950s Tyabb Central Recreation Reserve. Broad medium-height piers linked by a dwarf wall, all in random rubble and likely of Moorooduc freestone. Define the formal entrance to the Tyabb Central Recreational Reserve and approach to a tall granite WWI obelisk memorial (HO60).
- *Balcombe Gates, Oval and Carpark*, 18 Tal Tals Crescent, Mount Martha (HO326). Large cream brick gates erected in the postwar years by the Australian Army to commemorate the Balcombe Camp, which was the location of a WWII camp for the 1st Division of the US Marine Corps.

Previous Assessment

Included on the Victorian War Heritage Inventory as the *Moorooduc WWII Memorial Gates* (Place ID156025)

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Memorial Gates* are recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends from each cardinal point of the gateway by 5 metres.



Recommended extent of heritage overlay (red) with the approximate boundaries of the Moordooduc Recreation Reserve in yellow (Source: Nearmap, January 2022)

MERRIVALE

Address	219 Eramosa Road West, Moorooduc
Significance	Local
Construction Dates	Circa 1910
Period	Federation
Date Inspected	January 2021



Unthank Orchardist Residence from Eramosa Road West
(Source: RBA, January 2021)

Statement of Significance

What is Significant?

Merrivale at 219 Eramosa Road West, Moordooduc, is significant. It was constructed circa 1910 for husband-and-wife Joseph and Anastacia Unthank as the homestead for their large-scale farm/orchard and commercial nursery, which operated between the 1890s and late 1940s.

The significant elements of *Merrivale* are its original largely self-contained footprint and form, including the gabled roof, three roughcast rendered chimneys, primary front gable end with half-timbering and roughcast finish, walls of brick and roughcast render (unpainted), red/white brick voussoirs, porch and square bay windows in the front and east elevations, three original high-waisted timber doors with leadlighting, and timber-framed double-hung sashes. The windbreak of Monterey cypresses (*Cupressus macrocarpa*) that extends along the side boundary of the property is also significant.

Non-original elements are not significant, including new openings in the residence's western wall and the related verandah and extended deck. The rear outbuildings are also not significant.

How is it Significant?

Merrivale is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Merrivale is of historical significance as an orchardist house from the Federation period associated with Joseph Unthank, a locally active member of an extensive Somerville orcharding family. The dwelling illustrates the relatively high prosperity attainable by successful farmers and orchardists in the broad area of Somerville during its heyday as one of Victoria's prime fruit-growing districts. Prosperous housing examples like *Merriva*le set in agricultural surrounds comprise a distinct, character-defining typology in the north and western districts of the Mornington Peninsula. (Criterion A)

Merrivale is of aesthetic significance as a distinctive, generally intact attic-storey late Federation period house in the Arts & Crafts style. Its broadly rectangular gabled footprint is a prominent feature, distinguished from the more picturesque forms common to this type. Such restraint, carried through the residence's detailing, was a quality associated with more progressive design in the 1910s, foreshadowing a more decisive shift in the interwar years. Their a few equivalents of this approach in the Peninsula's Federation period housing stock. *Merrivale* is also unusual locally for its extensive employment of roughcast grey render, which attains a pleasing contrast with the red/salmon bricks of the dado section. That the render remains unpainted is noteworthy. There are several other fine elements illustrative of the Arts & Crafts focus on a high level of workmanship and informality, including brick voussoirs (alternating red/cream brickwork), the half-timbered roughcast treatment of the primary front gable end, the survival of the original high-waisted timber doors with floral leadlighting, and the projecting porch and bay window pairing in the facade and east elevation, which lightly articulate *Merrivale's* form. The eastern row of regularly spaced Monterey cypresses, planted by Joseph Unthank in 1913, aids in interpreting the building as a former orchardist house. (Criterion E)

Description

Merrivale is situated on a large (approximately 2.5 ha), generally flat, rectangular farm holding. The dwelling is located at a moderate setback from Eramosa Road West, near the property's eastern boundary, along which runs a dirt driveway. A row of mature Monterey cypresses (*Cupressus macrocarpa*) and some pines define the front of the property and its east boundary, obscuring the house's visibility from the public realm. The Unthank family were responsible for these regularly spaced windbreak plantings, which continue along the road to the west as far as Stumpy Gully Road. Timber post-and-rail and tall palisade fencing are contemporary, as are the clinker brick piers flanking the driveway. The broader setting is rural.



Aerial photograph of *Merrivale* (red arrow) with timber outbuilding visible at the rear
Facing south across Eramosa Road West. (Source: Nearmap, February 2021)

This physical assessment is informed by real estate photography.[1]

The attic-storey residence is positioned perpendicular to the road with an elongated gabled roof clad in non-original corrugated metal sheeting with exposed rafter ends. A double-tiered gable defines its frontage.

Puncturing the roof are three roughcast rendered chimneys, each with a project smooth-rendered cap. Two of these chimneys are located on the eastern roof plane with a tall forward example and a squat shaft at the rear. The other small chimney shaft is on the western side.

The primary northern gable end displays half-timbering with a roughcast (overpainted) finish. There is also a central rectangular opening, which probably functioned as part of a recessed attic-storey balcony, an element characteristic of more commodious Federation-period dwellings. This opening has been enclosed with timber-framed tripartite windows (central fixed with awnings on either side). The secondary gable end is clad in weatherboards, which appears to be non-original (possibly conceals the original treatment). Both of the front gables have a bargeboard and curved timber brackets.

Merrivale is of brick construction. A variegated red and salmon brick in a stretcher bond has been employed for the dado, which terminates in a projecting band. These bricks were purportedly produced on the property. The upper part of the wall is finished in a roughcast render. The grey colouring of the latter is likely original. The employment of such a light-toned stone was conventional for render finishes in the Federation period but usually has not survived, due to later paint applications. As noted, the darker grey of the roughcast and smooth rendered sections of chimneys are also likely original.

Of note, single windows in the east and rear elevations feature segmented arches with brick voussoirs (alternating red/cream bricks). This decorative device is also employed above the rear door in the eastern wall.



View to the façade and east elevation of *Merrivale*
(Source: RBA, January 2021)

The asymmetrical façade has a flat-roofed open porch supported by a pair of square piers (brick and roughcast render) with a broad timber beam. Alongside the porch, projecting from the secondary gabled wing, is a square bay with tripartite timber-framed

[1] Realetate.com.au, 2010 and 2014, available online

double-hung sashes and toplights. Shading the bay window is a skillion hood clad in metal sheeting with decorative timber brackets and a notched frieze with circular cut-outs.

The main entrance is situated in the east elevation, behind the front room. It is defined by a skillion-roofed porch, continuous with the primary roof and is also supported by a pair of piers. South of the entrance is a square bay with tripartite sashes and toplights. In the rear of the east elevation is another original door, flanked by a tall and smaller horizontal window (all with brick voussoirs, as noted). There is also an entrance in the façade on the western side of the projecting gabled wing. All these entryways appear to have an original high-waisted, timber panelled door with an upper panel of patterned glazing with floral leadlighting.

The verandah and covered deck attached to the rear half of the western elevation are contemporary additions.

At the rear of the residence are several small, detached buildings, including guestrooms, a carport, and a metal-clad gabled shed. These are additions and do not appear in the 1939 aerial photograph reproduced below and are not considered significant.

Near the centre of the property is a utilitarian timber weatherboard shed with a gabled roof clad in short-sheeted corrugated metal. It is not visible from the public realm due its setback and various screening trees. However, it is depicted in the 1939 aerial photograph of the property. Its condition and level of intactness is unknown.



Cypress windbreak, east side of driveway
(Source: RBA, January 2021)

History

Contextual

The Mornington Peninsula forms part of the extensive unceded Country of the Bunurong people. The area that came to be known as Somerville – with which *Merrivale* is more historically associated – was thickly wooded and traversed by various waterways. It initially formed part of the 15,000 acres (6,000 ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

From about 1858, when the Parish of Tyabb was surveyed, small-scale selectors moved into the area, clearing and fencing a patchwork of agricultural allotments.[2] The nucleus of a small community emerged initially along the intersection of Eramosa and Lower Somerville roads, which was quickly referred to as 'Somerville'. Within a decade, the hamlet was classed as a 'postal township' with a district population listed as 120.[3]

Over the late 19th century, the area's reputation for orcharding and tree nurseries intensified. It became a key stretch of a notable commercial fruit-growing belt in Victoria that stretched south to Tyabb and Red Hill. This primary industry was encouraged by government support, favourable climatic and soil conditions, and the establishment of the Somerville station along the Frankston-Stony Point line in 1889, which linked the growers to metropolitan and international markets. The arrival of the rail triggered subdivision and civic/commercial development in the station's vicinity, which became the new focal point for a township.

After a campaign from the local progress association, Somerville was gazetted as a township in October 1901.[4] A few years later, the municipal offices of the Frankston and Hasting Shire were relocated to the township (1903).[5] In 1905, the township's population was recorded as 160 with another 350 people spread across its extensive, well-tilled hinterland.

The adoption of more efficient farming practices and cool storage technologies led to boom conditions for orcharding during the Federation years. While still arduous and laborious, orcharding life for some became more profitable and a lynchpin of the region's economy, community and self-identity. This shift from the formative, often subsistence, phase of cultivating fruit trees and mixed farming was reflected in more handsome and permanent buildings, including the commodious orchardist house.

> Somerville has always ranked as one of the more important apple and pear growing districts of the State, and if one is to judge by the rapidity with which the bush land of the district is giving place to neatly planted orchards, this centre is in no fear of falling from grace as one of the largest fruit-producing settlements in the south …[6]

Both *St Andrews Church* (1904, HO279) and the *Mechanics Hall* (HO316, 1891/1916) also date from this period. At the height of the orcharding industry, in the early 1920s, the township swelled to over 600 before plateauing over the late interwar and postwar periods. In the 1960s, as the region industrialised and many multigenerational orchardists shifted east to Gippsland, Somerville was earmarked by planning authorities as an urban growth centre. In subsequent decades, its built footprint has far exceeded that of the historic township.



'Township of Somerville', Station Street
(Source: *Weekly Times*, 12 June 1926, p52)

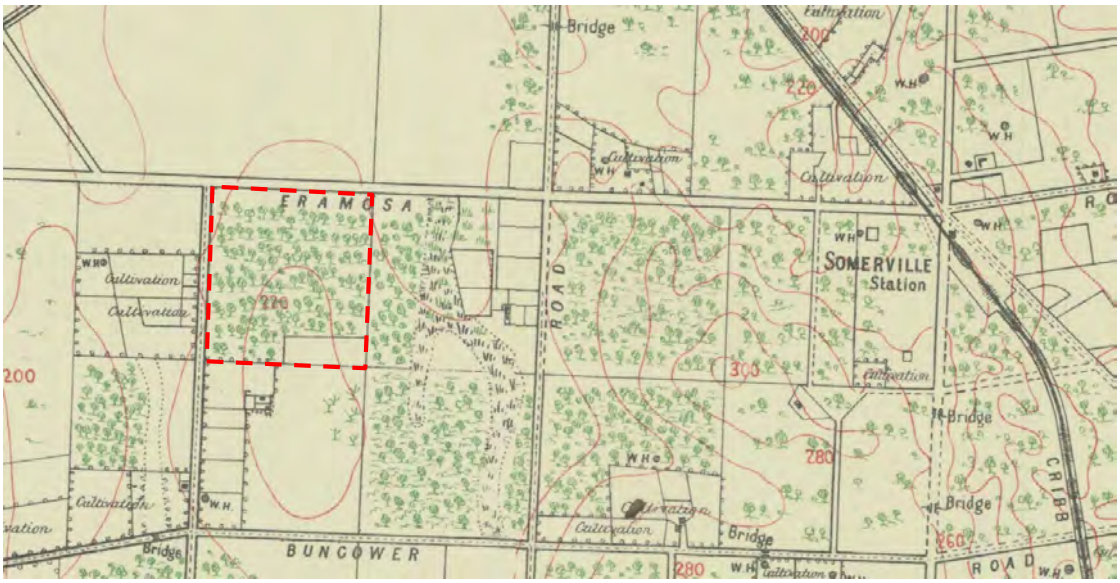


'Pruning pear trees'
(Source: *Weekly Times*, 12 June 1926, p52)

2 *Country Lands, Paris of Tyab (Tyabb)*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/160165
3 Robert P. Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p31
4 'Somerville, *Mornington Standard*, 13 June 1901, p2; and *Mornington Standard*, 31 October 1901, p3
5 'News of the Week', *Mornington Standard*, 6 December 1902, p2; and *Australian Handbook*, Gordon and Gotch, 1905, p479
6 'Fruitgrowing', *Australasian*, 10 December 1921, p13

Place-Specific

The subject land formed part of Crown Allotment 67 in the Parish of Moorooduc, County of Mornington. This approximately 164-acre (66 ha) holding was purchased by John Campbell in 1857.[7] Campbell, a publican, later established one of the first hotels in Rye during the 1860s.[8] He sold the property to John Jenkins in 1863.[9] The allotment appears to have mainly remained undeveloped into the 1890s – part of an uncleared belt that stretched west of Somerville train station on the south side of Eramosa Road (West), as depicted in the map below.



1891 map of the area west of Somerville Station – Crown Allotment 67 is outlined in dashed red with green symbols representing trees. (Source: *Mornington Peninsula – Frankston Mornington Hastings*, VPRS 8168, M/DEF58, PROV)

It seems likely that Joseph Unthank (1874-1949) was renting Crown Allotment 67 from Jenkins by the 1890s.[10] Unthank named the property 'Merrivale' after Merri Creek, where a relative owned a shop, and developed it as a successful mixed farming (grazing, dairying, pigs) operation and orchard/commercial nursery. The Office of the Register recorded the property as conveyed to Unthank in 1915, but the sale may have occurred earlier – around 1910 – when the Shire of Frankston & Hastings rate book identified Unthank as the owner of Crown Allotment 67.[11] The *Merrivale* property, at its height, also included Crown Allotment 68 (160 acres), which abutted in the south.[12]

Unthank appears to have had an earlier residence on the property, which was reported as threatened by bushfires in 1905.[13] The existing brick/roughcast render homestead was likely constructed circa 1910, where its entry (in pencil) into the rate book suggests it was a recent addition.[14] Local information is that the clay for the bricks was taken from the property.[15]

Born in Collingwood, Melbourne, to English immigrants, Joseph Unthank married Anastacia Hoban (1871-1933) in 1896, with whom he had three children. His father, William Unthank (1808-1895), had arrived in the Somerville area in the early 1880s and played a prominent role in introducing and popularising orcharding in the district. The large extended Unthank family remained closely associated with orcharding activities in the Somerville and Tyabb localities well into the 20th century.[16]

7 Moorooduc Parish Plan, VPRS 16171/P0001/7, PROV; and 'Crown Land Sale', *Argus*, 21 October 1857, p5
8 'Advertisement', *Age*, 4 January 1871, p1
9 Conveyance form, 1863, application file, PROV
10 'Birth notice', *Age*, 4 January 1897, p1
11 Conveyance form, 1915, application file, PROV; and Shire of Frankston & Hastings rate book, 1910-11, no. 1165
12 *Joseph Unthank Grant of probate*, 1949, VPRS 28/P0004, 461/768, PROV
13 'Somerville', *Mornington Standard*, 14 January 1905, p5
14 Shire of Frankston & Hastings rate book, 1910-11, no. 1165
15 Fred Renouf, information provided, 1998 in Graeme Butler & Associates, *Hasting District Heritage Study*, vol. 2, 2001, p24; and Lela Shaw, *The Way We Were*, 1998, p100
16 Margartfrench_1, Public Family Trees, Ancesty.com.au, available online

From his residence at *Merrivale*, Joseph Unthank emerged as a well-known Unthank scion within the Peninsula's orcharding community, serving as president of the locally influential Somerville Fruitgrowers' and Horticultural Association and Somerville Progress Association and sitting on the committee for the Somerville Show during the interwar period. He was elected to the Frankston and Hastings Shire Council (1917-19, 1924-36) and served as the Shire President in 1931/32. Unthank also appears to have been a spirited contributor to orcharding and labour issues, often penning letters to the editor in the metropolitan and local press.[17]

In 1931, the *Weekly Times* published a comprehensive description of Unthank's *Merrivale* property:

> With fruit as the leading line Mr Joseph Unthank has made "Merrivale," at Somerville, 34 miles south from Melbourne, one of the most highly productive schemes on the Mornington Peninsula, where he brough 384 acres of heavily timbered land for £7/10/ an acre nearly 20 years ago [*this date range appears to be mistakenly recorded or misremembered or refers to the lease arrangement*].
>
> Having had orcharding experience at his father's place, which was planted in the locality more than 60 years ago, Mr Unthank had no hesitation in undertaking the heavy liability. The results have exceeded his most sanguine expectations.
>
> While the fruit trees were making their growth satisfactory returns were obtained from sheep on the native grasses …
>
> Dairying subsequently received attention in conjunction with the breeding and fattening of Middle Yorkshire pigs. Permanent pastures with rye grass, subterranean clover and paspalum have done remarkably well, and increased the grazing value of the land …
>
> When the orchard was started in 1913, provisions were made for the protection of it from the south and west winds by planting Cupressus Lambertiana horizontalis [*Monterey cypresses*] 29 feet part along the weather side. They made rapid growth and now form a splendid screen between 30 and 40 feet high. During the heavy gales which often sweep the Peninsula during the fruit maturing periods much damage is done in the unprotected orchards. It is estimated the annual loss by windfalls at Merrivale has been lessened by fully 10 per cent … Mr Unthank strongly advocates the green foliaged cypress …
>
> "Merrivale" contains 45 acres of apple trees, 22 of pears, nine of apricots and four of peaches. Jonathans, which suit the Somerville conditions best, occupy 15 acres. The other sorts which have given satisfactory results are Delicious, Granny Smith, Rome, Beauty, Sturmer Pippin, Staymen's Winesap, Crofton and Alfriston…
>
> Mr Unthank has shown that peaches and apricots do as well there as in the most favoured portions of the Goulburn Valley.[18]

A 1939 aerial photograph, reproduced below, shows the footprint of the primary residence, various outbuildings (one of which appears to remain), orchards and paddocks that formed *Merrivale*. On either side of the dwelling was a windbreak. Only the eastern row remains.



1939 aerial photograph of *Merrivale*, indicated by the red arrow
(Source: Geoscience Australia, Run 12, Frame 6770, MAP3065)

17 Various digitalised newspaper articles, Trove
18 'Somerville Orchardist Favors Diversifed Production. Highly Profitable Scheme', *Weekly Times*, 4 July 1931, p46





(Above) Joseph and Anastacia Unthank, mid-1890s
(Source: courtesy of the Mornington Peninsula Shire)

(Left) Unthank in his late fifties
(Source: *Weekly Times*, 4 July 1931, p46)

Unthank put *Merrivale* up for sale in 1941. Its 'Homestead' was styled as an '8-roomed brick Villa, 2 miles from Somerville'. The full advertisement read:

> Two Paddocks, 135 and 84 acres, almost adjoining, top dressed, 20 years old pasture, rye grass, Paspalum, Phalaris, sub. Clover, 32 in. rainfall, easy distance 3 beaches, Morningtn, Frankston and Hastings, good roads. Lambs produced season '39 and '40 averaged 25/3. Also Homestead, 8-roomed brick Villa, 2 miles Somerville, 165 acres, 50 acs. Orchard, rest sown down, shearing shed and drafting yards, also milking shed and dairy.[19]

In a later advertisement that year, the 'B.V.' (brick villa) was noted as having 7 rooms. Unthank stated in the announcement that his 'Reason for selling' was a 'shortage of labour and old age comes creeping o'er me', continuing 'Although I never say die. I can't do as much as I used to do and it nearly makes me cry'.[20]

Merrivale remained unsold at Joseph Unthank's death at age 75. The property was valued at £4,760 in his probate and divided amongst his second wife (Jean Simmington Unthank), six children and grandchildren.[21] The northern half of *Merrivale* was sold by the Unthank family in the late 1950s and gradually broken up in the preceding decades.[22]

The 'Unthank Bushland Reserve' in Somerville is named after the family, who are framed as district 'pioneers'.[23]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

19 'Advertising', *Age*, 5 April 1941, p3
20 'Advertising', *Argus*, 2 August 1941, p9
21 *Joseph Unthank Grant of probate*, 1949, VPRS 28/P0004, 461/768, PROV
22 Certificate of Title, vol. 8041, folio 709
23 Mornington Peninsula Shire, *Who are these people and why are they honoured in this way?*, undated, available online

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Apart from the still functioning orchard properties, there are many reminders of this major land use from the past in the form of former coolstores, farm buildings, remnant fruit trees and orchardists' homes.

Comparative Analysis

Merrivale is a generally intact example of a Federation-period house in the Arts & Crafts style. This design mode – emanating from the English Arts & Crafts Movement – was well-established by the early 1900s in Victoria. It generally sought to express its construction, faithfully employ local materials, draw on traditional (English) motifs and emphasised craftsmanship. Proportionally dominant gabled roofs and the extensive employment of roughcast render as an exterior wall finish are key hallmarks. *Merrivale's* relatively self-contained and rectangular footprint, only sparingly articulated by its front and side porches/bays, is a relatively early example of the shift in the late Federation years towards more controlled forms. Such a design approach contrasted with the more complex layouts and picturesque roofscapes that had characterised the period.

Merrivale is also classifiable as an orchardist dwelling. The 20th-century versions of this typology, while primarily defined by the occupation of its resident, also revolved around the achievement – through agricultural success – of a comfortable, 'respectable' built image, which engaged with popular period idioms. While such qualities are not unique attributes in the context of rural housing, their presence in the northern and western parts of the Mornington Peninsula in open, rural settings – sometimes characterised by mature windbreaks (indicative of orcharding activities) or remnant fruit trees – confers some visual prominence and supports the interpretation of former/current agricultural land uses and the lifestyle of the orchardists in the district; a key aspect of the municipality's historic social fabric.

The majority of orchardist housing in the Mornington Shire Peninsula from the Federation and interwar years appears to have been constructed from lightweight materials (weatherboard and/or batten sheeting) or the region's distinctive limestone. Brick examples, especially those with extensive use of roughcast render appear to be uncommon within the Federation period, particularly in rural settings. The other residential comparators from this era included on the Schedule to the Heritage Overlay are:

- *Ellembee*, 3199 Point Nepean Road, Sorrento (part of HO488, *East Sorrento Precinct*). Federation period holiday retreat of masonry construction and walls wholly finished in a rough render (possibly unpainted), built around 1911. Gambrel roof and return verandah. A grander Arts & Crafts style residence than *Merrivale* in a township context.
- *Sorrento House*, 3409 Point Nepean Road, Sorrento (HO531). Substantial, two-storey eclectic Arts & Crafts style mansion-like residence, likely architect designed, circa 1915. Sweeping gabled/hipped roof clad in slate. Walls are purported to be concrete blocks and finished roughcast. Ornate attributes throughout.

There is a late interwar Old English style timber house at 261 Coolart Road, Tyabb (HO273), which is also associated with a member of the extended Unthank family (Harry Unthank).

Previous Assessment

Graeme Butler & Associates, *Hasting District Heritage Study*, vol. 1, 2001, Appendix 10 – 'potential heritage place'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (Monterey cypresses, east of house)
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Merrivale at 219 Eramosa Road West, Moordooduc, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends to Eramosa Road West and all other sides of the building line by 10 metres, including the entire Monterey cypress windbreak in the east.



Recommended extent of Heritage Overlay (red lines) with the title boundaries shown as yellow
(Source: Nearmap, January 2022)

POINT LEO BOAT CLUB

Address	33 Western Parade, Point Leo
Significance	Local
Construction Dates	Late 1960s/early 1970s
Period	Late 20th century
Date Inspected	September 2022



(Source: RBA, September 2022)

Statement of Significance

What is Significant?

The *Point Leo Boat Club* at 33 Western Parade, Point Leo, is significant. It is believed to have been constructed in the late 1960s or early 1970s for the Point Leo Boat Club, which had formed in 1960. An architect is likely behind the design, but an individual or firm has yet to be identified.

The significant elements of the *Point Leo Boat Club* are its original footprint and cubic form, including a skillion roof, walls of vertical profiled metal cladding, exposed boxed rafter beams, the upper balcony with wire mesh balustrade, all original openings and timber-framed windows (mostly banded awnings of various sizes), undercroft with bush poles and composite beams, and the western metal staircase.

Non-original elements are not significant.

How is it Significant?

The *Point Leo Boat Club* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Point Leo Boat Club* is of historical significance as a much admired, longstanding venue for one of Point Leo's most prominent early community groups and popular activities – recreational boating. Its construction reflected the gradual growth of Point Leo as a beachside hamlet in the postwar period, which attracted a large seasonal population of beachgoers, boaters, and surfers eager to experience its celebrated natural attributes. The *Point Leo Boat Club* has been at the social epicentre of the locality since its establishment. (Criterion A)

The *Point Leo Boat Club* is of aesthetic significance as the most architecturally notable and intact instance of its typology in the municipality. It is a substantial and striking modernist design that is sited impressively close to the tideline in a dramatic coastal setting. While reflective of the 'lean' modernist design language adopted for many progressive recreational community buildings in Australia from the mid-20th century onwards, the *Point Leo Boat Club* also demonstrates a regionalised approach through its references to vernacular sources, such as bush poles, exposed rafters, and corrugated metal cladding. Nautical allusions are also prominent – the generous, Westernport-facing balcony with its fine wire mesh balustrade referencing a boat deck or ship's prow. (Criterion E)

Description

The *Point Leo Boat Club* is situated north of Point Leo at the footing of a moderate slope that falls from an unnamed service road (which runs off Western Parade) just above the high-tide line of Point Leo Beach. This substantial cubic building is prominent from the beach or nearby waters, with a backdrop of dense native/indigenous bush. The broader setting includes Raws Reserve, which forms part of the Port Leo Foreshore Park.



The *Point Leo Boat Club*, identified by the red arrow, facing west
(Source: Nearmap, January 2022)

The clubhouse is two storeys in height with an undercroft accessible from the beach. The undercroft is divided into wide bays and supported by bush poles on concrete pads and composite timber beams. Boats are secured within and raised on a base course of painted timber boards with double wire mesh gates or metal crosses/battens used to enclose these spaces.

The first floor is crowned by a low-pitched skillion roof clad in metal sheeting. The roof cantilevers to partially cover a spacious upper balcony on the beachside (north). Its roof structure is expressed on this side by widely spaced boxed beams (steel or timber). The fascia is slightly recessed in from the roofline. A timber bridge (possibly a contemporary replacement) provides access to the first floor from the service road.

The upper balcony sits above the projecting section of the ground floor. Its openness, original wire mesh balustrade and coastal context imbue it with a loose maritime character, alluding to an ocean liner/boat deck or ship prow. At its eastern end is a small

observation room elevated above the deck on posts with its own skillion broken back to the primary roof. It has aluminium-framed windows that could be additions (or the observation room was provided later).

The walls of the *Point Leo Boat Club* are clad in vertical profiled metal sheeting, which is original. The same cladding for walls appears to have been utilised for the *Westernport Yacht Club* (since replaced).

Windows are varied but are mostly timber-framed and arranged in bands. Three rectangular openings with a central fixed-glazed unit (divided into two) and upper and lower banks of awning windows face out onto the upper deck across the water. These elements are difficult to observe from the public realm and the western unit may integrate a door. Double doors with toplights that provide access to this deck are evident as well.

Also, to the beachside, there are paired openings in the ground-floor wall protected by top-hung metal shutters. In the east first-floor elevation, there is a strip of small square awning windows flanked by horizontal openings (also awnings). At the ground floor of the east elevation is a recessed double metal doors. There are no openings in the west elevation.

Flanking the club building are raised timber platforms at the ground level. On the east side is a small, attached metal-clad skillion-roofed volume, while a metal stair provides external access to the deck.

The eastern platform also links into a long, inclined timber boat ramp that extends out into the water. Paired timber piles and crossheads support it. There is also a perfunctory balustrade. The boat ramp is presumably contemporary with the *Point Leo Boat Club* and complements its character and original function. However, it is recognised that timber structures routinely immersed in salt water require frequent repair and renewal to operate. It is likely that much of the timber fabric has been replaced over the life of the ramp or, in the future, will need to be.



West (left) and north (right) elevation with boat ramp
(Source: RBA, September 2022)



Undercroft
(Source: RBA, September 2022)



Close-up balcony balustrade and windows
(Source: RBA, September 2022)

History

Contextual

The Mornington Peninsula forms part of the extensive unceded Country of the Bunurong people. In 1869, a township plan – given the name Balnarring – was proposed at Point Leo, then known variously as East Head or Bobbanaring Point, but did not eventuate. Under the provisions of the Land Act 1869, a reprieve from private sales was placed over the headland in 1875, which included the subject land as a 'Site for Recreation purposes'.[1] An early acknowledgement of the area's natural beauty. The headland was permanently reserved in 1887 for a public park.[2] In 1981, Point Leo was incorporated into a broader section of the foreshore reserved permanently for the Protection of the Coastline under the *Crown Land (Reserves) Act 1978*.

Due to its isolation, Point Leo – although frequented by beachgoers – remained relatively unknown until the late interwar period. By the early 1930s, the Herald was drawing its reader attention to Point Leo, describing it as a 'a quiet spot by the sea … well sheltered for picknickers' and an ideal spot for surfers, particularly when other beaches nearer to Melbourne were crowded on weekends and holidays. The newspaper noted that a recently created track linked the beach to the Hastings-Flinders Road, across the tracts of farmland that had previously hindered access to the beach. Behind the headland lay 'the sheltered, almost circular "boat" bay … at the foot of the cliffs and steep grassed banks'.[3] A 'frequent visitor to Point Leo Beach' wrote to The Age in 1935 complaining of the 'over 30 head of large bullocks grazing on the foreshore … leaving a trail of filth behind them'.[4]

During World War II, there was an encampment of army personnel on the reserve at Point Leo, as well as a field gun placed by the Tenth Australian Field Artillery, which is marked by a plaque.[5] In the late 1940s the Point Leo Foreshore Committee built a kiosk, and the Woods family built a combined house/store.[6] Point Leo's increasing popularity and the growth of nearby Shoreham led to some residential development near the headland from the 1950s.



Point Leo Beach, 1910s
(Source: SLV)

1 *Victoria Government Gazette*, 23 April 1875, p795
2 *Victoria Government Gazette*, 20 May 1877, p1332
3 'Quiet Bay Sites', *Herald*, 16 February 1933, p23; and 'Point Leo for an All Day Outing. Fine Surf Beach Within Easy Reach of City', *Herald*, 28 March 1935, p22
4 'Point Leo Beach', *Age*, 24 May 1935, p13
5 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p128
6 *Mornington Peninsula Shire Thematic History*, p162

Place-Specific

The subject land derives from the Parish of Balnarring, Country of Mornington. In the early 1840s, a coastal survey of Western Port described the area between present-day Somers and Point as characterised by 'good soil', 'good grass', and 'open forest timbered with Gums wattle and She Oak trees'.[7] Point Leo/East Head/Bobbanaring Point was depicted as a natural rocky headland.



1891 map of Point Leo/East Head. No development is depicted at the headland. The future location of the *Point Leo Boat Club* is identified by a red arrow. (Source: A. Black, *Mornington Peninsula – Western Port Bay (West Channel)*, M/DEF59, VPRS 8168/P0002, PROV)

Spurred by an increasing recreational interest in Point Leo over the 1950s, the Point Leo Boat Club was founded in 1960.[8] There is some conflicting evidence regarding the construction date of the *Point Leo Boat Club*. Some references to building activity in the early-to-mid 1960s may be referencing an earlier clubhouse.[9] On the basis of historical aerial photography, the *Point Leo Boat Club* was built in the late 1960s or early 1970s.

In line with other clubhouse development in the municipality, the *Point Leo Boat Club* was likely funded and/or built mainly by its members. The designer is unknown but considering the building's pronounced modernist character and unusual form, it was likely to have been by a professional – an architect or conceivably an engineer – probably someone affiliated with the club. The boat ramp was likely erected during the early 1960s as well.

7 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p9
8 Point Leo Boat Club, 'History', undated, http://www.pointleoboatclub.com.au/?page_id=12, accessed 26 August 2022
9 Point Leo Foreshore Park and Reserve, *Draft Management Plan 2017*, p4,



1939 aerial photograph of the undeveloped Point Leo with Raws Reserve (red arrow) shown as a largely denuded headland
(Source: *Western Port*, Run 3, Frame 2377, Geoscience Australia, Historical Aerial Photography)



1967 aerial photograph – the subject land is depicted as vacant
(Source: *Wester Head To Sandy Point Project*, Run 4, Frame 29, Landata)



1977 aerial photograph with the *Point Leo Bot Club* circled
(Source: *Western Port Foreshores*, Run 23, Frame 118, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.4 Building facilities for boating and fishing:

> The early yachting history of the Peninsula included a regatta at Schnapper Point in 1858 where local fishermen hoped to vie with the more sophisticated Hobson's Bay Yacht Club members. Mr Wright of Sandridge (later Port Melbourne) won the £30 prize in *Faugh-A-Ballagh*. By the occasion of the Mornington Queen Victoria Jubilee regatta, in 1887, the tension had eased when some 34 yachts came down from Melbourne to join the contest. Among the various categories of racing boats allowed in the regatta was the 'Centreplate yachts' owned by bona fide fishermen: the boat type gained seven entries, thus underscoring the egalitarian nature of the sport and the close association between work and leisure in that era.
>
> As a further testimony to the popularity of the Peninsula for early Melbourne-based leisure boating, the Victorian Yacht Club took up their club grounds at Ford's Haven, Portsea in 1873, on a site bequeathed from the Colonial Government. For the opening of the club in 1874, the club flag (blue ensign of Victoria adorned with the Southern Cross) was raised and those gathered gave three hearty cheers for the

> Queen. They planned to build a store, a shed, and a pavilion. Another popular event was the Easter Regatta held at Sorrento and Mornington, with a good Melbourne attendance in 1892, with members from the St Kilda Yacht Club and the Hobson's Bay Yacht Club.
>
> With the growing permanent population on the Peninsula, the domination of the Melbourne clubs gave way to the formation of local yachting groups. Local yacht clubs are dotted around the Shire's coast … Other prominent yacht clubs on the Peninsula include the Daveys Bay Yacht Club at Mount Eliza (1903), the Sorrento Sailing Club (1948) and the Somers Yacht Club (1962). The Somers Yacht Club clubhouse was designed by architects Bates, Smart and McCutcheon, but was built by volunteer labour provided by club members. It was officially opened on 26 December 1964. The Sorrento Sailing Club meanwhile is thought to have one of the world's largest heritage fleet of former fishing boats.

Comparative Analysis

The *Point Leo Boat Club* is designed in an 'economically lean' version of modernism that was widely uptaken in the wake of the Second World War as the preferred form of architecture for health, welfare, community, and recreational buildings. Such aesthetically unassuming places were popularly associated with progressive leisure, health, and service goals and have become increasingly recognised as 'quietly instrumental in shaping everyday community life.'[10] The *Point Leo Boat Club* also reflects a more 'vernacular' variant of modernism, in which intimate responses to site and 'humble' local materials and design sources were embraced to craft an authentic regional built identity.

Several longstanding yacht or boat clubs exist in the Shire of Mornington, a reflection of these sporting and leisure activities' pronounced popularity in the district. Club buildings generally date from the 1960s/70s or the contemporary period and are situated along the foreshore. All of these club buildings likely embody a degree of historical and social value to their local communities, although their design quality and level of intactness vary. For instance, some are contemporary replacements/redevelopments of earlier buildings, such as the *Blairgowrie Yacht Club* and *Sorrento Sailing Boat Club*, while others have been extensively modified, including the *Mornington Yacht Club*, *Canadian Bay Yacht Club*, and *Davey's Bay Yacht Club*.
Four other late 20th-century yachting/boating clubhouses in the municipality comparable to the *Point Leo Boat Club* are discussed briefly below. Elements such as a pared-back aesthetic, observation 'towers', ample sea-facing glazing, a large balcony, and/or lightweight cladding (timber or metal) are common elements for this typology, both on the Peninsula and more broadly.

- *Westernport Yacht Club*, 1 Foreshore Road, Balnarring Beach (recommended for a HO by this Study). An early 1960s example of the modernist boat club with broad gabled and skillion roofs, an observation tower, an upper deck, and (until recently) clad in the same vertical profiled metal sheeting as the *Point Leo Boat Club*. Distinctive but more typical form for its typology.
- *Somers Yacht Club*, 99 Alexandria Avenue, Somers. The club was formed in 1962 with a building designed by the notable practice of Bates, Smart & McCutcheon and built by members in 1964 close to Somers Beach. However, its original form and modernist character have been diminished by various alterations (both to fenestration and cladding) and additions.
- *Rosebud Yacht Club*, 990 Point Nepean Road, Rosebud. A single-storey skillion-roofed building clad predominantly in timber boarding with tall 'tower' element, constructed in 1979.
- *McCrae Yacht Club*, 690 Point Nepean Road, McCrae. A more robust late 20th-century example of its typology with two connected flat-roofed wings of unusual form (hexagonal and pentagonal shapes) and walls of concrete blocks.

Compared to these key examples of the type in the municipality, the muscular, cubic form and detailing of *Point Leo Boat Club* is architecturally notable.

Previous Assessment

Graeme Butler & Associates, *Hasting District Heritage Study*, vol. 1, 2001, Appendix 10 – Potential heritage place, 'Typical'

10 Hannah Lewi and David Nichols, eds., *Community: Building Modern Australia*, UNSW Press, 2010, p3

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (vertically profiled metal cladding)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Point Leo Boat Club* at 33 Western Parade, Point Leo, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends from the building line to the unnamed service road in the south and to the north, west, and east by 20 metres.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

RED HILL SHOW PAVILION

Address	184 Arthurs Seat Road, Red Hill (Red Hill Recreation Reserve and Showground)
Significance	Local
Construction Dates	1924
Period	Early Interwar
Date Inspected	January 2021



(Source: RBA, January 2021)

Statement of Significance

What is Significant?

The *Red Hill Show Pavilion* at 184 Arthurs Seat Road, Red Hill, is significant. It was constructed in 1924 by a local contractor John Wiseman and volunteer labour to serve as a venue for the Red Hill Show, a regionally prominent annual agricultural exhibition/event established by the Red Hill Agricultural and Horticultural Society. The Show continues to take place and utilises the pavilion. The pavilion initially had open sides that could be covered by hessian. In 1929, these were clad in corrugated metal sheeting. Much of the cladding fabric appears to have been replaced over the late 20th century, although the timber frame is believed to be largely original. The lean-to stalls attached to the north elevation were provided after the pavilion was built, likely during the late interwar years.

The significant elements at the *Red Hill Show Pavilion* include its gambrel roof form and lean-to section, exposed rafter ends, timber frame, and existing openings. The existing corrugated metal cladding present on the roof and walls is not original; however, such a material has been used to clad the building for several decades. The green colour scheme also appears to have been long associated with the place.

The use of the place for the annual Red Hill Show is also significant.

Later addition components, including the skillion porch (east) and concrete floor, are not significant.

How is it Significant?

The *Red Hill Show Pavilion* is of local historical, rarity, and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Red Hill Show Pavilion* is of historical significance. It is closely associated with the well-known and popular Red Hill Show, run by the locally influential Red Hill Agricultural and Horticultural Society, having acted as a venue for its exhibitions and events since 1924. The pavilion has functioned as a social hub for the locality since construction and is regarded by many in the region as a place of potent community spirit and memory and a marker of a distinct agricultural way of life. (Criterion A)

The *Red Hill Show Pavilion* is rare at the municipal level, with only two equivalent buildings known. These were erected at Somerville in the late 1890s for that locality's Fruit Show but have since been demolished. In general, historical buildings in the area that have consistently accommodated longstanding community events and activities are relatively uncommon. (Criterion B)

The *Red Hill Show Pavilion* is of representative significance as a utilitarian early 20th-century rural community building. It is defined by its scale and dominant gambrel roof, which bestows visual prominence on the building in the context of Red Hill, a dispersed, low-scale township. Exposed rafter ends and timber framing – visible internally – along with the employment of green-painted corrugated metal sheeting for the building's roof and walls, are key elements that reflect its origins and use as a pragmatic venue for community events and the like. (Criterion D)

Description

The *Red Hill Show Pavilion* is situated lengthwise at the southwest corner of the Red Hill Recreation Reserve, between Arthurs Seat Road and the lower oval on generally level ground. The broader environs are characterised by the sporting facilities and open spaces of the encompassing public reserve. The pavilion is readily visible from various lines of sight, including from Arthurs Seat Road and Arkwells Lane in the west.



The *Red Hill Show Pavilion* viewed from the west with Arthurs Seat Road right of frame
(Source: Nearmap, January 2022)

The pavilion is a substantial structure with a dominant gambrel roof clad in non-original corrugated metal sheeting. The gablet ends were originally enclosed with timber battens or boards; however, this arrangement has been replaced with timber-framed glazing.

The *Red Hill Show Pavilion* is of timber-framed construction with trusses beneath either gablet (spanning approximately 12m). The type and source of the various timber elements – presumed original – are unknown. The concrete floor and metal 'stirrups' are later additions.[1] The internal space's basic character (unlined walls) and open layout endure from the formative phase of the place.

The pavilion's walls were initially open (partly covered with hessian cloth when needed) in the wake of its construction; however, since 1929, they have been clad in corrugated metal sheeting above a plinth of timber boards. The existing metal sheeting appears to be Colorbond in type and probably derives from the 1980s repair work. The upper section of the east elevation is open. At the time the walls were enclosed, a system of liftable 'flaps' was originally installed. These have since been removed and replaced with timber boards when the lean-to stalls were built.

Both of the building's short ends feature openings – a double door with a contemporary metal gate in the east elevation and a braced batten door in the west (original or early). A skillion-roofed timber-framed porch covers the former. It was extant by 1970 (see Place-Specific). The long elevations are unpunctured.

The lean-to form that runs the length of the primary building's north elevation was provided at a later date – possibly in the late interwar period. It comprises six 'stalls' above a stepped concrete ground slab and is timber-framed with walls clad in corrugated metal sheeting.

Around the 1980s, the building appears to have been referred to as the 'Old Green Pavilion', making it likely that the existing green colour scheme has been present for several decades.

There is a carved timber sign ('The Pioneers Pavilion') affixed to the east wall of the stalls, which dates from the 1980s. Other signage is contemporary.



Red Hill Pavilion from the grounds of the reserve, facing southeast – the 1924 constructed primary footprint is surmounted by a gambrel roof (west elevation shown). The lean-to stalls on the north elevation were added later. (Source: RBA, January 2021)

1 The original floor was sawdust. Later a tar compound. ('Extracts from "The History of the Red Hill Show" (M. Kein, K. Holmes, E Dart)', *Red Hill Agricultural & Horticultural Society*, n.d., available online)



West (left) and south (right) elevations, *Red Hill Show Pavilion*
(Source: RBA, January 2021)



East elevation, *Red Hill Show Pavilion*
(Source: RBA, January 2021)



Close-up of the stalls attached to the north elevation of the pavilion. Note timber boards to rear walls.
(Source: RBA, January 2021)



Interior, facing west – note trusses
(Source: RBA, January 2021)

History

Contextual

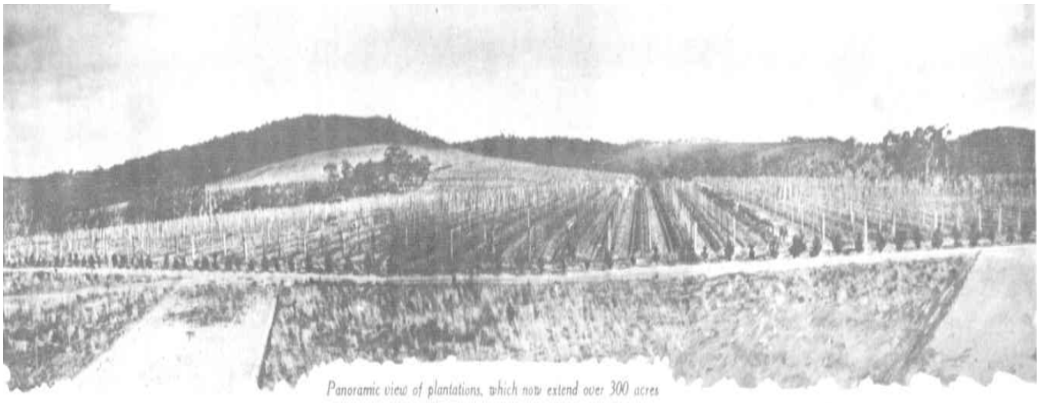
The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The name – Red Hill – is possibly expressive of the region's volcanic soil and undulating terrain.[2] This area nominally consists of two separate settlements. The small linear 'Red Hill' settlement historically focused along Arthurs Seat Road and 'Red Hill South', positioned near the junction of Arthur Seat, Red Hill, and Shoreham roads. While early European arrivals settled around the former region, the arrival of rail and the associated construction of a cool store saw the community focal point shift towards Red Hill South during the 1920s.

The district was first surveyed in 1862, with blocks purchased by mainly small-scale selectors who settled throughout that decade and the 1870s.[3] The township did not develop rapidly but remained a 'small agricultural village' throughout the 19th century.[4]

The locality's rich, fertile soil and high rainfall encouraged orchard development. Around 1863 John Arkwell moved his family to Red Hill from Melbourne, where they had previously run an orchard along the Yarra River. At Red Hill, Arkwell established *Harbor Hill*, a large agricultural holding and experimented with growing cherries, plums, apples, pears, and strawberries.[5] He was later popularly credited with being 'the first to cultivate strawberries in Victoria'.[6] Others at Red Hill were soon emulating Arkwell's successful orchard, particularly the cultivation of strawberries, for which the locality become notable by the early 1900s.'[7]

Despite the agricultural expansion, Red Hill's landscape remained densely wooded well into the 19th century, with the area described as 'heavily timbered with messmate, gum, and wattle' around this time.[8] The densely timbered hinterland of the township allowed for the emergence of an intensive local timber industry, which remained active into the 1920s.[9]

Red Hill's small agricultural community had long been vocal that the economic development of the locale had been hindered by limited access to urban markets.[10] In 1914, a parliamentary committee agreed that the railway line should be extended to Red Hill via Bittern and Merricks, triggering further local orcharding and dairying expansion.[11] It ultimately took until late 1921 for the line to be completed, with a station constructed at Red Hill South. Within a decade, the increased employment of automobiles had diminished the once central importance of the railway in getting rural produce to Melbourne. By 1953 the railroad had closed. However, postwar growth at Red Hill was little impacted.



Later interwar photograph of passionfruit plantations at Red Hill
(Source: *Australasian*, 25 April 1936, p31)

2 'Red Hill', *Victorian Places*, 2014, available online
3 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p94
4 *Baillier's Victorian Gazetter and Roads Guide*, 1879, p398
5 'Harbor Hill, *Leader*, 3 March 1883, p13
6 Whether the strawberries were first cultivated in Melbourne or Red Hill remains unclear. ('Red Hill', *Leader,* 15 September 1900, p9)
7 'Mornington Peninsula', *Weekly Leader*, 31 August 1907, p46
8 *The Australian Handbook,* 1903, p474
9 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p58
10 'Railway to Red Hill', *Mornington Standard,* 29 June 1899, p3
11 'Mornington Peninsula – Railway Recommended', *Argus,* 17 July 1914, p7

Place-Specific

The subject land formed part of Crown Allotment 12B in the Parish of Kangerong, County of Mornington. This approximately 71-acre (29 ha) holding was first purchased in 1870 by John Arkwell, who developed it as an orchard and farm named *Harbour Hill*.[12] The family are popularly considered a 'pioneering' family in the district, remembered today in the name of nearby Arkwells Lane.[13]

During World War I, a group of residents negotiated the purchase of around six acres of heavily timbered land at the southern end of the Arkwell holding, which at that stage remained the historic service/community centre of the Red Hill area. This procurement approximately equates to the southern half of the existing reserve, which was only extended north in the late 20th century. In the ensuing years, community members held a series of working bees to clear the acquisition, perhaps intending to dedicate it as a memorial reserve for those who had served in the war, although this does not appear to have formally occurred.[14] The reserve was then taken up in the mid-1920s by the Red Hill Agricultural and Horticultural Society as the site of their annual show.



Hand-drawn map of the hamlet of Red Hill, flanking Arthurs Seat Road, undated, with the showground shaded red. (Source: W.J Holmes, *Early Memories of Red Hill*, 1980)

The Society had formed in 1920 and held its inaugural Red Hill Show two years later, utilising the recently built co-operative cool store in the vicinity of the railway station.[15] The 'Show' quickly became a famed annual regional event that, beyond the economic uplift and exhibit of local produce, proved an important opportunity for the community to come together, agitate for local causes, share agricultural knowledge, and display their skills in traditional pursuits, such as horse racing, wood-chopping, and dance events.[16] In particular, women – as organisers, bakers, seamstresses, attendees, etc. – were prominent participants in the Show across the 20th century.

12 Kangerong Parish Plan, K2831, PROV; and Leader, 3 March 1883, p13
13 W. J. Holmes, Early memories of Red Hill, 1980, p3
14 'Extracts from "The History of the Red Hill Show" (M. Kein, K. Holmes, E Dart)', *Red Hill Agricultural & Horticultural Society*, n.d., available online. However, several decades later it was reported that both the showground and pavilion were established as a memorial to townsfolk who had died during WWI. ('Tribute to pioneers … and war victims', *Independent News*, 22 March 1988, p22)
15 The original Red Hill Co-operative Cool Store burnt down in the late 1920s and was replaced by a new complex in 1930, of which some buildings survive (HO314).
16 Sheila Skidmore, *The Red Hill*, 1977, p60; and Holmes, *Early Memories of Red Hill*, p3

In 1924, the Show relocated to the recreational reserve, where a large timber pavilion – the subject place – was in the process of completion, with the works funded by the proceeds of the previous shows and overseen by a local contractor and farmer, John Wiseman.[17] Under the sub-title, a 'Fine District Effort', the *Australasian* reported on the third Show:

> Few finer results have been obtained from voluntary effort on the part of the district residents than those achieved by members of the Red Hill Agricultural and Horticultural Society. Three years ago, the first show was held in the cool stores building, when it was found the accommodation was altogether inadequate to display the produce to full advantage. An effort was then launched to obtain a suitable area on which to hold the annual show. The show held last week took place on the new grounds opposite the State School. As an example of the enthusiasm of the settlers in the district an area of six acres of land has been purchased. Five acres have been cleared, a ring formed for carrying out open-air contests, and a pavilion is nearing competition. All of this has been accomplished by the organisation of working bees, at one of which recently 40 men and 12 horse were engaged in the preparation of the grounds for this season show.[18]



Photograph of competitive woodchopping, purportedly at the Red Hill Recreational Reserve, undated but likely mid-1920s. The *Red Hill Show Pavilion* is not shown with the gabled homestead in the background (since demolished), possibly associated with the Arkwells' holding that bordered the reserve in the north. (Source: *Red Hill Agricultural & Horticultural Society*, available online)

The timber-framed pavilion was initially built with open sides that could be partly covered by hessian sacking when required. Such a design aspect reflected the building's primary role as a venue for local produce exhibits and events associated with the Show, which required abundant light, ventilation, and ease of circulation. This stage of the pavilion is shown in the early photograph reproduced below. In 1929, the walls were enclosed with corrugated metal sheeting; in the north elevation, 'lift-up flaps' were installed to allow for light penetration.[19] Weatherboards have since replaced this component.

The pavilion was used for a range of purposes during the interwar and postwar periods, including concerts, hosting dignitaries and official visitors, and the playing of Red Hill's first movie, which occurred after the Show in 1924.[20]

17 Wiseman is noted as the builder on the *Red Hill Agricultural & Horticultural Society* website's extract from *The History of the Red Hill Show* and a construction date of 1923 provided. The latter is disputed by the *Australasian* newspaper article that describes the pavilion as nearing completion in 1924.

18 'Fine District Effort', *Australasian*, 5 April 1924, p15

19 'Extracts from "The History of the Red Hill Show" (M. Kein, K. Holmes, E Dart)', *Red Hill Agricultural & Horticultural Society*, n.d., available online

20 Keith Holmes, *"A Show of Our Own": 80 Red Hill Shows and also celebrating 150 years of Shows on the Mornington Peninsula 1922-2008*, Red Hill Agricultural & Horticultural Society, 2008 p6; and Holmes, *Early Memories of Red Hill*, p3

A 'luncheon room' (likely a kitchen) was attached to the south elevation of the pavilion in 1928, providing food preparation facilities for the Show. It was also employed as a canteen for Allied troops camped in the area during World War II.[21]



Earliest known photograph of the *Old Green Pavilion*, 1923-29, prior to the enclosure of its walls with corrugated metal sheeting. Note the removable hessian covering and what appears to be flag poles or possibly finials. (Source: courtesy of Dromana and District Historical Society)

The pavilion was also used by the Red Hill Football Club, formed in 1929, with the oval at the Red Hill Recreation Reserve, known as 'The Chip', as its home ground. The club's committee wrote to the Red Hill Agricultural Society, asking permission to use the pavilion as change rooms. It became their first clubhouse, a 'scene of cold showers and longnecks after the game'. Heating was provided by a fuel burner placed in the middle of the shed.[22]

Over the late 1960s and 1970s, the Red Hill Agricultural and Horticultural Society and Shire of Flinders collaborated to fund and construct various other buildings at the reserve and extend it further north.[23]

By the 1980s, the pavilion was in a state of disrepair, with users contending with 'rain and rust, broken benches and uneven floors. Vandalism increased their problems'.[24] Despite some calls for demolition, it was considered that the Show's 'first' building should be retained. Comprehensive repair works occurred soon after:

> As its contribution to Victoria's 150th the show society began restoration of the Old Green Pavilion, as it was locally known, in 1984. Numerous working bees involving enthusiastic locals have seen the old pavilion completely restored for future show and community use. As it did in days gone by, the pavilion houses the district's horticultural exhibits – fruits and vegetables grown in its renowned red soil as well as flower and floral and art exhibits.

21 'Extracts from "The History of the Red Hill Show" (M. Kein, K. Holmes, E Dart)', *Red Hill Agricultural & Horticultural Society*, n.d., available online

22 Jim McBride White, *The Story of the Red Hill Football Netball Club*, vol. 1, 2017, p6; and volume 2.

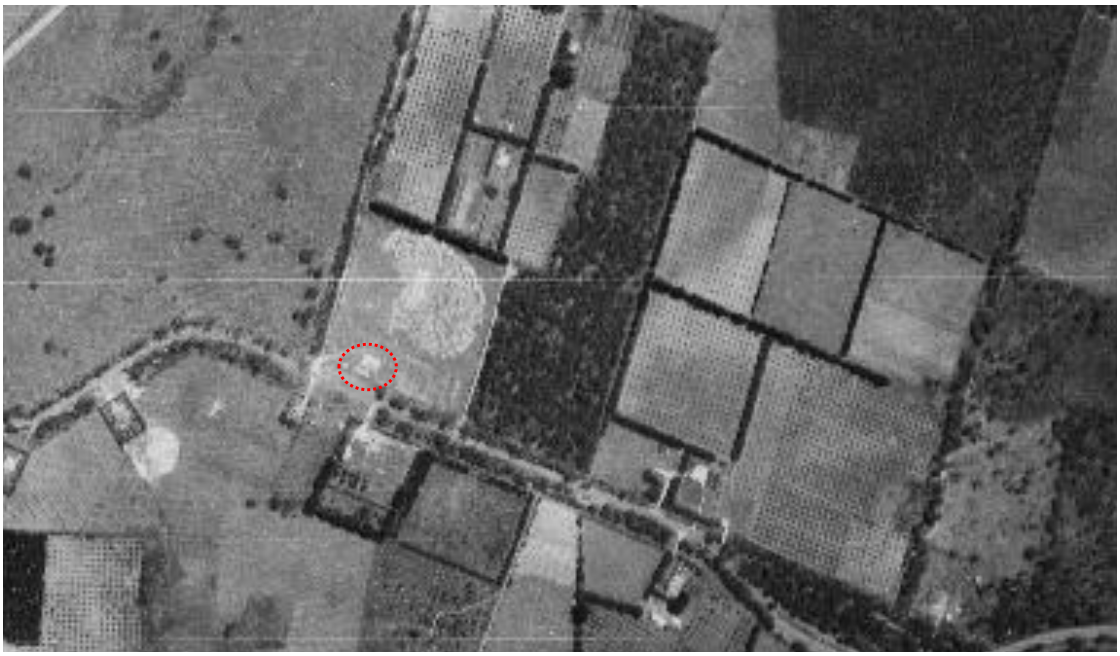
23 For a summary of these developments, see 'Extracts from "The History of the Red Hill Show" (M. Kein, K. Holmes, E Dart)', *Red Hill Agricultural & Horticultural Society*, n.d., available online

24 'Extracts from "The History of the Red Hill Show" (M. Kein, K. Holmes, E Dart)', *Red Hill Agricultural & Horticultural Society*, n.d., available online

To mark completion of restoration works the show society has applied to Flinders council, which now manages the grounds as an expansive community recreational facility, to have the old green pavilion officially named the Pioneer Pavilion.[25]

As part of this scheme, the 'luncheon room' in the south was demolished and a concrete floor laid inside the pavilion. The pavilion's roof was damage during in a severe storm in April 2008.

The building still serves as an exhibition area during the 'Show', as well as a site for local markets and other community events.



1939 aerial photograph of the reserve (about half the size of the existing) with the *Red Hill Show Pavilion* circled.
(Source: Geoscience Australia, *Military Aerial Photograph*, Map 2055, Australian Government)



Irish dancing at the Red Hill Show, 1968 – the gambrel roof of the *Red Hill Show Pavilion* is visible in the background.
(Source: Rod Nuske, *Westernport News*, P1713, Mornington Peninsula Local History Network)

25 'Tribute to pioneers … and war victims', *Independent News*, 22 March 1988, p22



1970 aerial photograph of the *Red Hill Show Pavilion*, identified by the gambrel roof (red arrow). The building connected to its south elevation is the 'luncheon rooms', which had been extended in the east during the late 1960s. This volume was later demolished. The stalls attached to the north elevation were also a later addition. (Source: *Flinders Scenic Area Project*, Run 4, Frame 177, Landata)



Drawing of the *Red Hill Show Pavilion*, showing the west elevation. Note the short sheets on the primary roof, since replaced. Walls to the pavilion appear to show horizontally laid corrugations, which differs, from the existing cladding. A boarded plinth is also not evident. (Source: Cliff Reynold, "Tribute to pioneers… and war victims", *Independent News*, 22 March 1988, p22)



Red Hill Show Pavilion, showing east (left) and north (right) elevations, 1988.
(Source: courtesy of Dromana and District Historical Society)



Red Hill Show Pavilion, showing north (left) and west (right) elevations, April 2008, following storm damage to roof.
(Source: courtesy of Dromana and District Historical Society)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

3 Developing Primary Productions

3.8 Exhibiting agricultural and horticultural produce

Horticultural and agricultural societies in the nineteenth and early twentieth centuries not only provided a focus for local growers to work together to improve local amenities, but also through annual shows, provided opportunities to exhibit produce. They also encouraged efforts to improve agricultural methods and products and offered demonstrations of new techniques and products.

Comparative Analysis

In the Australian context, a 'pavilion' is generally considered a lightly constructed hall-like building associated with leisure and recreation, such as sporting, pleasure-seeking, or exhibition. Examples could range widely in scale and ornamentation (sometimes adhering to a popular style), particularly when a professional designer was involved. During the early 20th century, timber and steel frames were employed with a design emphasis on maximum light and uninterrupted floor space for flexible use and ease of circulation.

The early interwar *Red Hill Hall Pavilion* is a utilitarian example of its type – effectively a large-scale shed – funded by and built for the Red Hill Agricultural and Horticultural Society as a venue for their annual show. Outside of a hiatus during World War II, the pavilion has continued to accommodate exhibitions and events associated with the Red Hill Show. It has been a core focus of the community since construction and remains so.

No other equivalent heritage or historical places are known in the municipality. Other agricultural shows in the district were run out of civic buildings, such as the Tyabb Public Hall (Tyabb and Hastings Fruit Growers' Associations) or the since demolished sheds at the Fruit Growers Reserve in Somerville.[26] Other pavilions listed under the Mornington Shire's Schedule to the Heritage Overlay encapsulate masonry late interwar and postwar foreshore facilities – *Rye Foreshore Pavilion*, 2560 Point Nepean Road (off), Rye (HO456) and the *Former Mount Martha Campground*, 16A Mirang Avenue, Mount Martha (HO372).

Previous Assessment

Context Pty Ltd with Carlotta Kellaway and Helen Lardner, *Shire of Flinders Heritage Study*, 1992, updated 1997, p674 – C ('Local significance')

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (green colour scheme)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

[26] Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p51

Extent of the Heritage Overlay

The *Red Hill Show Pavilion* at 184 Arthurs Seat Road, Red Hill, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends from the building line to Arthurs Seat Road and 15 metres to the north, east, and west.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, April 2022)

MECHANICS ROAD RESIDENTIAL PRECINCT

Address	34, 40 and 44 Mechanics Road, Red Hill
Significance	Local
Construction Dates	Late 19th century to 1925
Period	Late Victorian (no. 40), late Federation (no. 34), early interwar period (no. 44)
Date Inspected	December 2020



40 Mechanics Road
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Mechanics Road Residential Precinct* at 34, 40 and 44 Mechanics Road, Red Hill, is significant. It comprises three timber cottages that were likely constructed over about three decades, from the late 19th century to the early interwar period, by early farming families at Red Hill, particularly those involved in orcharding. The dwellings may have all been built for members of the Cleine family. Part of this area at least was historically referred to Cleine's corner.

The significant elements are the original form and footprint of the three contributory cottages, including gabled and/or hipped roofs, corrugated metal sheeting, timber weatherboard cladding, verandahs supported on timber posts, and intact timber doors and windows.

The timber garage/sheds to the front at 34 and 44 Mechanics Road are also significant; however, the poor condition of no. 34 is noted.

Late 20th century additions to the houses such as its extensions and other outbuildings are not significant, being the rear half of no. 34, north-west rear part of no. 44.

Contributory places:

- Mechanics Road: 34, 40, 44

Non-contributory places:

- None

How is it Significant?

The *Mechanics Road Residential Precinct* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Mechanics Road Residential Precinct* is of historical significance for its evidence of early housing in Red Hill during the late 19th and early 20th century. It has close associations with the Cleine family, one of the first European families in the area, who became prominent members of the small, agricultural locale. All three residences were situated in allotments initially belonging to members of the Cleine family and near orcharding sites. Three generations of the family are known to have occupied these houses, extending from the late 19th to the postwar period. (Criterion A)

The *Mechanics Road Residential Precinct* is of representative significance as an unusual remnant cluster of modest cottages in a sylvan setting in the upper reaches of the municipality. The three houses are of timber construction, some known to have been erected by local builders and/or the owners. Their unpretentious appearance with hipped and or gabled roofs is indicative of the vernacular approach from their respective periods (Victorian, Federation and interwar) and displays a distinct lack of ornamentation in contrast to examples in the more accessible/populated parts of the Mornington Peninsula, which may reflect the relative remoteness of Red Hill. The two original outbuildings to the front of the cottages at nos 34 and 44 are complementary, and one is known to have been used for commercial purposes. (Criterion D)

Description

The Mechanics Road Residential Precinct consists of three adjacent residences – nos 34, 40 and 44 – which are located at the western end of Mechanics Road on gently sloping allotments.

The adjacent, western end of Mechanics Road has a narrow asphalt carriageway merging into compacted earth and a grassy verge, which includes a culvert beneath the crossover in front of no. 34.

There is varied timber fencing in the group. No. 34 has a timber-framed fence with wire mesh, while no. 44 has a timber post and rail fence. No. 40 also has a timber post and rail fence but incorporates four coniferous trees and a section of logs.

The three buildings that constitute the precinct are modest timber-clad cottages constructed between the late 19th century and the early part of the interwar periods with varying setbacks from their respective front boundaries. The three residences all have metal clad hipped and/or gabled roofs and intact timber verandahs. They are set in mature gardens and are partly obscured by vegetation, including established trees, either on the property or the verge.

Details of the three contributory sites are provided in the following table.

Image	Address + Key Attributes
  (Source: RBA, December 2020)	34 Mechanics Road Late Federation/Early Interwar Period, circa 1917-18 L-shaped form with a gable roof, with an extension to the east end, all clad in corrugated metal sheeting A wide, squat brick chimney is located to the extension, suggesting a circa 1950s date Timber-framed, clad in weatherboards Gable end with louvred vent to apex, bargeboards, lined soffit, hood over window Skillion verandah supported by chamfered timber posts with a plain fascia and curvilinear brackets Timber-framed double-hung sash windows Single entry door Rear skillion replaced/enlarged with an additional gable roof wing 1920s timber garage/shed with weatherboard cladding and corrugated metal gable roof, in southeast corner has partially collapsed
 (Source: RBA, December 2020)	40 Mechanics Road – *Treetops* Late Victorian Period Hipped roofs clad in corrugated metal sheeting, no chimney Timber-framed, clad in weatherboard Skillion verandah supported on chamfered timber posts, lacking decoration, concrete deck Timber-framed double hung sash windows Timber, six-panelled paired entry doors

Image	Address + Key Attributes
 (Source: RBA, December 2020)	44 Mechanics Road – *Brooklet* Early Interwar Period - 1925 Hipped roof with two projecting gables, clad in corrugated metal sheeting Two brick chimneys with caps and terracotta pots, overpainted Gable end with bargeboard and timber-lined soffit Timber-framed clad in weatherboards Return verandah (no decoration) supported on chamfered timber posts with a plain fascia and exposed rafter ends, timber balustrade Casement windows with top lights Bay windows with top lights (likely stained glass) to the front gable end and corner diagonal (under verandah) Timber shed/garage in the south-east corner has a gable roof that is largely concealed by vegetation

History

Contextual

The Mornington Peninsula forms part of the unceded Country of the Bunurong people. The name – Red Hill – is possibly expressive of the region's volcanic soil and undulating terrain.[1] This area nominally consists of two separate settlements. The small linear 'Red Hill' settlement historically focused along Arthurs Seat Road and 'Red Hill South', positioned near the junction of Arthur Seat, Red Hill, and Shoreham roads. While early European arrivals settled around the former region, the arrival of rail and the associated construction of a cool store saw the community focal point shift towards Red Hill South during the 1920s.

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The locality's rich, fertile soil and high rainfall encouraged orchard development. Around 1863 John Arkwell moved his family to Red Hill from Melbourne, where they had previously run an orchard along the Yarra River. At Red Hill, Arkwell established *Harbor Hill*, a large agricultural holding and experimented with growing cherries, plums, apples, pears, and strawberries.[4] He was later popularly credited with being 'the first to cultivate strawberries in Victoria'.[5] Others at Red Hill were soon emulating Arkwell's successful orchard, particularly the cultivation of strawberries, for which the locality become notable by the early 1900s.'[6]

Despite the agricultural expansion, Red Hill's landscape remained densely wooded well into the 19th century, with the area described as 'heavily timbered with messmate, gum, and wattle' around this time.[7] The densely timbered hinterland of the township allowed for the emergence of an intensive local timber industry, which remained active into the 1920s.[8]

Red Hill's small agricultural community had long been vocal that the economic development of the locale had been hindered by limited access to urban markets.[9] In 1914, a parliamentary committee agreed that the railway line should be extended to Red Hill via Bittern and Merricks, triggering further local orcharding and dairying expansion.[10] It ultimately took until late 1921 for the line to be completed, with a station constructed at Red Hill South. Within a decade, the increased employment of automobiles had diminished the once central importance of the railway in getting rural produce to Melbourne. By 1953 the railroad had closed. However, postwar growth at Red Hill was little impacted.



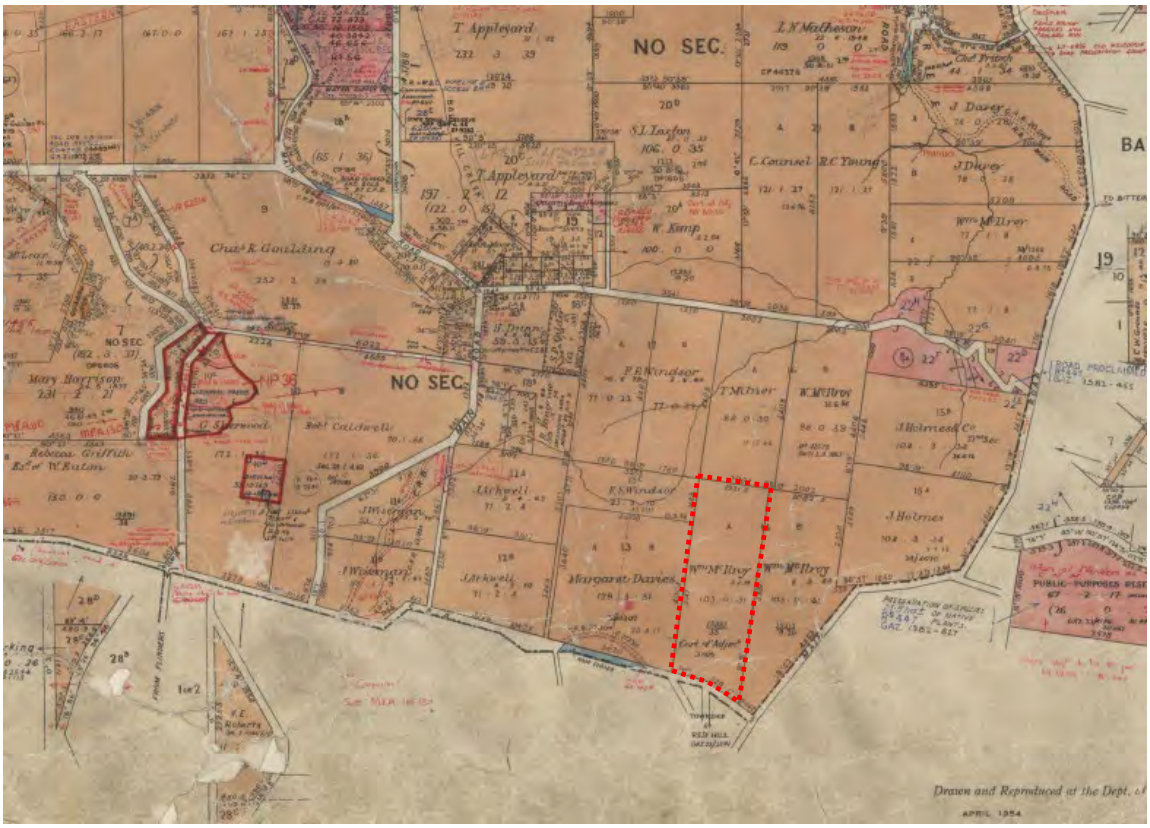
Later interwar photograph of passionfruit plantations at Red Hill
(Source: *Australasian*, 25 April 1936, p31)

1 'Red Hill', *Victorian Places*, 2014, available online
2 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p94
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4 'Harbor Hill, *Leader*, 3 March 1883, p13
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7 *The Australian Handbook*, 1903, p474
8 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p58
9 'Railway to Red Hill', *Mornington Standard,* 29 June 1899, p3
10 'Mornington Peninsula – Railway Recommended', *Argus,* 17 July 1914, p7

Place-Specific

The subject land derives from Crown Allotment 14A in the Parish of Kangerong, Country of Mornington. This large farming allotment of 103 acres and 31 perches (about 41.7ha) was purchased by William McIlroy in 1879 through land selection.[11]

Initially from Northern Ireland, McIlroy came to Australia in about 1852 and worked on the construction of Parliament House in Melbourne. He was later joined by his family in 1862 (wife, three sons and three daughters), embarking on the *Donald McKay* in Liverpool. They moved to Red Hill where they built a log house on a 700-acre parcel of land. However, its location is not known.[12] William McIlroy had extensive holdings in the Red Hill area/Kangerong Parish, which included adjacent allotments to the east and north of the subject land (nos 14B and 16B). He also purchased allotment 22B on McIlroys Road while his son William John purchased 26B to the north.[13] The McIlroy family appear to have been amongst the earliest to establish themselves at Red Hill.[14]



Plan of Kangerong Parish with Crown Allotment 14A outlined in dashed red.
(Source: K2831, PROV)

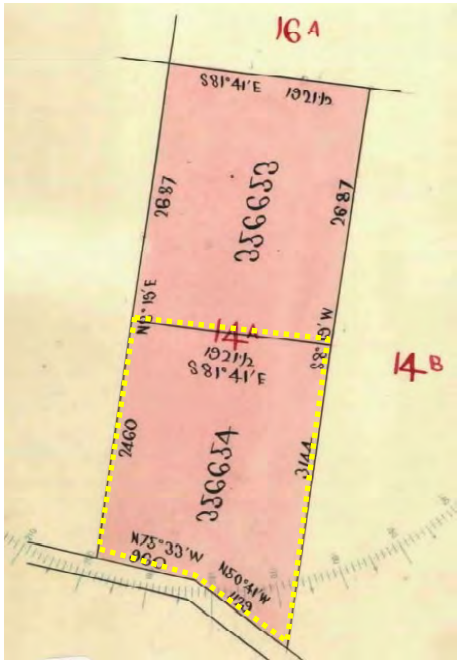
In March 1895, Crown Allotment 14A was subdivided into two approximately equal lots and the southern lot, with an area of about 50 acres fronting Mechanics Road was acquired by Charles Cleine.[15] Cleine was William McIlroy's son-in-law, having married his daughter Elizabeth in 1867.[16]

11 Certificate of Title, vol.1100, folio 884; Plan of Kangerong Parish (K2831) The parish plan identifies the Selection file as no. 13851, under Section 33.
12 'Donald McKay', *Age*, 17 November 1934, p7; Skidmore, *The Red Hill*, p14
13 Kangerong Parish Plan shows allotments 14B, 16B, 22A and 22B held by William McIlroy
14 W J Holmes, *Early memories of Red Hill*, Red Hill, 1980, p4
15 Certificate of Title, vol.2564, folio 634
16 BDM Victoria, registration 642/1867. Note Charles' surname has been incorrectly recorded on this certificate as Cliene.

The Cleine family, who were originally from Groningen in the Netherlands, were also part of the first group of families who settled in Red Hill.[17] Born in 1834, Charles Cleine fled at the age of twelve to avoid compulsory military training.[18] He likely arrived in the Red Hill area about 1865 as he is recorded in a newspaper article of 1908 as having been a fruit grower there for 43 years.[19] In 1898, he suffered an accident at Flinders.[20]

Apart from being an orchardist at Red Hill, Charles Cleine was also involved in building bridges and had a certificate for a 'donkey engine',[21] which was a small steam-powered winch used for hauling logs, etc. He was a pacifist but was reported to have been regularly drawn into fights with a local, Charley White, during WWI at Cleine's Corner, which was likely a reference to his family's residences.[22] Charles resided at Red Hill until his death on Armistice Day 1918 (11 November).[23] Charles and Elizabeth had 11 children with the youngest being Karl.[24]

The land was transferred in February 1914 to his son, Karl Cleine.[25] Karl (1886-1958) was also a well–known orchardist and was a member of the Red Hill Fruit growers and Producers Association and part of the committee that established the Red Hill District Annual Show in 1922.[26] Across his career, he was noted for the quality of his produce, for instance in 1923, he won second prize for his apple produce at the second Red Hill Horticultural Society annual show,[27] and continued to be acknowledged at the show well into the 1950s.[28]



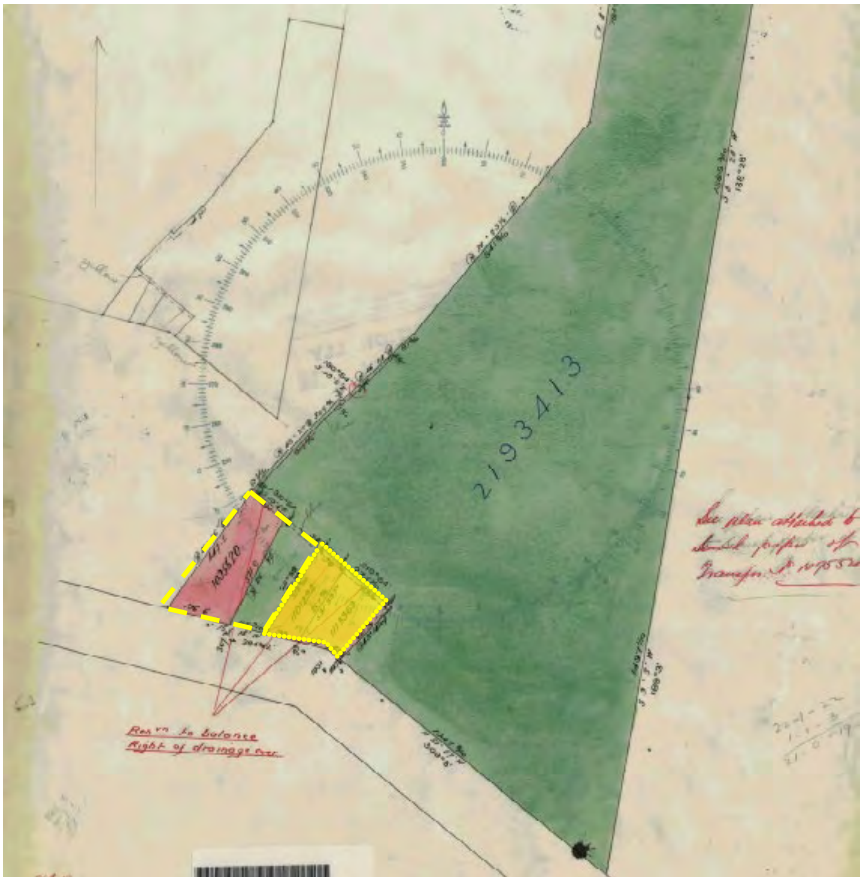
First subdivision of Crown Allotment 14A
Land acquired by Charles Cleine in 1895 outlined
(Source: Certificate of Title, vol. 1100, folio 884)



1922 subdivision of Karl Cleine's holdings
Green section was retained by Cleine, with approximate location of no. 44 denoted (star) (Source: Certificate of Title, vol. 2564, folio 634)

17 Skidmore, *The Red Hill*, p53, *Charles Cleine*, Victoria, Australia, Index to Naturalisation Certificates, 1851-1928, Ancestry.com.au
18 Skidmore, *The Red Hill*, p14
19 'Old Gardens and new orchards,' *Leader*, 30 May 1908
20 'When delivering goods in the township his horse took fright at some geese and bolted. He was knocked down, trampled on, and injured severely.' ('Flinders', *San Remo Times and Phillip Island and Bass Valley Advertiser*, 22 July 1898, p2)
21 Skidmore, *The Red Hill*, p14
22 Skidmore, *The Red Hill*, p14
23 Electoral roll records from 1906 – 1918; BDM Victoria, registration no. 12607/1918.
24 'Donald McKay', *Age*, 17 November 1934, p7
25 Certificate of Title, vol. 2564, folio 634
26 Holmes, *Early memories*, p14, Karl *Cleine*, Dromana, Victoria, Australia, Australia Death Index, 1787-1985, Ancestry.com.au
27 'News and Notes,' *Weekly Times,* 7 April 1923, p29
28 'Fine fruit at Red Hill,' *Argus*, 28 March, 1955, p9

In January 1922, Karl sold the eastern half of his holdings to Ewen Forrest (refer to image above), which relates to nos 34 + 40, while he retained the western part, which relates to no. 44.[29] Forrest was also a local orchardist/farmer.[30]



Subdivision in 1923, with the parcels relating to the residences highlighted
Land associated with no. 34 (shaded yellow) and no. 40 (dashed yellow)
(Source: Certificate of Title, vol. 4593, folio 436)

Soon after Forrest acquired the eastern half, about 22½ acres, he subdivided it (refer to above plan), creating three small house allotments along Mechanics Road.

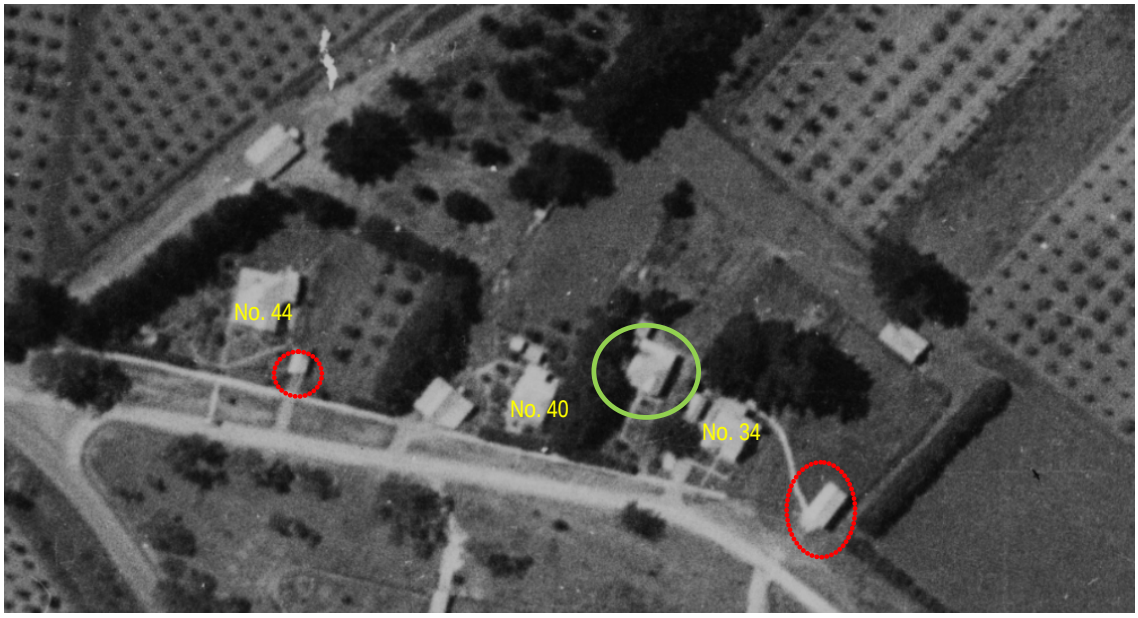
- The western half of the land now associated with no. 40, and on which the Victorian period house is located, was sold to blacksmith Edward James Russell in March 1923. In 1946, it was purchased by Philip Sidney Cleine, orchardist of Red Hill.[31]
- The eastern half of no. 40 was not associated with the Cleines but remained part of the larger holdings owned by the Forrest family.[32]
- The two parcels associated with no. 34 were acquired by Charlotte Skillen in May and July 1923.

The three houses, possibly all initially for Cleine family members, were built over about a 25-year period, beginning with no. 40, then no. 34, and finally no. 44.

29 Certificate of Title, vol. 2564, folio 634
30 *Ewen Forrest*, Australia, Electoral Rolls, 1903-1980, Electoral Date: 1921, Ancestry.com.au
31 Certificate of Title, vol. 4686, folio 182
32 Certificates of Title, vol. 4593, folio 436. Ewen Forrest died in 1934, though it was retained by members of the family until 1949; vol. 7287, folio 322

The following two aerial photographs show the development of the residences on Mechanics Road over about a twenty-year period during the mid-20th century – 1939 to 1957. The houses and various outbuildings are set in a landscape of orchards.

The 1939 aerial photograph shows the three extant houses at nos 34, 40, and 44, as well as another (between nos 34 and 40) which is no longer extant. The garage/sheds in the south-east corners of nos 34 and 44 are also evident.



April 1939 aerial photograph, with the extant houses (labelled) and outbuildings (dashed)
The house, now demosliehd, but likely built for Ewen Forest is circled (solid), on what is now the part of no. 40
(Source: *Western Port (Queencliff) Military Mapping Photography*, frame no. 2324, run 2, Geoscience Australia)

The 1957 aerial photograph shows a similar circumstance.



1957 aerial photograph, with the subject buildings indicated. No. 40 is largely concealed by vegetation
(Source: *Flinders Base Map Project*, no, 271, run 15, March 1957, Landata)

The history of the three houses is outlined chronologically: no. 40 (late 19th century), no. 34 (1917-18), and no. 44 (1925).

No. 40 – *Treetops*

The design of the house suggests it was constructed during the 19th century.

In the 1992 study, it was, however, stated that it 'was originally built as one of three identical cottages on Mechanics Road, which was then a main street. The house immediately next door has been demolished while the next cottage remains and is once a butcher's shop and then haberdashery.' Chris Ling of Dromana was said to be the builder.[33]

This reference is hard to reconcile as the surviving 'next cottage' at no. 34, which is not similar and was known to have been previously built by K Cleine and M Proser in 1917-18. There had been a house in between the two evident on the 1939 and 1957 aerials but it has since been demolished. At that time, this was on the land which had been retained by Ewen Russell.

The construction date of *Treetops* is not evident through rate books, and the earliest date traced in rate books is 1922 when Ewen Forrest subdivided the land.[34] The western half of what is now no. 40, on which the early house is located, was transferred in March 1923 to Edward Joseph Russell, a local blacksmith.[35].

The 1939 aerial photograph shows *Treetops* with a wider footprint, that is, it included rear sections behind the front section. Immediately to the north, were two small outbuildings, which are also evident on the 1957 aerial photograph. It was likely one of these was the timber blacksmiths shop, which in 1992 survived to the rear (since demolished).[36]

In 1946 the house site (western part of the current holdings) was bought by Karl Cleine's son, Philip Sidney.[37] Phillip, also an orchardist, resided at no. 40 until at least 1960.[38] He was born in 1916 and died in 2002.[39]

By 1992, the verandah had been infilled with asbestos, likely losing its original details.[40] The infill section has subsequently been removed and the open verandah reinstated.



Treetops in 1992, with an infilled verandah
(Source: *Shire of Flinders Heritage Study: Inventory of Significant Places*, p327)

33 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, vol. 2/3, December 1992, p327
34 *Shire of Flinders Heritage Study: Inventory of Significant Places*, vol. 2, p327
35 Certificate of Title, vol. 4593, folio 436
36 *Shire of Flinders Heritage Study: Inventory of Significant Places*, vol. 2, p327
37 Certificate of Title, vol 4686, folio 182
38 Certificate of Title, vol. 2564, folio 634. He is identified at this address on a contemporary title for no. 44.
39 *Philip Sidney Cleine,* Victoria, Australia, Wills and Probate Records, 1841-2009, Ancestry.com.au, *Philip Sidney Cleine,* Victoria, Australia, Birth Index, 1837-1917, Ancestry.com.au. Philip is id
40 *Shire of Flinders Heritage Study: Inventory of Significant Places*, vol. 2, p327

No. 34

According to the rate books, the house at no 34 was constructed in 1917-18 when it was part of Karl Cleine's holdings. It has been recounted that the house was constructed by Karl Cleine and Michael Alexander Prosser.[41] Prosser had recently married Edith Cleine and so was the brother-in-law of Karl.[42] Electoral roles indicate that Prosser was also an orchardist residing at Red Hill in 1918.[43]

Ewen Forest acquired the land in 1922 (as part of larger holdings) and the parcel of land on which no. 34 is now located was created in 1923, about five years after the house was constructed. It was the second allotment purchased by Charlotte Skillion, who previously acquired the adjacent parcel to the east on which the timber garage/shed is located (in May and July, respectively) and retained both parcels until 1938.[44]

Charlotte Skillen was the wife of John Alfred Skillen, who worked as a butcher until his death in 1924.[45] In 1922, John is said to have opened a branch of his business in Red Hill, buying the subject house to which a shop was attached. Charlotte mostly ran the business.[46] According to the owner of the site in 1992, a shed in front of the house functioned as both a haberdashery and butcher shop during the 1920s and was later used to store and load fruit.[47]



Charlotte and John Skillen with family
(Source: Bennett, *The Butcher, the Baker, the* …, p40)

In 1934, Karl was said to be 'still living in the old homestead at Red Hill.'[48] It is not confirmed if this reference relates to no. 44 or another building.

In 1938, both parcels of land associated with no. 34 were transferred to Thelma Thurstain, married woman of Red Hill, who owned the site for the ensuing 44 years (until 1982).[49]

The 1939 aerial photograph shows the original extent of the gabled roof section with some parts to the rear, likely skillion-roofed. The extant garage is evident in the front southeast corner of the site.

The 1957 aerial photograph shows several outbuildings/sheds to the western boundary and to the rear and the transverse gable of the house may have been extended to the south by that time.

41 *Shire of Flinders Heritage Study: Inventory of Significant Places*, vol. 2, p325
42 *Michl Alex Prossor,* Victoria, Australia, Marriage Index, 1837-1950, Spouse: Edith Cleine, Registration year 1915, Ancestry.com.au
43 *Michael Alexander Prossor,* Australia, Electoral Rolls, 1903-1980, Electoral Date: 1918, Ancestry.com.au
44 Certificates of title, vol. 4726, folio 188 and vol. 4726, folio 189
45 *John Alfred Skillen,* Electoral Rolls 1922, Ancestry.com.au, *John Alfred Skillen*, Victoria, Australia, Australia Death Index, 1836-1988, Ancestry.com.au
46 Bruce Bennett, *The Butcher, the Baker, the* ., Hawthorn 2008, p41
47 *Shire of Flinders Heritage Study: Inventory of Significant Places*, vol. 2, p325
48 'Donald McKay', *Age*, 17 November 1934, p7
49 Certificate of Title, vol. 4726, folio 188

A photograph from 1992 shows the key features of the façade being consistent with its current presentation.



No. 34 in 1992
(Source: *Shire of Flinders Heritage Study: Inventory of Significant Places,* vol 2, p325)

No 44 – *Brooklet*

The house at no. 44 was built as a family home for Karl Cleine, on his reduced holdings of 28 acres, in 1925 by Herbert William Littlejohn,[50] who was a carpenter/contractor then residing at Dromana.[51] It is unclear if the previous residence of Charles Cleine was located at the site and later removed to construct *Brooklet* or was no. 40.

Karl had previously married Myrtle Irene Sheehan in 1915 and they had three children – Philip, Sylvia, and Mavis.[52]

The property was referred to as 'Brooklet' on the titles and an extant sign on the front fence, near the intersection with Arthurs Seat Road, denotes it as 'Brooklet Farm'.

The 1939 aerial photograph shows the original main section with a small ancillary section to the north-east corner (now replaced), both of which are evident on the 1957 aerial photograph. The garage/outbuilding is also evident on both aerials photographs.

The site remained in Karl's ownership until his death in December 1958, after which it was transferred to his wife Myrtle Irene Cleine and son Phillip Sidney in February 1960 (then living at no. 40).[53] After Myrtle's death in 1964, the land was transferred to her son Phillip Sidney Cleine.[54]

50 *Shire of Flinders Heritage Study: Inventory of Significant Places*, vol. 2, p330
51 *Herbert William Littlejohn,* Victoria, Australia, Wills and Probate Records, 1841-2009, Occupation: Contractor, Ancestry.com.au, Electoral records between 1931-1963 indicate that he was a carpenter residing in Pt Nepean Road, Dromana.
52 https://www.ancestry.com.au/family-tree/person/tree/173799905/person/412316255235/facts, accessed 01.12.2022
53 Certificate of Title, vol. 2564, folio 634
54 Certificate of Title, vol. 8250, folio 937



Photograph of the Cleine family - Myrtle, Philip and Mavis Cleine (L to R) - in front of Brooklet no. 44
(Source: Ancestry, Myrtle Irene Sheehan, 1893-1964)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

3 Developing Primary Production

3.3 Establishing orchards and growing fruit

> A visitor to the Mornington district in 1855 noted that fruit trees flourished there. By the beginning of the twentieth century orchards and tree nurseries were a significant aspect of the land use of the Peninsula, particularly in Moorooduc, Red Hill, Tyabb, Hastings and Somerville…..Some of the earliest selectors who took up their blocks in the 1860s and 1870s, planted the first fruit trees. Apples and pears were the main fruits grown, although berries and stone fruit were also grown in the Red Hill area.
>
> Red Hill became a particularly strong orchardist area. A number of historic orchard properties with buildings dating from the 1890s and earlier still remain in the vicinity of the tiny township. One of the properties, which retains some pre-1890 buildings is that of William Henry Blakeley, a saw maker from Sheffield in England. Blakeley purchased the 150-acre site of an orchard property now known as Blakeleys on the Mornington-Flinders Road in 1872. Of the nine or ten other remaining Red Hill orchard properties two of them, Glenbower and Brockenhurst in Red Hill Road were associated with a well-known local family, the Holmes. This family arrived from South Australia in 1900. As well as being successful orchardists, the Holmes family played a major role in the history of the locality.

7 Building Settlements and Towns

Comparative Analysis

The *Mechanics Road Residential Precinct* is much smaller than most in the municipality and unusual that the three constituent properties all have connections with the Cleine family, being either constructed for members of the Cleine family (nos 34 and 44) or owned and occupied by a member (no. 40). This cluster of modest timber cottages is also an unusual remnant in the high reaches of the municipality.

Across the Mornington Peninsula, there are a few other precincts that have a similar profile of construction dates – Victorian, Federation and interwar periods – however are more varied in their building stock, partly due to their greater size. Of these, the Crib Point Precinct bears the closest comparison but has a markedly different character. These precincts include:

- *Crib Point Precinct*, Crib Point (HO318). This small housing estate was developed between 1915 and 1929 to the design of Saxil Tuxen, a noted urban designer. It is comprised of five houses on Stony Point Road (nos 261-269) of a similar ilk to the subject precinct, but in an urban, rather than a sylvan, setting.
- *Station Street Precinct*, Somerville (HO317). This elongated precinct (nos 30 to 64) includes buildings from the late 19th century to about 1945, mostly on the west side of the street, with one site on the east side, no. 41. It includes a more diverse array of buildings. The houses date from the Victorian, Federation and interwar periods and are predominantly timber-framed with one polychrome brick example. There are a few interspersed non-contributory places and the precinct also includes a former bank at no. 64. Among the houses are a few miner's cottage types with gable roof, Queen Anne-style houses, and bungalows.
- There are residential precincts in Sorrento with a mixture of building stock, some modest as in the subject precinct, but usually include larger, masonry buildings, some limestone, often within a coastal vegetation setting of ti-tree etc, such as HO488 (East Sorrento Precinct) and the Sorrento Historic Precinct (HO1), and so have a decidedly different character.

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, pp325-26 (no. 34), pp327-28 (no. 40), p330 (no. 44) – all 'C, Local Significance'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (timber outbuildings at front of nos 34 and 44
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Mechanics Road Residential Precinct* at 34, 40 and 44 Mechanics Road, Red Hill is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the coloured boundaries as shown on the aerial map below, which are defined as:

- the land associated with no. 34, the whole property as defined by the title boundaries (yellow dashed lines),
- the land associated with no. 40, the area extending from the front title boundary to 5 metres behind the house (blue dashed line), and
- the land associated with no. 44, the area extending from the front title boundary to 5 metres behind the house (red dashed line).



Recommended extent of heritage overlay
(Source: Nearmap, April 2022)

Gradings Table

No	Street	Grading
34	Mechanics Road	Contributory
40	Mechanics Road	Contributory
44	Mechanics Road	Contributory

DEVON ORCHARDS COOL STORE (FORMER)

Address	1211 Mornington-Flinders Road, Red Hill
Significance	Local
Construction Date	1939
Period	Late Interwar
Date Inspected	March 2022



(Source: RBA, March 2022)

Statement of Significance

What is Significant?

The *Devon Orchards Cool Store (Former)* at 1211 Mornington-Flinders Road, Red Hill, is significant. It was constructed in 1939 at the behest of Wallace Bruce Douglas Jarman, an English immigrant who established one of the Mornington Peninsula's most extensive orchards over the 1920s. The Jarman family continued operations of *Devon Orchards* into the late 20th century.

The significant elements of the *Devon Orchards Cool Store (Former)* are its gabled form and attached skillion-roof volume, short-sheeted corrugated metal roof cladding, walls of weatherboard, double doors, and original windows.

Sheds attached to the north elevation are not significant.

How is it Significant?

The *Devon Orchards Cool Store (Former)* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Devon Orchards Cool Store (Former)* is of historical significance as a voluminous, well-engineered example of its type. It is distinguished as the first privately built cool store in the Red Hill district, which was also completely automated. It preceded a wave of cool store development by individual orchardists during the postwar period. These aspects – its early construction, size, and specialisation – are notable to an area once defined by the fruit-growing industry and reflect the volume and intensity of

production at William Jarman's famed *Devon Orchards*. The place's proximity to *Devonia* (HO144), Jarman's 1926 bungalow, which lies to the north, is also of interest. (Criterion A)

The *Devon Orchards Cool Store (Former)* is of aesthetic significance as a sizable, generally intact timber building. Its utilitarian form is evocative of rural industry and the labours and enterprise of orcharding before the advent of contemporary cool storage methods. Cool store buildings, particularly of this scale, contribute to the local distinctiveness of the Red Hill area, but surviving examples are becoming scarce. (Criterion E)

Description

The *Devon Orchard Cool Store (Former)* is located some 70m back from the east side of the Mornington-Flinders Road, immediately south of the *Devonia* bungalow (HO144). Despite this setback and roadside plantings, the cool store building is fairly visible from the public realm, with a clear line of sight to the place via a packed earth vehicular path, which provides access to the property. Its setting is that of a working farm with a row of contemporary metal sheds in the background.



Oblique aerial photograph of *Devon Orchard Cool Store*, facing south
(Source: Nearmap, February 2021)

The cool store is a large-scale building with a rectangular footprint. It has a broad gabled roof, the ridgeline of which runs parallel to the nearby road, clad in different sheeting types with integrated skylights. Some short-length sheets in the south quarter of the roof likely indicate early fabric.

The shed is of timber-framed construction, with wooden stumps evident on most elevations. Walls are chiefly of unpainted weatherboards, although the south elevation and part of the associated plane in the east have been clad in corrugated metal sheeting. The skillion-roofed weatherboard volume attached to the west elevation of the gabled form is likely original or early in origin.

There is a double-width entry in the south elevation with a pair of timber battens and other vertical or horizontal windows in the west. Some windows have been covered or boarded up. A similar arrangement seems to exist on the east elevation. The imprint of a former large opening is evident in the north elevation. Sliding doors, if evident, are likely original. A compact corrugated metal shed and timber lean-to is also attached to the latter.



West elevation
(Source: courtesy of Dromana & District Historical Society, 2020)



West elevation from Mornington-Flinders Road
(Source: RBA, March 2022)

History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From the late 1850s, these pastoral runs were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[3]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the 1860s and 1870s, apple and pear growing became well-established between Somerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. The opening of the Stony Point railway (1889) provided rapid access to the Melbourne and overseas markets, which made the industry highly profitable.[4] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Small (3 to 10 acres) and large (30 to 60 acres) orchard holdings worked by families, often for several generations, predominated. The industry also employed a multitude of itinerant workers – mostly female – in the laborious tasks of fruit picking and packing.

In Red Hill and Main Ridge, many workers were recent immigrants from Italy and later brought land in these localities, forming a distinct presence.[5] From the early 1900s, the widespread adoption of refrigerated cool stores in the area supported a veritable boom in the district's fruit-growing industry, making it one of the largest in Victoria. Cool stores were vital as they allowed growers to store their products safely until the market was favourable. State government incentivised fruit production, including constructing many of the largest cool stores. These were soon taken over by local co-operatives, which continued to build new stores and develop those existing into the postwar period. As the scale of production increased over the 20th century, the number of packing sheds – both related to co-operative cool stores or erected on private land – increased.[6] Orcharding remained the region's mainstay until the 1970s when industrial and residential development and the proliferation of hobby farms began to push many fruit growers eastwards into Gippsland.[7]

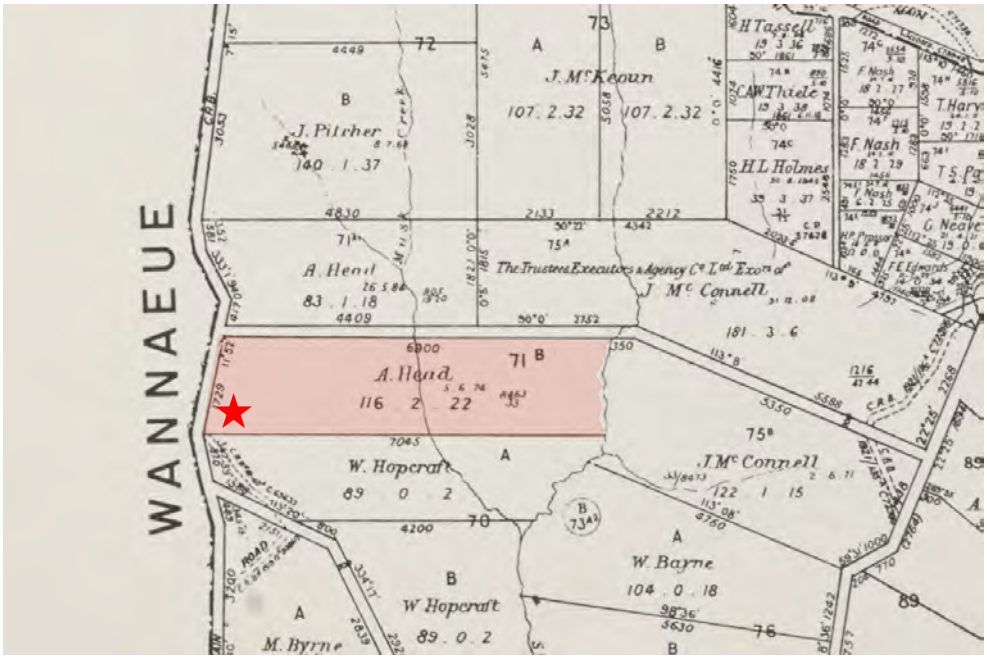


Posed scene within Somerville's Packing Shed (demolished), 1940s. (Source: Somerville, Tyabb & District Heritage Society via Culture Victoria, available online)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
4 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9
5 Jill Phillips, 'History Corner: Little Italy', *Hill 'N' Ridge*, July 2018, Issue 57, p9, available online
6 Leila Shaw, *She's Apples: a history of fruit tree nurseries, orchards & cool stores, 1853-1994*, Tyabb, 1996, p6
7 'Tyabb', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 71B of the Parish of Balnarring, Country of Mornington. This approximately 116-acre (47 ha) holding, extending from the Mornington-Flinders Road (west – initially known as 'Flinders Road') to the middle fork of the headwaters of Stony Creek (east), was purchased by Alfred Head in 1874 for £117.[8] Early surveys described the area as 'Good agricultural soil, timbered with messmate [*stringybark*], peppermint gums and covered with acacia'.[9] Prior to its freehold sale, the area was encompassed within the vast 'Cape Schank' run (9,600 aces), which had been established in 1838 and broken up from the mid-1850s.



Extract from the parish map with Head's 1874 grant ('Fern Valley') shaded red – the approximate future location of the *Devon Cool Store (Former)* is indicated by the star
(Source: *Balnarring, Country of Mornington*, Department of Lands and Survey, 1871, SLV)

The long-lived Alfred Head (1844-1935), a fervent Methodist born in Hawthorn to English immigrants, took up the grant as a farm, naming it 'Fern Valley'.[10]

In 1884, Head also purchased Crown Allotment 71A (approximately 83 acres/33 ha) and was known to have leased at least one other nearby agricultural property ('Dalkeith Park').[11] A description of his farm in 1909 described '20 acres in orchard and 20 acres under other cultivation, but the greater part of his land was in its natural state'.[12] Head was also elected as a councillor for the Flinders and Kangerong Shire on two occasions (1881, 1886).

In 1925, Wallace Bruce Douglas Jarman purchased the southern part of *Fern Valley* (Crown Allotment 71B) from Head,[13] after previously having acquired about half (40 acres/16 ha) of the northern portion of Head's farm (Crown Allotment 71A) in circa 1919. He initially built a modest dwelling at the latter.[14] Jarman's property became known as 'Devon Orchard'.

8 Certificate of Title, vol. 704, folio 792
9 *Special and Country Land in the Parishes of Balnarring, Kangerong, Wannaue, Country of Mornington*, undated, B73A, Put-away maps, Landata
10 Ancestry.com.au, public family tree
11 Itellya, 'Dictionary History of Red Hill, Vic.', *familytreecircles*, nd, available online
12 'At Red Hill', *Mornington Standard*, 17 February 1906, p2
13 Certificate of Title, vol. 5026, folio 163
14 Jarman's first peninsula residence may survive in modified form at 1175 Mornington-Flinders Road, Crown Allotment 71A. Jill Phillips, 'From 1913 — WWII The Jarmans of Devon Orchards', *Hill 'N' Ridge*, issue 56, May 2018, p9

Jarman (1878-1941), born in Devon, England, had immigrated to Victoria in 1914 with his wife Daisy Maria Jarman (*née* Dyer) (1876-1955) and six children.[15] On arrival he was 'not overburden with capital', but in possession of 'sound cultural experience acquired as a professional gardener' in Torquay.[16]

In Melbourne, Jarman may have worked at Fitzroy Gardens (VHR H1834) but appears to have soon shifted his focus to the Mornington Peninsula.[17] His activities and horticultural/orcharding expertise were often the subjects of regular press attention. For instance, in 1922, the *Weekly Times* described the establishment and formative period of *Devon Orchard*, suggesting that he had been likely leasing the southern part of Head's *Fern Valley* (Crown Allotment 71B) prior to its transfer:

> The possibilities of settlement in Victoria came under notice through the lectures of a Government representative and the Devonshire nurseryman [*Jarman*] decided to emigrate. On arrival in this country he inspected different parts of the State, including the irrigation areas at Rochester, Shepparton, and other places. He was induced to visit the Red Hill district, and was immediately impressed with the advantages offering.
>
> At a cost of £7 an acre a timber covered block of 40 acres was acquired [*Crown Allotment 71A*]. The land was cleared, and portion was ready in the following year to be planted with strawberries … After provisions had been made for the cultivation of strawberries, other portions of the holding were planted with fruit trees, mostly apples. These made rapid growth, and the bearing stage was reached in five years. In the meantime, strawberries and vegetables furnished profitable returns, and developmental work was not difficult.
>
> Mr Jarman is now the owner of 160 acres of excellent orcharding land, and there are 40 acres under fruit trees … He is now comfortably situated, and regarded as one of the most capable orchardists and vegetable growers in the Red Hill district.[18]

In 1926, a year after the consolidation of his ownership, Jarman commissioned the construction of a sizable and distinctive Craftsman-influenced bungalow in the north-western part of Crown Allotment 71B and named it *Devonia* (HO144).[19] Designed by the Glen Huntly-based architect William Hunt, its bricks were transported by paddle steamer from Melbourne to the Dromana pier, along with 30 leadlight windows, and North American-imported timber. As befitted the head of a family of devout Anglicans, Jarman made *Devonia* available for Sunday services until the erection of St George's in Red Hill.[20]

At its peak, *Devon Farm* is believed to have been around 200 acres (81 ha) in extent with upwards of 120 acres under orchard.[21] It was widely considered one of the largest orchards on the Mornington Peninsula during the interwar years and regularly held up as a 'model farm'.[22]

> Mr. Wallace. B. Jarman's orchard Devon Fruit Farm, is situated on the main Flinders road about two and a half miles from Red Hill, and extends over 187 acres of some of the best land to be had in the district. Roughly speaking, about two-thirds of it is cleared. This portion, having an easterly aspect and a nice, even slope down to one of the two creeks running through the property, is easily cultivated, well drained, and, in short, an ideal spot for an orchard. […]
>
> The orchard blocks vary in area for 25 acres (the largest) to six acres, and comprise a total area of 50 acres. Each is bounded on its north, south, and west sides by well-grown shelter belts of Pinus insignis, which were planted at the same time as the fruit trees. […]
>
> The trees, the oldest of which are 15 years, and range from that down to two and three years, are almost wholly apples—Jonathans, Five Crowns, Rome Beauty, Stuart's Seedling, Rokewood, Yates, Granny Smith, and Tasma being those most extensively planted. But there are other varieties doing equally well. Pear trees are less in evidence, but look remarkably healthy and prolific. […]
>
> Besides growing fruit, Mr. Jarman is the producer of large quantities of vegetables, and employs at times as many as nine persons. A large motor-truck, always loaded to capacity, travels to and front the Victoria Market at least three times a week, and very often six times. The principal vegetables grown are cabbages, peas, beans, cauliflowers, and Brussels sprouts.[23]

15 Ancestry.com.au, public family tree
16 Cultus, 'British Settler Does Good Work at Red Hill', *Weekly Times*, 14 September 1929, p64
17 Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p361
18 'Horticultural Activities: Fruitgrowing at Red Hill', *Weekly Times*, 7 January 1922, p24
19 Context *Shire of Flinders Heritage Study: Inventory of Significant Places*, p361
20 Phillips, 'From 1913 — WWII The Jarmans of Devon Orchards', p9
21 'British Settler Does Good Work At Red Hill', *Weekly Times*, 14 September 1929, p64; and 'Red Hill is eminently Suitable For Many Branches of Orcharding', *Weekly Times*, 18 December 1937, p24
22 Phillips, 'From 1913 — WWII The Jarmans of Devon Orchards', p9
23 V.P.W., 'Fruitgrowing: Devon Fruit Farm', *Australasian*, 8 March 1930, p40



'Beautiful Home of Mr W. Jarman At Red Hill' – *Devonia* (façade and north elevation)
(Source: *Weekly Times*, 14 September 1929, p64)



Undated photograph of the Jarman family and farm workers at *Devon Orchards* – William Jarman is believed to be holding the tray
(Source: *Western Port News*, 17 April 2019, p30)

In 1934, much of the property was transferred into the ownership of 'Devon Orchards Proprietary Limited', which was a family-run business.[24] Jarman's children appear to have been prominently involved in the workings of the farm (as typical for such enterprises) and became well-known across the Peninsula in a range of fields, including local politics.[25]

In response to the scale of activity at the farm, the *Devon Orchards Cool Store* was reported as constructed in early 1939 and, at the time, was described in the press as 'the first privately owned cool store' in the district of Red Hill.[26] It is was also noteworthy as the first totally automated private cool store with two large refrigerated chambers powered by three-phase power wired in from Dromana, which allowed for 15,000 cases to be accommodated.[27]

As a comparative, the large-scale *Red Hill Co-operative Cool Store* (rebuilt 1930) – which serviced the majority of the locality's many orchards – had a capacity of 37,000 cases.[28] Jarman was likely well-informed about advances in cool store design and technology via his involvement in administrating the Red Hill Co-op and stated interest in American advances.[29] It is possible that the *Devon Orchards Cool Store* was also offered for commercial use by other orchards.[30]

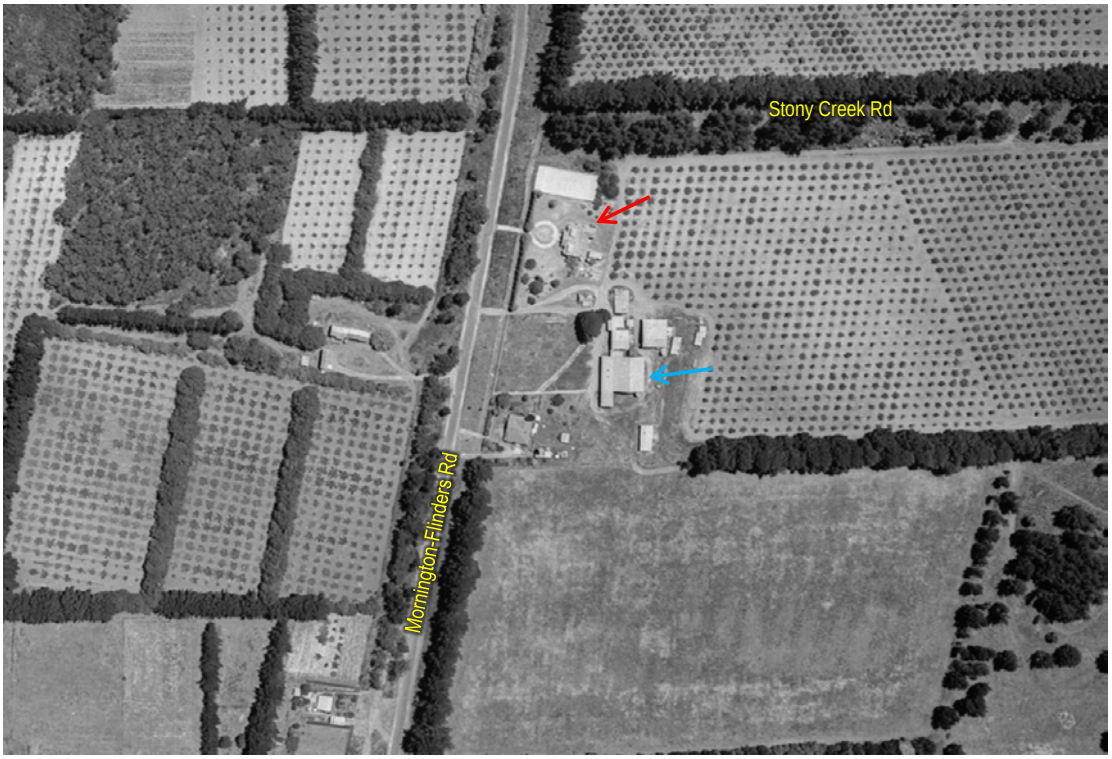
The produce of *Devon Orchards* shifted over time in relation to the market and changing on-ground conditions. An early focus on strawberries dissipated by the late 1920s due to diminishing returns but was replaced with market gardening. Fruit growing – apples, pears, plums – appears to have remained a constant into the postwar period. *Devon Orchards* was noted during the interwar years as a site of employment for recent Italian migrants and during the Second World War, the property was worked by the Australian Women's Land Army.[31]

From the 1960s, activities on the property diversified, with Jarman's sons instigating cattle grazing, turkey production and poultry farming alongside orcharding.[32] *Devon Orchards* appears to have been broken up in the early 1980s, with most of the land passing out of Jarman family's ownership. It was during this phase that the holding on which the *Devon Orchards Cool Store* is situated was subdivided from *Devonia* (HO144) in 1982.[33]

24 Certificate of Title, vol. 5027, folio 163
25 Peter McCullough, 'David Jarman – farmer, family man, and respected community leader', *Western Port News*, 17 April 2019, p30
26 'Cool Store For Fruit: Red Hill', *Argus*, 7 January 1939, p10
27 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p48-9
28 *Weekly Times*, 30 September 1933, p52
29 'British Settler Does Good Work At Red Hill', *Weekly Times*, 14 September 1929, p64
30 'Flinders Shire Election', *Standard*, 1 June 1944, p2
31 Phillips, 'History Corner: Little Italy', p9
32 McCullough, 'David Jarman – farmer, family man, and respected community leader', p30
33 Plan of Subdivision, LP140629



Aerial photograph, dated 1957, depicting Crown Allotment 71B (dashed yellow) – the core of *Devons Orchard* – the cool store, south of *Devonia*, is indicated by the blue arrow
(Source: *Flinders Base Map Project*, Run 16, Frame 116, Landata)



Close-up of *Devonia* (red arrow) and the *Devon Orchards Cool Store* (blue arrow) – note the extension of the western skillion volume beyond the south elevation of the place, since deleted
(Source: *Flinders Base Map Project*, Run 16, Frame 116, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Comparative Analysis

The dominance of orchards in the central and western parts of the Mornington Peninsula between the 1860s and late 20th century resulted in a distinctive cultural landscape of orchards, planted wind-breaks and shelterbelts, damns, roads and tracks (some unsealed), railways, orchard residences, and corrugated water tanks. Prominent among built elements are the remaining cooling stores and packing sheds. These buildings, generally gabled and clad in weatherboard, fibre-cement ('fibro'), corrugated metal sheeting, or a mixture, feature double doors (often sliding) for ease of access and range widely in scale. Such sheds were designed as functional buildings that could be enlarged with skillion-roofed volumes or extended.

Differentiating between a coolstore building and a packing shed requires documentary evidence, local knowledge, or an internal inspection. In many cases, both packing and refrigerated storage functions were combined under the same roof. Generally, coolstores often incorporate more elaborate components and internal spatial arrangements, such as cooling towers and chambers, engine rooms, offices, etc.

Coolstores developed over the 1910s and 1920s in line with advances in refrigeration technology. These buildings contained at least two chambers, with packaged fruit placed in the first compartment at outside temperatures and slowly cooled before being transferred to the main chamber, which kept the fruit at an unchanged temperature. Such a process – of which there was a myriad of variations – dramatically improved the condition of the fruit and prolonged its seasonal availability, enabling orchardists to supply distant markets and better manage supply and demand.[34] Various insulation methods for the chamber walls were employed, with some evidence that packing the walls with wood shavings was common on the Mornington Peninsula. High ceilings and specialised duct and ventilation systems are also standard internal features of coolstores.

The state government appears to have constructed the first coolstore in the district at Tyabb in 1914. Local agricultural co-operatives took advantage of changed legislation in 1915 to acquire government coolstores and run them on a communal basis as well as construct new coolstore facilities (Somerville, Hastings, Merricks North, and Red Hill), typically in the vicinity of the railway heads. The coolstores at Sommerville and Hastings have since been demolished. From the 1930s, in particular, some of the larger orchardists also constructed their own private coolstores.[35] There were an estimated 70 of these in the municipality by the mid-1960s.[36] Many appear not to have survived.

There are several coolstore buildings included on the Schedule of the Heritage Overlay (HO) for the Mornington Peninsula Shire. These include two of the former co-operative coolstores:

- *Former Government Cool Store*, 13 Peacock Road, Tyabb (HO313, part of HO289). A mammoth coolstore/packing shed complex with hipped, gabled, sawtooth, and skillion roofed sections close to Tyabb railway station. Walls are predominantly weatherboards. The sprawling building was established in 1914 to the design of the Public Works Department. Additions occurred during the 1920s and mid-1940s when it was operated by the local co-operative. The pre-eminent surviving example of its type in the municipality.
- [Red Hill] *Co-operative Cool Store*, 165 Shoreham Road, Red Hill South (HO314). Only the gabled corrugated metal appears to relate to the orcharding phase of the place. It was a packing shed built in 1930 to replace an earlier coolstore/packing shed that had been destroyed by fire. The new coolstore was a commodious detached weatherboard structure built immediately west, but it has since been demolished. There was also a railway siding at the rear.[37]

34 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, p24
35 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p48
36 Shaw, *She's Apples*, p6
37 V.P.W., 'Fruitgrowing: Red Hill Cool Store', *Australasian*, 15 March 1930, p40

A small number of private coolstores are also subject to heritage protection:

- *Two Bays Orchard Packing Sheds*, 475 Moorooduc Highway, Moorooduc (HO139). A substantial collection of private coolstore and packing buildings associated with what was once the Peninsula's most extensive orchard developed, it is believed from the 1910s. The footprint and fabric are much altered.
- *John Brunning & Sons Complex, Trees*, 48 O'Neills Road, Sommerville (HO311). A large private gabled coolstore/packing shed of weatherboard and corrugated metal sheeting nearly encircled by a raised enclosed skillion loading platform, likely built circa 1931. The listing also includes two interwar bungalows and various trees.
- *The Barn, Merricks North Cool Store*, 51 Old Bittern-Dromana Road, Merricks North (HO310). A large postwar (1948) gabled coolstore building running lengthwise to the road with attached skillion volume in the west and north. Walls display a weatherboard dado and 'fibro' batten sheeting. Large, rectangular, multipaned windows are original. It was built for the Red Hill Co-operative to the design of a Box Hill architect, L.A. Young. There is an associated detached packing shed located to the east, but it is screened from the public realm.



Somerville Coolstore, destroyed by fire.
(Source: courtesy of Graeme Butler)



Red Hill Co-operative Packing Shed (left) and Coolstore (right, demolished). (Source: *Weekly Times*, 30 September 1933, p52)

Compared to the above-identified cool stores and packing sheds, the *Devon Orchards Cool Store (Former)* presents as a reasonably intact and substantial example, particularly as it resulted from private development. The hulking government or co-operative built packing sheds and cool stores, which were often of double height and clustered in complexes, are effectively their own subset – reflecting public investment and pooled resources.

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, p357 – 'C, Local Significance' (also unable to be inspected)

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Devon Orchards Cool Store (Former)* at 1211 Mornington-Flinders Road, Red Hill is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map below, which is defined by a polygon that extends from the building line to the north, south, east, and west by 5 metres.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, November 2021)

PARINGA ROAD REMNANT ORCHARD FABRIC GROUP

Address	8, 30, 31 and 35 Paringa Road, Red Hill South
Significance	Local
Construction Date	Late 1920s, 1930s, 1940s
Period	Late Interwar/Postwar
Date Inspected	December 2020



31 Paringa Road
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Paringa Road Remnant Orchard Fabric Group* at 8, 30, 31 and 35 Paringa Road, Red Hill South, is significant. It comprises four dispersed gabled buildings, often with skillion attachments, which were constructed as packing sheds and cool stores by several families who developed orchards on either side of Paringa Road. This activity occurred following the area's subdivision as part of the enormous Red Hill Railway Station Estate (1922). The sheds appear to have been constructed over the interwar and postwar years by the initial families that developed small-scale orchards and farms along Paringa Road.

Significant elements in the *Paringa Road Remnant Orchard Fabric Group* are gabled forms with attached lean-tos, ridge ventilators, timber loft doors, corrugated metal (roof and walls, originally short sheets), fibre-cement panels and battens, and sliding metal or timber doors.

Late 20th-century additions are not significant, including the attached rear skillion shed at 8 Paringa Road.

How is it Significant?

The *Paringa Road Remnant Orchard Fabric Group* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Paringa Road Remnant Orchard Fabric Group* is of historical significance as a reflection of interwar and postwar fruit-growing activities in the Red Hill area. Orcharding has defined the development and character of this community from the late 19th century, undergoing a marked expansion following the establishment of a station at the then-hamlet in 1921. In its wake, the subdivision of the Red Hill Railway Station Estate made over 1,000 acres (approx. 404 ha) of largely uncleared land to the southwest of the settlement available for agricultural development. Several small to medium-sized family-run orchards emerged along Paringa Road between the late 1920s and 1950s. A land use that the presence of the sheds signifies. (Criterion A)

The *Paringa Road Remnant Orchard Fabric Group* is of representative significance for the individual and collective capacity of the sheds to illustrate examples of relatively small-scale, privately built, cool stores and packing sheds from the interwar and postwar years. Such utilitarian gabled structures, clad in corrugated metal or fibre-cement sheeting, are expressive of the additive, functional qualities of traditional farm buildings and support the landscape quality of Paringa Road. Group members are also generally intact and readily interpretable 'in the round' from the public realm. Such buildings contribute to a broader place distinctiveness but are becoming rare, particularly examples of this size on private property. (Criterion D)

Description

Paringa Road is located to the southeast of Red Hill South township, running off Point Leo Road to the north, then meandering to the east where it terminates at a turning circle. It is a lightly trafficked, single-lane, predominantly bitumen road and approximately 2.2 km in extent. The topography on either side is undulating and cleared, characterised by orchards and paddocks with a remote backdrop of forest regrowth along the arms of East Creek in the north and south. The subdivision pattern established in the early 1920s – large rectangular blocks – remains legible.

Broader views from the road are often truncated by dense windbreaks or shelterbelts of native/indigenous and exotic trees or suddenly revealed by gaps or intervals in the plantings. There is a scenic quality to the landscape views and vistas from Paringa Road, for which the locality is widely noted. Most of the allotments flanking Paringa Road accommodate a small cluster of buildings – typically a homestead (interwar, postwar, contemporary) and some ancillary buildings (sheds, orchard processing, stables, etc.). Some winery estates, clustered at the start of the road, have larger built footprints. Fencing is rural and varied but generally late 20th century or recent in origin.

Scattered along Paringa Road are several small to medium-scale utilitarian buildings, likely packing sheds (generally corrugated metal sheeting) and cool stores (commonly fibre-cement sheeting), which originate from the late interwar or postwar period development of orcharding in the locale. These places have been built at a small setback from the road – allowing for considerablebut variable visibility – and are detailed in the Schedule below.

Schedule of Remnant Orchard Fabric Group

Image	Assessment
 (Source: RBA, December 2020)	*35 Paringa Road* Pair of conjoined sheds with road-facing gables. Roofs clad with metal sheeting. Isolated in rural setting. The northern shed is taller than its counterpart and clad in fibre-cement sheeting, divided into vertical panels by battens. Its frontage has a large metal sliding door with a small timber boarded loft door in the gable end. The southern shed was likely built around the same time but has been re-clad in new corrugated metal sheeting. It has a single central door of timber boards. Exposed rafter ends are evident on its south sides. The attached skillion volume (south) may be a later addition.



(Source: RBA, December 2020)

31 Paringa Road

A varied assemblage of interlinked gabled and skillion forms. Near to a contemporary home.

The front street-facing gable is flanked by lean-to volumes, although the latter in the north is dilapidated (note exposed 'bush' poles). Roof and walls are clad in short-sheeted corrugated metal.

There is an offset timber board door in the frontage of the gabled form with a sliding metal door apparent in the north skillion.

Attached at the rear is a taller gabled form with a metal ridge ventilator. It was added post-1957. Walls are clad in fibre-cement sheeting divided into vertical panels by battens. There is a small loft door of timber boards in its street-facing gable end.



(Source: RBA, December 2020)

30 Paringa Road

Double height shed with a broad gable traverse to the road. It has a ridge ventilator and is clad in contemporary corrugated metal sheeting (originally short-sheeted).[1] There is a skillion volume attached to the north.

Both forms are clad in fibre-cement sheeting divided into vertical panels by battens. Metal sliding doors are evident in the side elevations of the rear lean-to. Various ancillary attachments (likely refrigeration/power units).

Close to postwar weatherboard homestead and partly screened from the public realm by plantings.



(Source: RBA, December 2020)

8 Paringa Road

Pair of conjoined sheds with the gabled roofs clad in contemporary corrugated metal sheeting. The western shed is parallel to the road and includes a rear skillion volume, while the eastern gabled building faces the road (timber board loft door).

Both have walls clad in fibre-cement sheeting divided into panels by battens. At the western shed, sheeting is laid vertical with a horizontal upper band (western shed). This pattern is reversed at the eastern shed, with horizontal sheeting to the walls and vertical to the gable end. There is also a concrete brick plinth evident at the east shed.

There is a timber board (front) and metal sliding door (visible side elevation) at the western shed.

The cavernous double-height, corrugated metal lean-to attached to the rear is a later addition.

1 Google Street View – July 2014

History

Contextual

he Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[2] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[3]

From the late 1850s, these pastoral runs were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[4]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the 1860s and 1870s, apple and pear growing became well-established between Somerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. The opening of the Stony Point railway (1889) provided rapid access to the Melbourne and overseas markets, which made the industry highly profitable.[5] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Small (3 to 10 acres) and large (30 to 60 acres) orchard holdings worked by families, often for several generations, predominated. The industry also employed a multitude of itinerant workers – mostly female – in the laborious tasks of fruit picking and packing.

In Red Hill and Main Ridge, many workers were recent immigrants from Italy and later brought land in these localities, forming a distinct presence.[6] From the early 1900s, the widespread adoption of refrigerated cool stores in the area supported a veritable boom in the district's fruit-growing industry, making it one of the largest in Victoria. Cool stores were vital as they allowed growers to store their products safely until the market was favourable. State government incentivised fruit production, including constructing many of the largest cool stores. These were soon taken over by local co-operatives, which continued to build new stores and develop those existing into the postwar period. As the scale of production increased over the 20th century, the number of packing sheds – both related to co-operative cool stores or erected on private land – increased.[7] Orcharding remained the region's mainstay until the 1970s when industrial and residential development and the proliferation of hobby farms began to push many fruit growers eastwards into Gippsland.[8]



Posed scene within Somerville's Packing Shed (demolished), 1940s. (Source: Somerville, Tyabb & District Heritage Society via Culture Victoria, available online)

2 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
3 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
4 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
5 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9
6 Jill Phillips, 'History Corner: Little Italy', *Hill 'N' Ridge*, July 2018, Issue 57, p9, available online
7 Leila Shaw, *She's Apples: a history of fruit tree nurseries, orchards & cool stores, 1853-1994*, Tyabb, 1996, p6
8 'Tyabb', *Victorian Places*, 2014, available online

Place-Specific

Paringa Road traverses Crown Allotments 85A/B, 86 A/B and 87B of the Parish of Balnarring, Country of Mornington. An early survey described the area as 'Fine agricultural land, timbered with Gums, Messmate [*stringybark*] & peppermint and with hops [*hop wattle*] & acacia scrub'.[9] The western arms of East Creek traversed the allotments. Before its freehold sale, the area was encompassed within multiple pastoral runs due to its location at the intersection of the Tuerong, Arthur's Seat, and Mintons/Mantons Creek leases.



Extract from the Balnarring Parish Plan georeferenced to a contemporary map showing the location of Paringa Road, which traced in dashed red (Source: PROV Map Warper, https://mapwarper.prov.vic.gov.au/maps/216#Preview_Rectified_Map_tab)



Photograph of the Tuck-Strong Sawmill at Red Hill, 1890s, illustrating the extent of land clearance occurring in parts of the area at the end of the 19th century (Source: George Rose, SLV, http://handle.slv.vic.gov.au/10381/153103)

9 *Special and Country Land, Parish of Balnarring, Country of Mornington*, undated, B74, Put-away maps, Landata

Most of these allotments were purchased by James Buchanan in 1865 at an auction for the 'selection of agricultural areas', mostly in the Country of Mornington, held at the Royal Exhibition Building. Alongside some 500 other 'selectors', Buchanan dropped his ticket in a box, which 'was well shaken' with names randomly drawn for an opportunity to point out the land desired for selection on a large map. Buchanan was the leading buyer of the day, acquiring rights to some 632 acres in the Parish of Balnarring.[10] It appears that Buchanan had exercised his right under the *Land Act 1862* (Duffy Act) to purchase most of his selection outright by 1878 when he is stated as the owner (not selector) on the parish plan.[11]

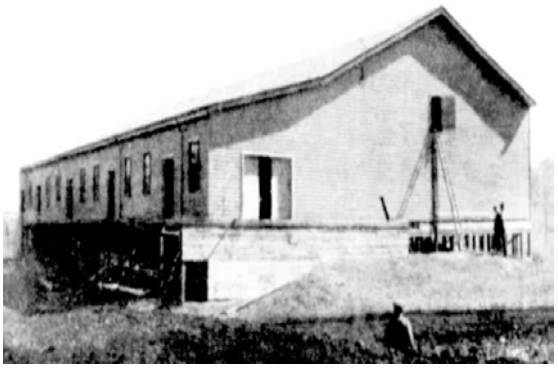
Buchanan (1827-1914), born in Scotland, was an influential pastoralist and farmer based chiefly in the Berwick region, which he represented as a member of the legislative council (MLC) over the late 19th century. He was also heavily involved in the Mornington Farmers' Society; however, Buchanan does not appear to have actively developed his thickly forested holdings along Point Leo Road, which included the subject land.[12]

The township of Red Hill (now Red Hill South) had been gazetted on elevated land to the northeast of Buchanan's holding in 1862. A small rural community had emerged by the early 1870s (pop. 150 in 1903). From the late 19th century, fruit growers and farmers in the area commenced agitating for a railway link to the settlement, framing it as the infrastructure catalyst to unlock the area's agricultural and tourist potential.

By 1876, Buchanan's property had been acquired along with several other continuous Crown Allotments by a well-known government surveyor (later Surveyor-General), Michael Callanan, amassing some 1,864 aces (754 ha).[13] The majority of this holding – some 1,168 acres (472 ha) – passed to Sinon Callanan, also a government surveyor and presumably a family relation in 1909. Jeremiah Lucious 'Jerry' Nolan, a civil engineer and back pocket for the Fitzroy Football Club, was also a joint proprietor.[14]

Callanan and Nolan continued to 'land bank' this estate until the early 1920s, when the Bittern-Red Hill railway link was finally realised – an event that instigated a property boom in the locale. The official opening of the station at Red Hill in December 1921 was covered by the press in a celebratory tone, mainly ignoring the more sober predictions of the railway department about the financial viability of the line:

> They came from the orchards on the hills and valleys of Mornington Peninsula yesterday to witness the official opening of the railway extension of 10 miles from Bittern to Red Hill. For nearly 40 years these settlers had been struggling for a line, and as the first passenger train steamed into the new station at the foot of the hills they saw the consummation of their hopes … They claimed that it would give a great impetus to the fruit-growing industry; that it would open up virgin country for settlers; that it would create another profitable and picturesque tourist resort, that it would lead to the expansion of the district generally … For a period of years Red Hill had been asleep, and the old settlers were gradually dropping out. Then came the war, and the district began to shake off its lethargy. Now it is being vitalised by the infusion of new blood and the introduction of fresh method; there is a growing air of virility about the place. In a degree the returned solider orchardists have been responsible for the change, and Red Hill is now succeeding through the elements of experience and youth.[15]



Newly built Red Hill Co-operative Cool Stores, near railway, replaced in 1930 (HO314) (Source: Weekly Times, 18 June 1921, p33)



'Forty Years for Railway Rewarded—Opening of Bittern to Red Hill Line' (Source: Table Talk, 8 December 1921, p26)

10 'Opening of the Agricultural Areas', *Age*, 23 May 1865, p5
11 W. Thorn, *Balnarring, Country of Mornington*, 28 November 1878, B74(2), Put-away maps, Landata
12 J. Ann Hone, 'James, Buchanan (1827-1914)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 1969, available online
13 Certificate of Title, vol. 835, folio 166; and 'Mr. Michael Callanan', *Advocate*, 12 August 1920, p13
14 Certificate of Title, vol. 3331, folio 175; and vol. 4580, folio 879
15 'The Red Hill Railway', *Frankston and Sommerville Standard*, 9 December 1921, p3

Over 1922, Callanan and Nolan, via the auctioneers Knight and Hardwood, subdivided the entirety of their holding and placed it on the market as the 'Railway Station Estate':

> The land upon which the Red Hill station is built originally formed part of this estate. The land offered includes 64 township lots and 19 lots from 6 to 15 acres, and includes well timbered, virgin country, and the soil varies from dark loam to rich chocolate. The opening of this estate is the era of the development of Red Hill, as the township is being formed round and upon this estate. The acreage areas are highly suitable for orcharding, and for the culture of fruit of almost any description. The Red Hill district is one the verge of big developments, for, although an old-settled part of the Mornington Peninsula, it has hitherto remained in comparative obscurity, known chiefly to those in the fruit business as a source of small fruits, especially strawberries and apples of excellent quality.
>
> To others it is known merely as a picturesque locality, some six miles from Dromana and near the shores of Westernport Bay. The undoubted potentialities of the district for fruit-growing and small farming are now in a good way of being developed. The imposing 24,000-case cool store near the station at once indicates the lines on which development is likely to proceed. The farm produce, peas, beans, potatoes, green maize and lucerne, together with a variety of vegetables, showed the capacity of the general district for general farming.[16]

The subdivision – LP9038 (Crown Allotments 81A/B, 82A, 85A/B, 86A/B, 87A/B) – included the establishment of Paringa Road (origin of name unknown).



Subdivision map of LP9038, Red Hill Railway Station Estate
(Source: Certificate of Title, vol. 4580, folio 879)

16 'Railway Station Estate', *Frankston and Sommerville Standard*, 22 September 1922, p4

Lots in the wider Red Hill Railway Station Estate sold steadily over the 1920s, although most of the properties that addressed Paringa Road were not transferred until the early 1930s.[17] Sales continued during the remainder of the decade and into the early 1950s.[18] Some of the blocks were acquired by Closer Settlement Board, including Lot 35 along Paringa Road.

Over the late interwar and postwar years, the Red Hill Railway Estate continued to be advertised as rural lots with the potential for fruit growing and market gardening.



RED HILL RAILWAY ESTATE,

From 7 acres, rich chocolate soil, grows splendid crops, potatoes, onions, peas, vegetables, passion fruit, strawberries; good demand poultry and pigs locally. Large portion of estate practically cleared. 45 miles Melbourne, close Westernport Bay. Easy terms, £10 deposit, £1 month. Send for illustrated plan.

GEO. HIGGENS.

Auctioneer and Estate Agent,
Red Hill, Victoria.

(Source: *Australasian*, 26 December 1925, p7)



RED HILL RAILWAY ESTATE

Rich chocolate soil, from 10 acres, suitable Market Gardening, Berries, Flowers, Poultry, etc. One mile State School, R.S., P.O., Store, Creek, 45 Miles Melb. G.P.O., good roads. From £10 acre; £10 dep., £1 month. Rainfall this year, 25½ inches.

Send for ILLUSTRATED BROCHURE to

GEO. HIGGENS

Auctioneer, Estate Agent, 108 Queen St., Melb.
MU1975 and Red Hill

(Source: *Weekly Times*, 22 October 1938, p11)

The *Paringa Road Remnant Orchard Fabric Group* – private cool stores and packing sheds – were likely built by the families that took up small-scale holdings out of the estate and cultivated orchards (which often took several years to bear fruit). While the fruit trees matured, it appears that many supported themselves with strawberry culture (often lucrative) and vegetable growing, activities that were often continued once the orchards were producing.

The table below identifies the original purchasers of the lots that encompass the *Paringa Road Remnant Orchard Fabric Group.*

Address	Individual
8 Paringa Road	Lot 29, transferred to Samuel Mark Clarkson and Mary Florence Clarkson in 1952 (24 acres). They also purchased the adjacent Lot 28 that year.
30 Paringa Road	Lot 33, acquired by Philip Albert Farnsworth in 1943 (21 acres).
31 Paringa Road	Lot 16, purchased by Herbert Charles Clarkson in 1941 (12 acres)
35 Paringa Road	Lot 15, transferred to Geoffrey Herbert Hansford in 1945 as part of a 31-acre purchase on the east side of the Point Leo/Paringa road intersection (lots 13 and 14); however, he appears to have been present since the early 1920s (conceivably as a tenant first) and the farm/orchard known as *Woodleigh*. Hansford appears to have been locally prominent –"When we first came here you could not see the water for green timber" (Hanson).[19]

The aerial photographs that follow show the development of Paringa Road by the late 1950s. They illustrate a landscape of orchards with small homesteads (most have been demolished and/or replaced) and, from what can be identified, only a small number of gabled packing sheds and cool stores, most of which survive.

17 Certificate of Title, vol. 4580, folio 879
18 Certificate of Title, vol. 6138, folio 451' and vol. 7157, folio 312
19 Tilllage, 'Enterprising Settlers on Small Holdings at Red Hill', *Weekly Times*, 7 March 1934, p50



Aerial photograph of the start of Paringa Road with the subject buildings at nos. 33 and 35 indicated – note the rear gabled shed at no. 33 is not evident on close magnification
(Source: *Flinders Base Map Project*, no. 271, run 38, March 1957, Landata)

From the aerial photograph below, it is unclear whether the gabled shed at 30 Paringa Road had been constructed due to the thickness of the wind-break plantings.



Aerial photograph of the east end of Paringa Road – the cross-gabled sheds at no. 8 is indicated by the yellow
(Source: *Flinders Base Map Project*, no. 271, run 17, March 1957, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Comparative Analysis

The dominance of orchards in the central and western parts of the Mornington Peninsula between the 1860s and late 20th century resulted in a distinctive cultural landscape of orchards, planted wind-breaks and shelterbelts, damns, roads and tracks (some unsealed), railways, orchard residences, and corrugated water tanks. Prominent among built elements are the remaining cooling stores and packing sheds. These buildings, generally gabled and clad in weatherboard, fibre-cement ('fibro'), corrugated metal sheeting, or a mixture, feature double doors (often sliding) for ease of access and range widely in scale. Such sheds were designed as functional buildings that could be enlarged with skillion-roofed volumes or extended.

Differentiating between a coolstore building and a packing shed requires documentary evidence, local knowledge, or an internal inspection. In many cases, both packing and refrigerated storage functions were combined under the same roof. Generally, coolstores often incorporate more elaborate components and internal spatial arrangements, such as cooling towers and chambers, engine rooms, offices, etc.

Coolstores developed over the 1910s and 1920s in line with advances in refrigeration technology. These buildings contained at least two chambers, with packaged fruit placed in the first compartment at outside temperatures and slowly cooled before being transferred to the main chamber, which kept the fruit at an unchanged temperature. Such a process – of which there was a myriad of variations – dramatically improved the condition of the fruit and prolonged its seasonal availability, enabling orchardists to supply distant markets and better manage supply and demand.[20] Various insulation methods for the chamber walls were

[20] Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, p24

employed, with some evidence that packing the walls with wood shavings was common on the Mornington Peninsula. High ceilings and specialised duct and ventilation systems are also standard internal features of coolstores.

The state government appears to have constructed the first coolstore in the district at Tyabb in 1914. Local agricultural co-operatives took advantage of changed legislation in 1915 to acquire government coolstores and run them on a communal basis as well as construct new coolstore facilities (Somerville, Hastings, Merricks North, and Red Hill), typically in the vicinity of the railway heads. The coolstores at Sommerville and Hastings have since been demolished. From the 1930s, in particular, some of the larger orchardists also constructed their own private coolstores.[21] There were an estimated 70 of these in the municipality by the mid-1960s.[22] Many appear not to have survived.

There are several coolstore buildings included on the Schedule of the Heritage Overlay (HO) for the Mornington Peninsula Shire. These include two of the former co-operative coolstores:

- *Former Government Cool Store*, 13 Peacock Road, Tyabb (HO313, part of HO289). A mammoth coolstore/packing shed complex with hipped, gabled, sawtooth, and skillion roofed sections close to Tyabb railway station. Walls are predominantly weatherboards. The sprawling building was established in 1914 to the design of the Public Works Department. Additions occurred during the 1920s and mid-1940s when it was operated by the local co-operative. The pre-eminent surviving example of its type in the municipality.
- [Red Hill] *Co-operative Cool Store*, 165 Shoreham Road, Red Hill South (HO314). Only the gabled corrugated metal appears to relate to the orcharding phase of the place. It was a packing shed built in 1930 to replace an earlier coolstore/packing shed that had been destroyed by fire. The new coolstore was a commodious detached weatherboard structure built immediately west, but it has since been demolished. There was also a railway siding at the rear.[23]

A small number of private coolstores are also subject to heritage protection:

- *Two Bays Orchard Packing Sheds*, 475 Moorooduc Highway, Moorooduc (HO139). A substantial collection of private coolstore and packing buildings associated with what was once the peninsula's most extensive orchard developed, it is believed from the 1910s. The footprint and fabric are much altered.
- *John Brunning & Sons Complex, Trees*, 48 O'Neills Road, Sommerville (HO311). A large private gabled coolstore/packing shed of weatherboard and corrugated metal sheeting nearly encircled by a raised enclosed skillion loading platform, likely built circa 1931. The listing also includes two interwar bungalows and various trees.
- *The Barn, Merricks North Cool Store*, 51 Old Bittern-Dromana Road, Merricks North (HO310). A large postwar (1948) gabled coolstore building running lengthwise to the road with attached skillion volume in the west and north. Walls display a weatherboard dado and 'fibro' batten sheeting. Large, rectangular, multipaned windows are original. It was built for the Red Hill Co-operative to the design of a Box Hill architect, L.A. Young. There is an associated detached packing shed located to the east, but it is screened from the public realm.



Somerville Coolstore, destroyed by fire.
(Source: courtesy of Graeme Butler)



Red Hill Co-operative Packing Shed (left) and Coolstore (right, demolished). (Source: *Weekly Times*, 30 September 1933, p52)

21 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p48
22 Shaw, *She's Apples*, p6
23 V.P.W., 'Fruitgrowing: Red Hill Cool Store', *Australasian*, 15 March 1930, p40

Compared to the above-identified heritage places, the *Paringa Road Remnant Orchard Fabric* are distinguished by their ability to illustrate small-scale orcharding activities at the level of the private farm. It is likely that such utilitarian buildings once dotted the interwar and postwar landscape of the municipality's orcharding districts; however, due to changing practices and their relative fragility, they now appear to be far less common. While not of aesthetic or architectural distinction, these buildings are highly illustrative of significant past and current fruit-growing activities and are interpretable as sites of intensive manual labour by ordinary interwar and postwar orcharding families and their employees and assist in interpreting past and present orcharding landscapes in the area.

Previous Assessment

Graeme Butler & associates, *Hastings District Heritage Study*, *Volume 1,* Mornington Peninsula Shire Council, 2001, p365 – referred to as 'Paringa Road orchard group precinct', graded Local significance, some buildings have been demolished since this assessment, while a small number of residences were not included

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (sheds)
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Paringa Road Remnant Orchard Fabric Group* at 8, 30, 31 and 35 Paringa Road, Red Hill South, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Scheme to extent shown on the aerial map below, which is defined by a polygon that extends from the building line to the property boundary and in other directions by 5 metres.



Recommended extent of the Heritage Overlay (red lines) – north is right of frame
(Source: Nearmap, November 2021)

FITTS BUNGALOW

Address	21-25 Beach Road, Shoreham
Significance	Local
Construction Dates	1920
Period	Interwar
Date Inspected	December 2020; October 2022



(Source: RBA, October 2022)

Statement of Significance

What is Significant?

Fitts Bungalow at 21-25 Beach Road, Shoreham, is significant. It was constructed during 1920 for Hamilton and Catherine Fitts as a family holiday house.

The significant elements at *Fitts Bungalow* are the original form and footprint, including its hipped roof, exposed rafter ends, red brick chimneys, walls clad in weatherboard 'dado' with battened sheeting above, and timber-framed windows with multipaned upper sashes. The timber-framed garage with a pyramidal roof to the west of the bungalow is also significant.

Non-original elements are not significant, including the recent rear addition/extension to the primary dwelling.

How is it Significant?

Fitts Bungalow is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Fitts Bungalow is of historical significance as an early interwar holiday house in the Shoreham area. The dwelling illustrates a key early 20th-century theme for the township, its emergence as a recreation destination for well-heeled visitors from Melbourne. A dynamic supported by the increased use of private motor cars, at least for the affluent, and improvements to the local road network, which made the hitherto more remote parts of the Western Port Bay side of the Peninsula more accessible. The Fitts family, who retained ownership of the property for more than six decades, were among the first to establish a 'weekender' at Shoreham. Although similar to *Alavina* (HO23), which is situated opposite, *Fitts Bungalow* likely predates it. (Criterion A)

Fitts Bungalow is of aesthetic significance as an intact and fine example of an early interwar residence, loosely classifiable as a 'Seaside Bungalow'. Its hipped roof form, stemming from its British/Indian antecedents, distinguishes the residence from the more typical Californian-style bungalows of the period, which were generally gabled. However, its overall informal, Arts & Crafts-influenced character – expressed by its exposed rafter ends and a lightweight 'natural' material palette of weatherboard and battened sheeting – link it with the broader stream of 1920s bungalow development. The dwelling's deep setback and coastal setting further reinforce its interpretation as a 'Seaside Bungalow'. (Criterion E)

Description

The large property, originally consisting of about 3,000m^2 (3¾ acre), is located at the end of Beach Road and backs onto public land. In 2019, this allotment was subdivided into three properties, with *Fitts Bungalow* and the western garage accommodated on the central parcel (2995m^2).[1]

The bungalow is secluded from the public realm, in part due to the wide front reserve planted with eucalypts and bushes and slopes to the east. There are established trees and bushes on the property and a grass tennis court near the western boundary, along with a small structure, possibly a tennis pavilion (now both part of allotment 1). A central gravel driveway provides access to the house and has a timber picket section at the entrance. The front fence is otherwise post and wire.

Fitts Bungalow has a hipped roof clad in full-length corrugated metal sheeting. Exposed rafter ends are evident. Piercing the roof are two tall red brick chimneys with rendered caps, the front one of which is surmounted by a terracotta chimney pot. The footprint is broadly rectangular with two skillion sections, one to each side, suggesting a verandah or the like.

The timber-framed building appears to be intact and has a weatherboard dado with the upper part of the walls clad in battened sheeting (likely fibro-cement, 'fibro').

The front entry is set in the middle part of the façade. It is recessed and designated by a pergola in front. The windows are double-hung sashes with multipaned upper panes. In the east, the windows are paired, while a single light is present in the west.

The adjacent garage has a nearly square footprint with a pyramidal roof clad in corrugated metal sheeting. It is well concealed so that its wall materiality and articulation are not visible. A 1990s photograph shows that it was clad in weatherboards and included a garage proper section to the west, which is indicated by large, paired timber doors. It also included another section/room with a window to the east.

The building has been enlarged to the north and a rear chimney removed.

1 PS (Plan of Subdivision) 828283 T

2 RBA ARCHITECTS + CONSERVATION CONSULTANTS

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[2]

In the early 1860s, a small village/township was reserved on either side of Stony Creek, which marked the division between the parishes of Balnarring and Flinders.[3] Initially, this centre was formally named 'Balnarring' but was popularly referred to after the creek's name. Shoreham – named after a well-known Sussex seaside resort – had become dominant in usage by the early 1880s. It grew slowly as a service centre for a productive agricultural hinterland, which was developed by several prominent Irish-Catholic farmers, bestowing an often-noted cultural character on the locality. Many of these families, such as the Byrnes, Baynes, Roys, and Nowlans continued as major landowners into the 20th century. In the late 1870s, Shoreham was classed as a fairly isolated 'postal centre' within a 'pastoral district' with some gold mining occurring at Tubba Rubba.[4]

By the early 1900s, Shoreham remained an out-of-the-way hamlet with a post office, 'general store', public school, creamery, and St Peter's Roman Catholic Church (1901, burnt down in 1980), claimed as 'the most perfect and complete example of Gothic design yet carried out in wood in the country districts'. The population of the township and district was given as 160.[5]



A landscape of farms characterised the Shoreham's hinterland by the early 1900s
(Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

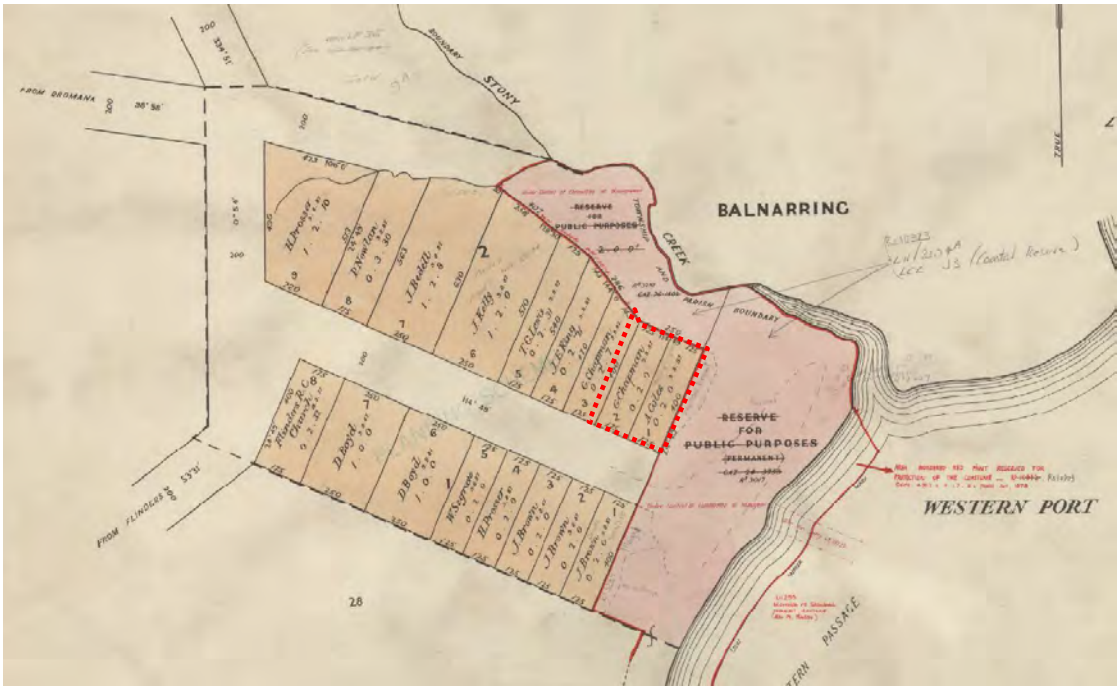
A different Shoreham materialised over the 1920s, as the increasing availability of private motor vehicles encouraged visitations to the previously remote area by moneyed Melbourne and Western District residents, many of whom built holiday homes. The 90-lot 'Shoreham-on-the-Sea' subdivision (1924), capitalising on this new interest, pushed the focus of the town northeast. It also established a central reserve (now Buxton Woodland) and put in place a covenant of one building per property, a development pattern that prevails in central Shoreham.[6]

Bolstering the locality's reputation as a seasonal, if still sequestered, resort town was extensive planting activities. Pine trees (*Pinus radiata*), in particular, were established along the foreshore for their perceived scenic qualities and to act as windbreaks (VHR/H1996). Shoreham underwent additional low-scale suburban development from the 1960s, although the township retains much of its informal ambience with unsealed roads, dense tree canopies, limited commerce, and deep setbacks.[7]

2 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
3 "New Commons Proclaimed", *Age,* 1 May 1861, p5
4 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
5 *The Australian Handbook*, Gordon & Gotch, 1905, p479
6 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
7 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

The subject land derives from Crown Allotments 1, 2 and 3 of Section 2 in the Township of Balnarring (Shoreham), Parish of Flinders. These were purchased by A. Coles (1) and George Chapman (2 and 3) in August 1887.[8]



Township survey for Balnarring (Shoreham) with the approximate extent of the subject land outlined in dashed red.
(Source, VPRS 16171, PROV)

In 1895, the City of Melbourne Bank Ltd acquired Chapman's pair of undeveloped allotments (1 and 2), possibly following a foreclosure. After various dealings, this land was acquired by Catherine Allye (*née* Pardey) Fitts, the wife of Hamilton Goulder Fitts, in April 1920.[9] The Fitts then acquired part of Allotment 3 in 1934[10]

Hamilton G. Fitts (1863-1953) was a successful Melbourne wool merchant. He and Catherine (1855-1943) had married at Clifton Hall in 1893 with five children born by 1902.[11] At the time of purchasing land at Shoreham, the Fitts family were residing along St Kilda Road and had just returned from a yearlong tour of England and the continent.[12]

The *Fitts Bungalow* was constructed in 1920 as a holiday home. Their presence at the place was noted in the social columns of *Table Talk* that December: 'Mr and Mrs Hammond [*sic*] Fitts are at their seaside residence, Shoreham, for the holiday season'. [13] Similar later types of reporting described the residence as a 'bungalow' and in 1924 as a 'seaside bungalow'.[14]

Shoreham's reputation as a seasonal holiday destination had expanded over the 1920s as wealthy generally Melbourne-based figures began acquiring subdivided blocks and constructing summer residences along the foreshore. The Fitts are understood to be amongst the first wave of these vacationers. In 1926, the phenomena had become marked:

> Shoreham by the Sea, just this side of Flinders, appears to be growing in popularity. Its rugged banks or cliffs are cut into by some splendid beaches, most suitable for bathing. Although Shoreham is not so well known generally, several of our best known families are represented by comfortable and artistic seaside residences. The Andrew Chirnsides, of ''Edrington'', Berwick, have a house of generous dimensions, and

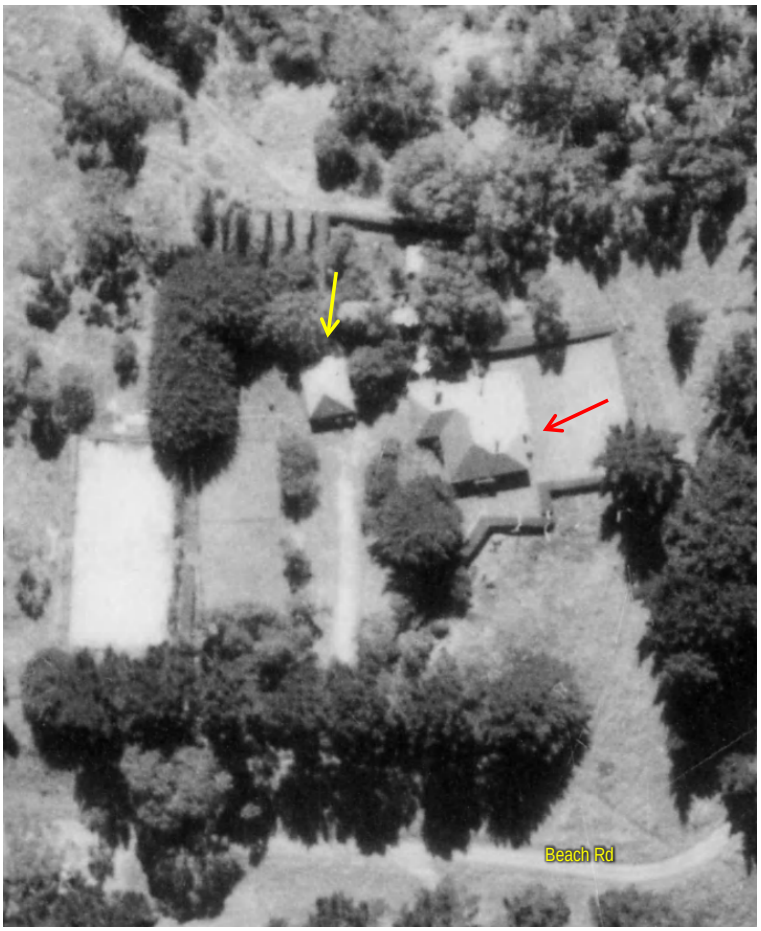
8 Certificate of Title, vol. 2040, folio 801
9 Certificate of Title vol. 4312, folio 275 – incorrectly spelt Goldie (sic)
10 Certificate of Title vol. 2572, folio 289
11 *Argus*, 28 May 1893, p1
12 *Herald*, 15 October 1924, p12
13 *Table Talk*, 30 December 1920, p30
14 *Australasian*, 30 December 1922, p40; 'Social Gossip', *Herald*, 8 January 1924, p10

> inviting hospitality is shown in its broad verandahs. It is tucked away in a setting of handsome trees, and faces directly out across a fine stretch of beach and Westernport. Close by is the home of the Clive Leonards, a house of many windows and built high to command a wonderful view of the water and French Island.
>
> Just at hand is the Fitts' residence, also on a superb site, and higher up the home of Mrs Puckle. In a handy position the Clive Leonards practice golf on the hard sand of the deserted beach at night.[15]

Throughout the 1920s and 1930s, the comings and goings of the Fitts family and their guests were regularly reported in social columns within the metropolitan press. Family members typically occupied the house for several months over the summer and for shorter periods throughout the year.

It is not certain when the garage was constructed at the place, but given the socio-economic status of the Fitts family and the likelihood that they owned a motor vehicle, it is probably contemporary with the bungalow.

When Catherine died in 1943, the probate of her will was granted to Arthur Henry Barraclough, accountant of Melbourne, who retained it until his death in 1950. The property was then transferred to John Hamilton Fitts (youngest son of Hamilton and Catherine), and in 1955 he was joined in ownership by his surviving siblings Beryl Gardner, Alan Hamilton Fitts, and Clive Hamilton Fitts (a distinguished physician).[16] When Clive died in 1984, it was noted in a memorial piece that 'he loved … his tennis court at Shoreham which he tended with loving care like others take pride in their cars, their stamps or other collections'.[17]



Aerial photograph of the *Fitts Bungalow* (red arrow), dated 1967, with the garage also indicated (yellow arrow) – note the tennis court to the southwest. (Source: *Flinders Base Map Project*, Project no. 259, Run 2, Frame 18, Landata)

15 *Table Talk*, 7 January 1926, p6; an *Australasian*, 29 December 1923, p36
16 Certificate of Title vol. 8672 fol. 510
17 Trinity College Newsletter, vol 1 no 24, May 1984

A 1990s photograph, reproduced below, provides some details about the west side of the bungalow and the garage at that time. Weatherboards are evident to the walls, as are paired garage doors to the west end of its frontage and a window to the east end.



Fitts Bungalow, 1990s
(Source: *Shire of Flinders Heritage Study: Inventory of Significant Places*, December 1992, updated June 1997, p52)



Fitts Bungalow, contemporary but undated
(Source courtesy of the Flinders District Historical Society)

In 2010, the rear addition to the bungalow was constructed with matching materials to the original section, though with larger windows.[18]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.8 Making Holiday Estates

> The west coast of the Peninsula, as a beach resort area from the 1860s, is notable for its very large number of holiday houses. From the 1860s through to World War One, wealthy Melbournians made the Peninsula a favoured site for holidays and thus second homes. At first these were the large, often two-storeyed mansions which frequently replicated the form of houses in Melbourne's wealthiest suburbs. Their seaside location took advantage of views and sea breezes and their spacious grounds and mature plantings distinguish them from similar buildings closer to Melbourne.

Comparative Analysis

The *Fitts Bungalow* represents the early stage of development in the township of which limited examples survive. According to the 'Dwelling Age Analysis' undertaken by Council in 2019, few houses are known to date to the late 19th or early 20th century. Of the 461 houses reviewed by this study at Shoreham, none were identified as being constructed pre-1940 and only 1 per cent between 1940 and 1950.[19]

The *Fitts Bungalow* was also purposefully designed and constructed as a holiday house. As outlined in the *Mornington Peninsula Shire Thematic History*, this typology was present across the 1920s and 1930s in the district:

> There was a great increase in beach houses after the advent of the motor car, particularly during the Inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento.[20]

The *Fitts Bungalow* is an example of a 'Seaside Bungalow', a term that gained popularity during the 1910s. A key precedent for the type was Alfred Deakin's *Ballara* at Point Lonsdale, built in 1908, which has a similar wall palette of a weatherboard dado with battened sheeting above, in this case with a roughcast finish.[21] With its more informal character and prominent hipped roof, the Seaside Bungalow type reflected its British antecedents by way of the Indian tea planter's bungalow, rather than the broad gable roof type associated with the California style bungalow.[22]

In the *Shire of Flinders Heritage Study, Fitts Bungalow* was noted as one of four similar holiday houses in the Flinders/Shoreham area, likely built during the 1910s or 1920s. Of these, one was included in the Schedule to the Heritage Overlay, *Alavina*. Another has been demolished (*Phoenix Cottage* at 23 Bass Street, Flinders), while the intactness of the other, *Brin Ball* at 33 and 37 Cliff Road, appears to have been compromised by alterations and additions.

The key local comparator to *Fitts Bungalow* is located opposite:

- *Alavina*, 14-18 Beach Road, Shoreham (HO23). Built for the Clive Leonard family during the 1920s, it has a similar wall palette of weatherboard dado and battened sheeting above. It also has a hipped roof, exposed rafter ends and similar chimney detailing, suggesting the same designer/builder was responsible for both buildings; however, it seems *Fitts Bunglow* predates *Alavina*.[23] The latter is a larger two-storey house with a single-storey verandah extending the length of the façade (timber posts with splayed brackets). *Alavina* is set back from the road, concealed by a hedge.

Elsewhere in the municipality, other known comparable houses usually post-date *Fitts Bungalow* and/or have a gable roof.

- *Rosslyn*, 13-15 Wattle Place, McCrae (HO163). An early timber holiday bungalow dating to 1917-18. Walls are clad in weatherboards with a fibro-cement sheet frieze above window level. It has a return verandah. The street facade has been

18 Council Building File
19 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report*, March 2019, p267
20 Butler & Associates. *Mornington Peninsula Shire Thematic History*, p32
21 VHR, H1126 (*Ballara*). The house was designed by Deakin's wife Pattie.
22 Graeme Butler, *The Californian Bungalow in Australia*, Melbourne 1992, p22-23
23 It is possible *Alavina* was constructed in 1921, as in that year it was reported that 'Mr and Mrs Clive Leonard are spending the summer months at their house at Shoreham ('Social Notes', *Australasian*, 19 February 1921, p33)

extensively altered (extended) since 2004, but the east (rear) elevation is intact and may have been the main facade. Windows were replaced in the 1960s, but Japanese-inspired architraves to windows and doors survive.

- *Foreshore Cottages*, 1 Bucher Place and 880 Point Nepean Road, Rosebud (HO434). While having a similar material palette and pyramid/hipped roof forms, these residences are much later as they date to the 1930s. They are largely obscured from the public domain. One house has boxed-framed windows.
- *California*, 1481-1483 Point Nepean Road, Rosebud (HO441). An Arts & Crafts Bungalow of the mid-1920s, probably timber-framed with battened panels of roughcast sheeting. It has a broad gable roof, clad in terracotta tiles, windows with decorative leadlight windows, and arched timber frieze and masonry piers to the verandah.

Previous Assessment

Context with Dr Carlotta Kellaway & Helen Lardner, *Shire of Flinders Heritage Study: Inventory of Significant Places*, Shire of Flinders, December 1992, updated June 1997, pp52-53 – 'C, Local Significance'

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards and battened sheeting)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (garage west of house)
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of Heritage Overlay

Fitts Bungalow at 21-25 Beach Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2023)

ST PETER'S CHURCH

Address	7 Byrnes Road, Shoreham
Significance	Local
Construction Dates	1983, additions c2000
Period	Late 20th century
Date Inspected	December 2020



(Source: courtesy of Flinders and District Historic Society)

Statement of Significance

What is Significant?

St Peter's Church at 1 Byrnes Road, Shoreham, is significant. The church was constructed in 1983 and designed by Des Bloink and Max Walker Architects for the Catholic Church Western Port Parish. The church was completed the following year on land bequeathed by the Byrne family, who were longstanding practitioners. Archbishop Little officially opened *St Peter's Church* in March 1984. An enlarged entry designed by Bloink was added around 2000.

The significant elements of *St Peter's Church* are its original extruded octagonal footprint and form, including sheet metal roof cladding, expressed concrete elements, textured cream bricks, painted and expressed steel elements, glass bricks, and aluminium-framed windows.

Later additions, including the telecom tower to the south, are not significant.

How is it Significant?

St Peter's Church is of local historical, aesthetic, and social significance to the Mornington Peninsula Shire.

Why is it Significant?

St Peter's Church is of historical and social significance as a demonstration of the deep connection of local Catholics to their faith, being the third church built for the community in Shoreham and the only one to survive. After the second church was lost to a fire in 1981, the Shoreham Catholic community pushed back against institutional opposition – the parish priest opposed a replacement church – and took a leading hand in planning for the replacement building, developing a brief for a contemporary design that would capitalise on spectacular north-easterly views and contain sufficient overflow space to accommodate a swell in congregation attendance during summer. The planning and participation of the Shoreham parishioners in the design of *St Peter's Church* and its ongoing role in the area as a place of worship reflect its social value to the local Catholic community. (Criterion A and Criterion G)

St Peter's Church is of aesthetic significance as a highly intact Structuralist style church from the late 20th century period, with some aspects reflecting the emerging Post-Modern design mode, by the noted Melbourne-based architectural practice of Des Bloink and Max Walker. The striking design is asymmetric and defined by intersecting and manipulated geometry, demonstrating contemporary developments in ecclesiastical design when new materials and complex forms were employed, hitherto little explored in that domain. Notable features include the two massive structural steel beams, which protrude from concrete buttresses and converge at a crucifix raised on a steel pole to the north, prompting contemplation by directing the observer's attention toward the heavens. The cantilevering baptistry has maximised the spectacular views to the northeast with its triangular bay window and the adjacent bank of folding timber and glass doors, allowing for an overflow worship area partly protected from the elements by a steel-framed bullnose verandah. The largely neutral, though diverse palette of materials, including sheet metal roof cladding, expressed concrete, painted and expressed steel, glass bricks and rusticated cream bricks, is indicative of its time but invigorated by blue accents. (Criterion E)

Description

St Peter's Church is located on an extensive peri-rural holding on the edge of the Shoreham township. The church is set back from the roadway, perched at the top of a ridge with views down a cleared slope towards bushland below.



West side of *St Peter's Church*, showing the banding of the off-form concrete, wide openings with glass bricks, and upper ventilating panel (Source: RBA, December 2022)

The building has a complex form with an octagon at its core, which contains the nave and sanctuary below the soaring, multi-faceted hipped roof. The latter is clad in profiled metal sheeting. This section of the roof is supported by two large steel beams (where expressed, they are boxed out with corrugated metal sheeting) that extend from concrete buttresses, which double as

wing walls to demarcate the entrance. The extant entry is an enlargement of the original triangular narthex. To the northeast is a small triangular projection that accommodates the baptistry. To the west of the main volume are flat roof sections comprised of a polyhedral (a solid figure with many plane faces) extrusion of the nave, which provides access to the adjoining areas that include the sacristy within a cuboid section.

The walls consist of areas of off-form concrete (horizontally orientated) such as the lintels, buttresses, and circular piers. These elements contrast with the rough/textured sandstone-coloured concrete bricks to the remaining parts of the walls.

The west/street side has large areas with glass brick, incorporating a central cross, providing light and privacy to the interior. Above are ventilating panels.



West side, with flat roof section in the foreground (left) and narthex/entry (right)
(Source: RBA, December 2022)

To the north-east, the two steel beams of the main roof ridges converge at the apex (above a ventilating gablet) and extend upwards as an outrigger, which is supported on a steel pole and to which a metal cross is attached.



Hill side, showing the outrigger steel beam, steel pole and cross, and flat-roofed sacristy (to the right)
(Source: RBA, December 2022)

As the church is orientated away from the roadway and towards the northeast, this elevation (shown below) is the most expressive and contains elements intended to allow views outward to the landscape. An aluminium-framed, triangular bay window cantilevers out from the main building volume and contains the baptistry. Timber bi-fold doors with glazed panels and an upper ventilating insert provide additional views outward and open onto a terrace shaded by the steel-framed bullnose verandah with perforated roof sheeting, painted a bold blue.



East side, showing the triangular baptistry that cantilevers out from the main building volume
(Source: RBA, December 2022)

The original entry forecourt has been infilled (see below) with a cantilevered awning and steel and glass entrance doors. This element was designed by one of the original architects, Des Bloink in circa 2000.



New entrance
(Source: RBA, December 2022)

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[1]

In the early 1860s, a small village/township was reserved on either side of Stony Creek, which marked the division between the parishes of Balnarring and Flinders.[2] Initially, this centre was formally named 'Balnarring' but was popularly referred to after the creek's name. Shoreham – named after a well-known Sussex seaside resort – had become dominant in usage by the early 1880s. It grew slowly as a service centre for a productive agricultural hinterland, which was developed by several prominent Irish-Catholic farmers, bestowing an often-noted cultural character on the locality. Many of these families, such as the Byrnes, Baynes, Roys, and Nowlans continued as major landowners into the 20th century. In the late 1870s, Shoreham was classed as a fairly isolated 'postal centre' within a 'pastoral district' with some gold mining occurring at Tubba Rubba.[3]

By the early 1900s, Shoreham remained an out-of-the-way hamlet with a post office, 'general store', public school, creamery, and St Peter's Roman Catholic Church (1901, burnt down in 1980), claimed as 'the most perfect and complete example of Gothic design yet carried out in wood in the country districts'. The population of the township and district was given as 160.[4]



A landscape of farms characterised the Shoreham's hinterland by the early 1900s.
(Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

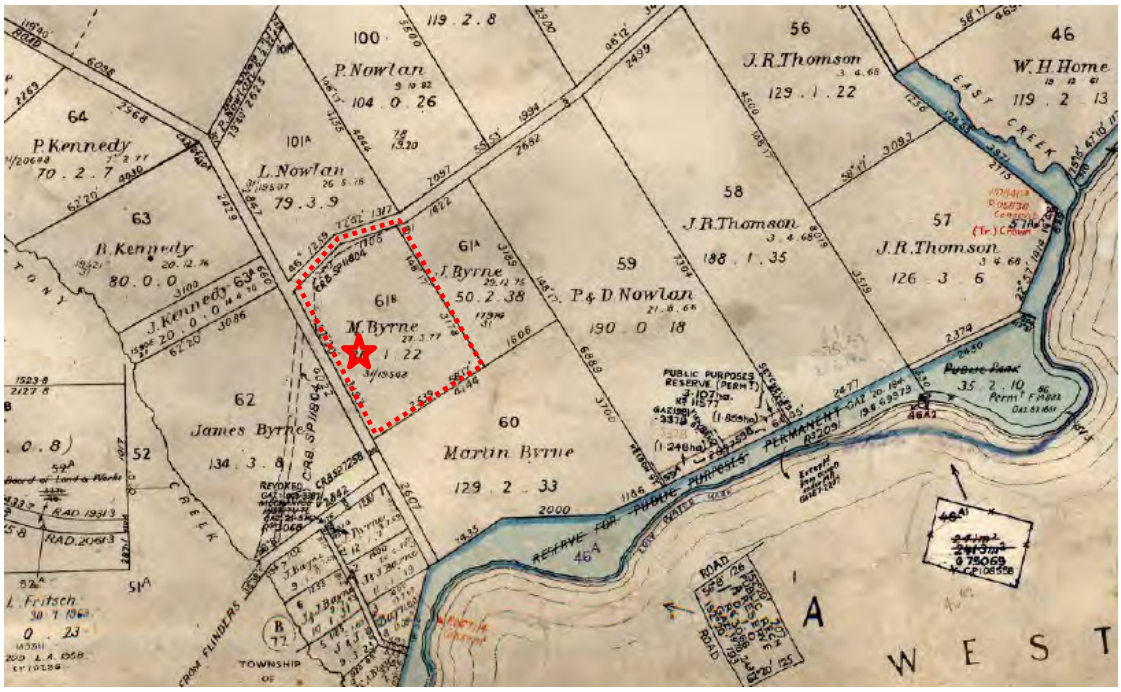
A different Shoreham materialised over the 1920s, as the increasing availability of private motor vehicles encouraged visitations to the previously remote area by moneyed Melbourne and Western District residents, many of whom built holiday homes. The 90-lot 'Shoreham-on-the-Sea' subdivision (1924), capitalising on this new interest, pushed the focus of the town northeast. It also established a central reserve (now Buxton Woodland) and put in place a covenant of one building per property, a development pattern that prevails in central Shoreham.[5]

Bolstering the locality's reputation as a seasonal, if still sequestered, resort town was extensive planting activities. Pine trees (*Pinus radiata*), in particular, were established along the foreshore for their perceived scenic qualities and to act as windbreaks (VHR/H1996). Shoreham underwent additional low-scale suburban development from the 1960s, although the township retains much of its informal ambience with unsealed roads, dense tree canopies, limited commerce, and deep setbacks.[6]

1 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
2 "New Commons Proclaimed", *Age,* 1 May 1861, p5
3 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
4 *The Australian Handbook*, Gordon & Gotch, 1905, p479
5 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
6 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

The subject land derives from Crown Allotment 61B in the Parish of Balnarring, Country of Mornington. M. Byrne first acquired this 80-acre holding in March 1877. Byrne was part of a large Irish Catholic family amongst the first influx in the Shoreham area at the time.[7]



Parish plan with the approximate location of the subject land indicated and original allotment outlined in dashed red.
(Source: Parish of Balnarring, Plan B74 (6), PROV)

After initially worshipping in private homes, the largely Irish Catholic settler community of Shoreham established a Roman Catholic church at the corner of Frankston-Flinders and Beach roads in circa 1877.[8] By 1903, a more substantial timber church in the Gothic style replaced the first church at that site.[9] The original church was relocated to a nearby farm on completion of the replacement church.[10]

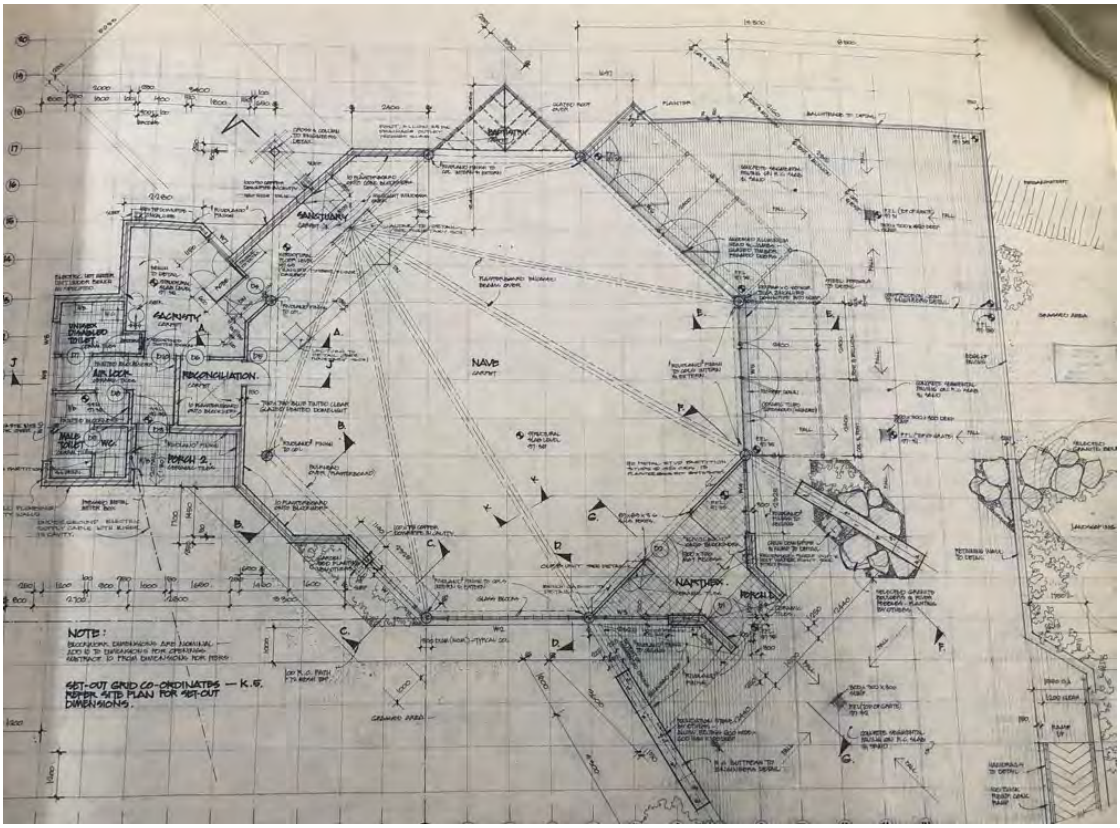
This second church burnt down in 1981. In the wake of the loss, the parish priest, Father Casey, declined to rebuild, assessing that Shoreham parishioners could be served by the relatively close churches at Crib Point and Hastings. Opposition to the decision grew within the local Catholic community, which ultimately resolved to form a building committee and approached the Archbishop of Melbourne to gain permission for a new church. A new priest, Father Williams, was appointed to the Western Port Parish to facilitate the committee's aspiration for a replacement church.[11]

On the recommendation of Father Williams, the firm of Des Bloink and Max Walker Architects were appointed to design the new church. Father Williams had engaged the partnership for an earlier project in Melbourne.[12] The existing property on Byrnes Road was excised from the long-held Byrne family holding and bequeathed to the church committee. The Byrne family home exists on an adjacent block to the north of the church.[13]

7 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p38
8 'St Peter's Shoreham', Western Port Catholic Church, https://westernportchurch.com.au/st-peters-shoreham/
9 'Shoreham', *Victorian Places*
10 'St Peter's Shoreham'
11 'St Peter's Shoreham'
12 Bloink would go on to undertake work at two Catholic Primary Schools within Father Williams parish – St Brendan's in Somerville and St Joseph's in Crib Point. (As per comms, Des Bloink, 20 January 2022)
13 'St Peters Shoreham'

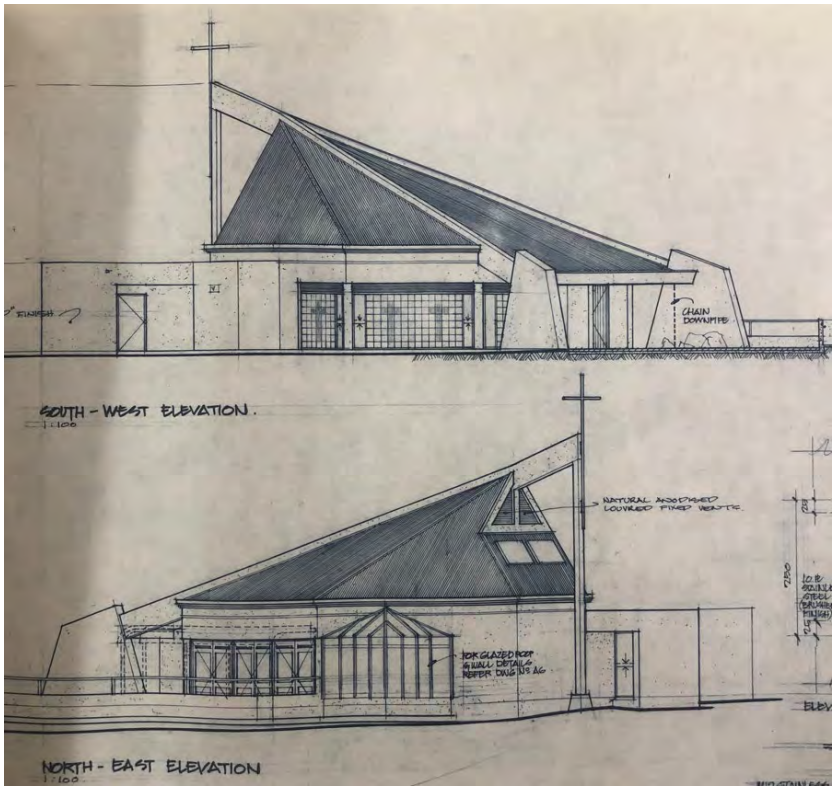
The Building Committee insisted that the parishioners, not the parish priest, had the final decision on the design. The Committee requested three design concepts and the architects put forward the following: a historicist design to mimic the old church, a popular contemporary cream brick design, and a more distinctive contemporary design with windows to take advantage of the stunning views available at the bequeathed property. At a public meeting, the local parishioners were overwhelmingly supportive of the distinctive contemporary design option.[14]

The concept for the church was developed by Des Bloink, with the design documented by both Bloink with Walker in 1982.[15] he original ground floor plan is shown below. Structural drawings for the steel and concrete elements of the design were prepared by Graeme Ainley Associates, close collaborators of Bloink and Walker.[16] Bloink would later work with Graeme Ainley on numerous projects throughout his career.[17]

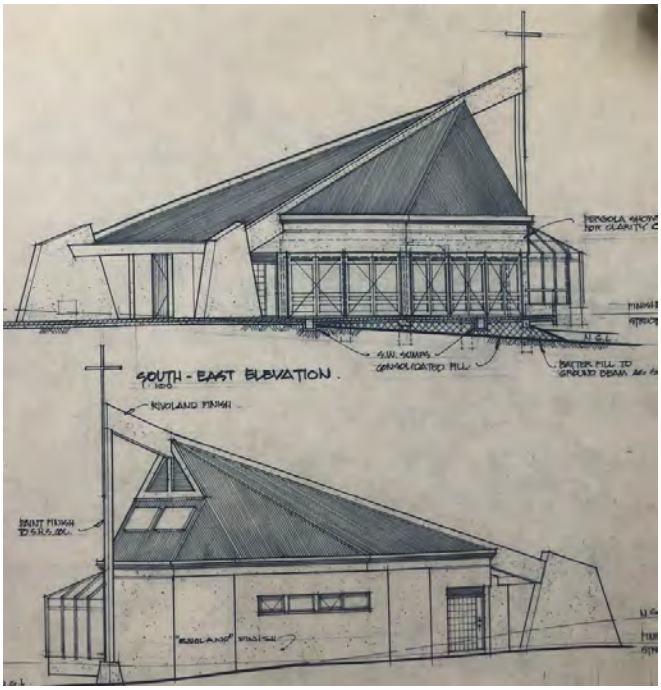


Original ground floor plan of the church showing footprint of building and original unrealised patio to the east
(Source: VPRS 8044, PROV)

14 'St Peters Shoreham'
15 PROV, VPRS 8044, P3, 2624
16 PROV, VPRS 8044, P3, 2624; and as per comms, Des Bloink, 20 January 2022
17 As per comms, Des Bloink, 20 January 2022



Original drawings of south-west and north-east elevation by Des Bloink and Max Walker Architects
(Source: VPRS 8044, PROV)



Southeast and northwest elevations
(Source: VPRS 8044, PROV)

The engineering set and architectural drawings were approved by the Board of Health in mid-1983 and the foundation stone was laid in November of that year.[18] The church was officially blessed and opened by Archbishop Little in March 1984, however official approval to open for a congregation of 150 people was not provided until three years later in 1987.[19]



The church around the time of construction, 1983-84
(Source: courtesy of Des Boink)

Bloink remained in contact with the community and was engaged circa 2000 to design the extant entrance vestibule.[20] At an unknown date, several memorial plaques were added to the east side of the concrete buttress. The church remains a central part of Catholic life in the district and enjoys a wider appreciation for holidaymakers, many of whom attend Mass when the population of the town swells during summer.

Desmond Bloink

Desmond 'Des' Bloink began work with the Architect's Branch of the Victorian Public Works Department (PWD) in 1957 as a trainee architectural draftsman, beginning a career in the PWD that would last two decades. He undertook part-time and night-time studies in architecture at RMIT, followed by three years of night-time study in design at the University of Melbourne.[21]

At the PWD, Bloink was involved in a large variety and number of state government building projects. As a trainee architectural draftsman, he was mostly involved in the design and documentation of minor additions and alterations made to government buildings. On promotion to Supervising Architect, Bloink was responsible for the supervision of all new state government building and renovation projects in the southwestern district of Victoria. Later, as a project architect, he was responsible for the design and documentation of more substantial projects, including the expansion of Glenormiston Agricultural College. Finally, as principal development architect Bloink major projects, including additions at the Mount Waverley Police Academy.

18 PROV, VPRS 8044, P3, 2624
19 'St Peter's Shoreham'
20 As per comms, Des Bloink, 20 January 2022
21 Des Bloink Biographic Article, provided by Des Bloink

Bloink remained active outside the PWD. In the late 1960s, he was twice successful as an entrant in the popular design competitions sponsored by the Housing Service of the Royal Victorian Institute of Architects and the Gas and Fuel Corporation of Victoria, which sought design plans for low-cost housing for their range available for public purchase. He was awarded equal first prize in the 1966/1967 competition, and the design was subsequently erected as a display house at Yallambie Estate in Lower Plenty.

Bloink resigned from the PWD in 1979, entering into private practice with Max Walker, who was a test cricketer and fellow PWD employee. Based in Hampton, the partners worked mostly in the southeastern suburbs of Melbourne, including on residential and school projects. The partnership was short-lived as Walker's other commitments in advertising, public speaking, and sports broadcasting began to dominate.

Bloink continued as a single practitioner at offices in Sandringham and Hampton, employing additional staff to assist as needed. Projects were diverse across the residential, commercial, and institutional sectors, including two primary schools on the Mornington Peninsula, St Brendan's in Somerville, and St Josephs in Crib Point.

In 1983, Bloink undertook a partnership role in Bloink Clarke Harding Consulting Architects Group (BCH) with Jack Clark and Leigh Harding – who had previously been co-tenants of an office building at 2 Small Street, Hampton. The group collaborated mainly on education and community projects. The building at 2 Small Street also housed the associated practices of Ainley Nixon Consulting Structural and Civil Engineers and D.A. Robinson & Associated Building Services Engineering Consultants, who assisted in many of the projects undertaken by Bloink. Des Bloink continued in private practice until 2007, when he retired.[22]

Max Walker, AM (1948-2016)

Max 'Tangles' Walker was a noted late 20th-century Australian sportsman, a rare athlete who was able to achieve success in international cricket and Australian Rules Football at the VFL/AFL level, amongst many other professional accomplishments.

Born in Tasmania in 1948, Walker was educated at Friend's School, Hobart. Moving to Melbourne to pursue a career in the VLF/AFL, he notched 85 matches with the Melbourne Football Club between 1967 and 1972. While playing for Melbourne in 1968, Walker began his career in Sheffield Shield cricket before embarking on a highly successful career with the Australian test team, playing 34 International tests between 1972 and 1977. He was involved with international cricket at a time of great success for Australia on the world stage, where his unconventional bowling style earned him the nickname 'Tangles'.

Having attained a Fellowship Diploma of Architecture from RMIT in his early football days, Walker practised architecture for about ten years after he left cricket in the late 1970s, which included his partnership with Des Bloink between 1979 and 1984.[23] Projects outside of Victoria included the *Stirling Heights* apartment complex on the Sunshine Coast. The partnership also consulted to the Department of Youth Sport & Recreation as part of the stalled 1984 Melbourne Olympic bid.[24]

Later, Walker gained further visibility as a sports presenter and author, obtaining accreditation as a Certified Speaking Professional and found success in the speaking circuit.[25]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.5 Worshipping

> Places of worship, like schools, were important focal points for early communities. Many small groups of settlers met in private homes or school buildings or halls, shared between Christian denominations, in order to have somewhere to share their faith. Early congregations sometimes managed to be granted reserves on which to build their churches. Others relied on gifts of land from local parishioners or had to purchase the blocks on which they built them. As the communities and populations of the district have evolved and changed, so have their places of worship. While some early church buildings have closed, been moved, or turned to other purposes, new buildings have been constructed and old ones added to. Some of the new churches represent shifts in the kinds of congregations resident in the Shire.

22 Biographic Article, Bloink
23 Biographic Article, Bloink
24 Biographic Article, Bloink
25 'Maxpack', *Max Walker*

Building churches often represented an enormous community effort, and provided places that were important to several generations as places of communion. Where early churches were typically simple structures, as towns grew, more permanent and substantial structures were erected, many to architect designs. This trend continues until the present with innovative Modernist designs being favoured to attract the flock after World War Two. Chancellor and Patrick were among the design firms that served this later phase of church development. Given the small scale of several of the communities in the Hastings district, there were surprisingly many churches built in the nineteenth and twentieth centuries. Valda Cole has outlined the history of many of these churches in her book, *Western Port Pioneers and Preachers.*

Comparative Analysis

There is a strong tradition of church construction on the Mornington Peninsula. Churches were often the first public buildings constructed in the nascent communities, with many examples from the mid-19th century to the later part of the 20th century in various styles and construction materials (masonry, timber, etc.). There are approximately 28 churches included in the Heritage Overlay in the Shire of Mornington, with most dating to the Victorian period.

After WWII, existing churches were often replaced with contemporary structures to accommodate growing congregations and/or for the purposes of amenity upgrades. Churches from this period tended to be relatively conventional in form and planning or exhibit the influence of Modernism. Steep gabled rooflines or low-pitched roofs, gabled dormers, rectilinear naves, largely symmetrical footprints predominated, and the influence of the Gothic style is evident in spire-like elements characteristic of Gothic *fleches*.

From about 1960, the progressive stream of church design continued to evolve to encompass a wide variety of forms, especially roof forms, which were often tall/prominent to suggest a religious purpose. In late 20th century ecclesiastical design, there was an emphasis on complex geometries and asymmetric planning, allowing for a 'distinctive' approach reflective of the local congregation. Also, materials were more varied, often being informed by site context. There was a tendency to make the nave shorter and broader, creating a relatively wide plan to allow for greater interaction in the service. In addition, Catholic churches built after the Second Ecumenical Council of the Vatican in the mid-1960s had to adapt to the radically different internal programme, which reduced some of the physical separations between the priest and the congregation.

There are three examples postwar churches listed as heritage places in the municipality, all from the 1960s:

- *St Mary's Star of the Sea,* 1-17 Constitution Hill Road, Sorrento (HO43). Designed in 1962-63 by Smith & Tracey, it has a centralised square plan, projecting wings and an uncommon low-pitched, flattened helm roofline. The roof is supported on a portal frame such that the walls are independent and allow for the continuous band of stained glass below the roof. The walls are of rendered brick with sections of limestone to the projecting bays on each side.
- *All Saint's Anglican Church,* 1153-1157 Point Nepean Road, Rosebud (HO440). Designed by Wystan Widdows and David Caldwell in 1963. The plan consists of the main nave with a large projecting gabled roof and smaller intersecting, ancillary skillion sections, all clad in profiled sheet metal. The walls are of terracotta coloured concrete blockwork, some notched.
- *St David Uniting Church*, 2 Murray Anderson Road, Rosebud (HO427). The 1966 church has a complex hypar (hyperbolic paraboloid) roof designed by Ron Murcott and Paul Archibald clad in copper sheeting. The front of the church is extensively glazed with concrete blocks to the rear walls.

St Peter's Church at Shoreham was built about two decades after the aforementioned group and is the only example from the 1980s hitherto recommended for heritage listing. While it demonstrates the continuing employment of complex geometries, it also reflects the influence of other, contemporary later 20th century trends – Structuralism and Post-Modernism. Structuralism relates to the potential of new materials and structural elements, such as space frames and suspension systems, to create sculptural, open enclosures. The broad design and form of the nave at *St Peter's* reflects this ethos. Post-Modernism encouraged the referencing of vernacular or historical styles, especially classicising. At *St Peter's*, the detailing of the bullnose verandah to the rear also reflects traditional verandah profiles from the late Victorian period, although in new materials (perforated sheeting) and through a simplified iteration.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

St Peter's Church at 7 Byrnes Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial image below, which is defined by a polygon that extends from the building line to Byrnes road, the property boundaries in the north and south, and to the post and wire fence at the rear of the building (approximately 22 metres).



Recommended extent of Heritage Oerlay (red line) with the property boundary in yellow
(Source: Nearmap, January 2022)

BRUNSWICK HOUSE

Address	53 Byrnes Road, Shoreham
Significance	Local
Construction Dates	1912 (relocated late 1990s)
Period	Federation period
Date Inspected	December 2020



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Brunswick House* at 53 Byrnes Road, Shoreham, is significant. The timber villa, constructed initially at 723 Park Street, Brunswick, circa 1912, was relocated to the current township property in the late 1990s.

The significant elements of *Brunswick House* are its original for and footprint, including gabled/hipped roof profile, metal finial and cresting to roof, timber-lined soffits, gable end with roughcast finish, verandahs and detailing (fluted cast iron columns, frieze, brackets), ashlar board clad walls, bay window with casements and leadlight/stained glass to the toplights, timber-framed and double-hung sash windows, and timber-framed entry (door, side and transom lights). The corrugated sheet metal roof and tripartite window on the street-facing façade are alterations.

Non-original elements, including the garage, are not significant.

How is it Significant?

The *Brunswick House* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Brunswick House* is of historical significance as a metropolitan Federation period timber villa that has been relocated to Shoreham. While an irregular occurrence, particularly at this scale, building relocation appears to be an under-recognised 20th-century theme for the municipality, and the *Brunswick House* is a prime example. While development in Shoreham during the Federation years was limited, the dwelling provides variety in the townscape and its relocated nature is locally known and could be interpreted. (Criterion A)

The *Brunswick House* is of aesthetic significance as a substantial and well-detailed Queen Anne-style Federation period villa. Its relocation has been undertaken with care and the dwelling is largely intact. The *Brunswick House* is distinguished within the municipality's Federation housing stock by its relative grandeur and complex picturesque massing. Its high-quality material palette is also of note. Elements such as its extensive employment of ashlar boards, casement windows, decorative glass, and cast-iron verandah details, while typical of its original environment in Brunswick, is less common in the Mornington Peninsula's townships, particularly on the Western Port side. (Criterion E)

Description

The *Brunswick House* is located on a large rectangular property (approximately 2061m^2) on the south side of Byrnes Road, near the intersection of Prout Webb Road and Marine Parade. The terrain is gently sloping and the house is set in landscaped surroundings with large garden beds consisting of trees and shrubs.

The front boundary is lined with a timber post and steel mesh fence and is heavily planted, limiting views from the public domain. A gravel driveway extends along the west side to a non-original gable-roofed garage on the southwest corner and partly in front of the house. Two steel gates are setback from the front boundary with a return section of painted timber fence.

Brunswick House is situated well back from the front boundary. It has a primary hipped/gabled roof clad in continuous corrugated metal sheeting with metal cresting and finial to the ridge. A metal flue is located on the plane of the front-hipped section, replacing an original brick chimney with a corbelled cap and a terracotta pot. There was one more brick chimney towards the rear of the roof, which has also been replaced (not rebuilt when the house was relocated).

There are three gable ends – two large (to the north and east elevations) with a central, smaller one, diagonally orientated to the corner, and a gambrel and hipped roof section to the rear. The street-facing gable end has a roughcast finish (likely sheeting) with timber-lined soffits. The small gable end also has a roughcast finish.

The house is timber-framed and clad in ashlar board to the front north and east elevation and horizontal weatherboards to the rear parts. A long skillion-roofed verandah extends between the two main gable ends (north and east elevations) and is supported on fluted cast iron columns with a decorative frieze and brackets. Solar cells have been installed on its roof.

The front façade contains a bay with four casement windows with leadlighting/stained glass to the top lights and an awning. Next to the gable end, there is a tripartite casement window with similar toplights, which has replaced a double hung sash window. A bay window (below the small gable) with decorative glass to the highlights defines the front corner and there is a timber entry near the bay window on the east elevation with side and transom lights, also featuring decorative glass. The glass is typical of the Federation period with the use of soft greens and reds with floral motifs in a sinuous pattern influenced by the Art Nouveau style.[1]

When the *Brunswick House* was relocated its original configuration was changed, with its original side elevation positioned to address Byrnes Road.

1 The glass is evident on images taken when the house was relocated (refer to subsequent sections).

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[2]

In the early 1860s, a small village/township was reserved on either side of Stony Creek, which marked the division between the parishes of Balnarring and Flinders.[3] Initially, this centre was formally named 'Balnarring' but was popularly referred to after the creek's name. Shoreham – named after a well-known Sussex seaside resort – had become dominant in usage by the early 1880s. It grew slowly as a service centre for a productive agricultural hinterland, which was developed by several prominent Irish-Catholic farmers, bestowing an often-noted cultural character on the locality. Many of these families, such as the Byrnes, Baynes, Roys, and Nowlans continued as major landowners into the 20th century. In the late 1870s, Shoreham was classed as a fairly isolated 'postal centre' within a 'pastoral district' with some gold mining occurring at Tubba Rubba.[4]

By the early 1900s, Shoreham remained an out-of-the-way hamlet with a post office, 'general store', public school, creamery, and St Peter's Roman Catholic Church (1901, burnt down in 1980), claimed as 'the most perfect and complete example of Gothic design yet carried out in wood in the country districts'. The population of the township and district was given as 160.[5]



A landscape of farms characterised the Shoreham's hinterland by the early 1900s.
(Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

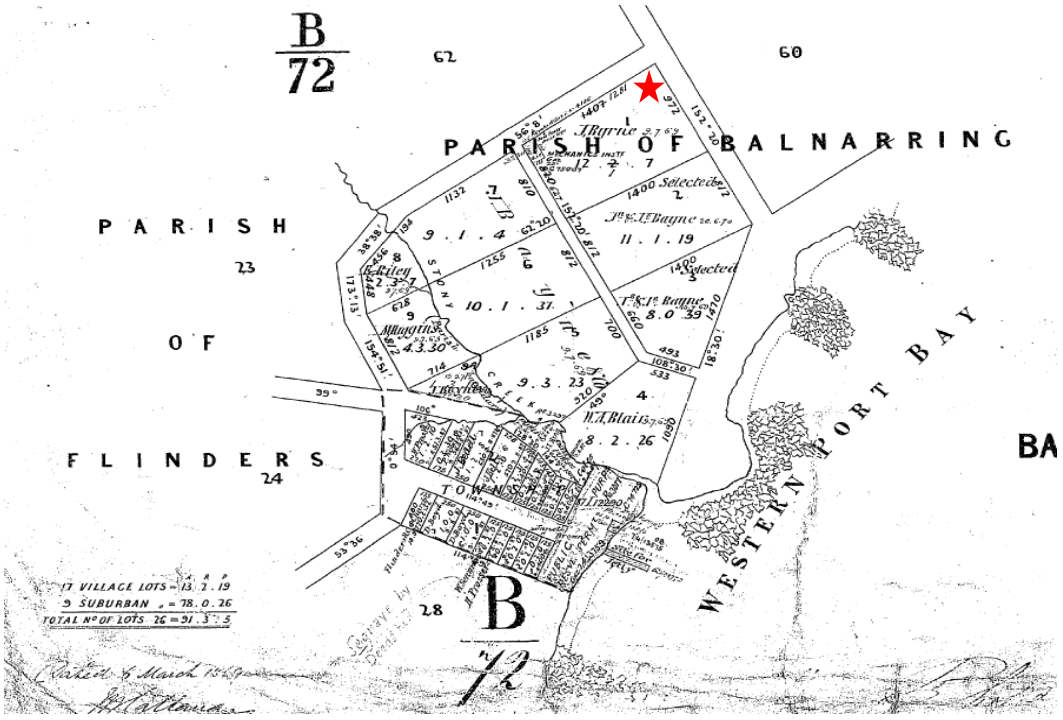
A different Shoreham materialised over the 1920s, as the increasing availability of private motor vehicles encouraged visitations to the previously remote area by moneyed Melbourne and Western District residents, many of whom built holiday homes. The 90-lot 'Shoreham-on-the-Sea' subdivision (1924), capitalising on this new interest, pushed the focus of the town northeast. It also established a central reserve (now Buxton Woodland) and put in place a covenant of one building per property, a development pattern that prevails in central Shoreham.[6]

Bolstering the locality's reputation as a seasonal, if still sequestered, resort town was extensive planting activities. Pine trees (*Pinus radiata*), in particular, were established along the foreshore for their perceived scenic qualities and to act as windbreaks (VHR/H1996). Shoreham underwent additional low-scale suburban development from the 1960s, although the township retains much of its informal ambience with unsealed roads, dense tree canopies, limited commerce, and deep setbacks.[7]

2 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
3 "New Commons Proclaimed", *Age,* 1 May 1861, p5
4 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
5 *The Australian Handbook*, Gordon & Gotch, 1905, p479
6 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
7 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

The subject land derives from Crown Allotment 1 in the Shoreham Township/Parish of Balnarring, Country of Mornington.[8] This approximately 12-acre (5 ha) holding was described as a 'suburban allotment' and purchased by James Byrne (1829-94) in 1869.[9] The Byrnes were prominent amongst the several large Irish-Catholic families who took up land in the Shoreham area over the late 19th century, with the township's main road later renamed after the family.[10]



Map of the Township of Shoreham with approximate location of subject land, part of Crown Allotment 1, indicated by the red star. (Source: B72, Put-away maps, Landata)

Crown Allotment 1 remained in the extended Byrne family until 1915. A wattle-and-daub shop was constructed at the property in the mid-to-late 1880s During by husband-and-wife Edward and Catherine (*née* Byrne) Walsh near the corner of Byrnes and Prout Webb roads. It was known as 'Walsh's Store', but no longer remains.[11]

In the mid-1950s, Crown Allotment 1 was subdivided into 29 allotments; however, sales and development were sluggish, as depicted in the following 1939 aerial photograph.[12] A local farmer, William Francis Wainwright, purchased part of the subdivision in 1950 (effectively, 53 and 57-59 Byrnes Road), including the subject land.[13] Wainwright was responsible for the construction of the original Shoreham General Store at no.57-59 around this time (remains in a modified form), running it with his wife Gertrude into 1968.[14] At some point in the late 1950s and 1960s, Wainwright replaced the Walsh's Store with a hipped-roof residence (no longer extant).[15]

8 Township of Balnarring (Shoreham), B72, Landata.
9 Certificate of Title, vol. 330, folio 934
10 The Byrne family were major landowners in the Shoreham township as well as its hinterland. Beyond farming activities, the Byrnes also operated the Shoreham post office (until 1926), ran a general store, and made a notable contribution to the establishment of St Peter's Catholic Church on Beach Road. (*Shoreham Village: Heritage and Discovery Walk: The Byrne Family of Shoreham*, Mornington Shire Peninsula, undated)
11 Certificate of Title, vol. 7583, folio 078; and 'Fatal Wagon Accident, Flinders', *Argus*, 25 October 1900, p7
12 Certificate of Title, vol. 1825, folio 965
13 Certificate of Title, vol. 7583, folio 078
14 Bruce Bennett, *The Old General Store: A History of the General Stores and Post Offices on the Frankston and Flinders Road*, 1997, p258
15 A 1957 aerial photograph, supplied by the council, was reviewed but not included in this citation due to its low resolution.



1939 aerial photograph of the north-western part of the Shoreham township. The wattle-and-daub Walsh's Store, then located at the front of the subject land, is indicated by the red arrow. It was later demolished.
(Souce: *Western Port (Queenscliffe)*, Run 3, Frame 2377, Geoscience Australia)



Shoreham General Store (red arrow) from Byrnes Road, facing south, early 1950s. The building evident left of frame is likely Walsh's Store.
(Source: Rose Stereograph Co, H32492/3042, SLV)



1967 aerial photograph with the Wainwright residence indicated by the red arrow.
(Source: *West Head – Sandy Point*, Project 259, Run 2, Frame 18, Landata)

The Wainwright's residence had been demolished by 1972.[16] The subject allotment remained vacant until its purchase by the Lorkin family in 1997.[17]

It appears that the initial plan was to erect a new dwelling and garage at the place.[18] Instead, it was elected to relocate a Federation-period timber villa from Melbourne to the place. It is not known if the dwelling was relocated en mass or dismantled in parts and rebuilt at the Shoreham property.

This dwelling was first listed in the *Sands & McDougall Directory* on Park Street, Brunswick, in 1913. Its contemporary street number was no. 723. Given the standard year or so lag time between construction activity and/or a change in occupancy associated with the *Directory*, a building date of circa 1912 is likely.[19] It is unclear exactly how the dwelling was approved for relocation in 1999 as it had recently been included in the newly formed Park Street Precinct (HO130) by the City of Moreland.[20] The amended permit issued by the Mornington Peninsula Shire in December 1999 suggest the process was not uncontroversial:

> The house is described as a mansion and was the subject of some dispute before approval was granted for its demolition. It has period features such as large leadlight windows and 12-foot pressed metal ceilings. It has a corrugated iron roof, and its walls have decorative block weatherboard.[21]

The 1999 permit application plans recorded a layout for the existing garden which consisted of ornamental and flowering species, including old cherry plums and an orchard behind the building. It is not known if these were existing or proposed, and whether or not they survive.[22]

16 Confirmed by the absence of the residence in a 1972 aerial photograph. (*Melbourne*, Project 985, Run 79, Frame 102, Landata)
17 Certificate of Title, vol. 9488, folio 294
18 Plans dated 1998 prepared by Sue Mitchell. (Property file, PC362287, provided by council)
19 The first resident listed was Samuel J. Dailey, a salesman, 1913-20. (*Sands & McDougall Directory*)
20 Allom Lovell & Associates, *City of Moreland Heritage Review*, 1998, vol. 3 (precincts), pp147-150. The Park Street Precinct extended between 705 and 823 Park Street. Nos 707-755, which included the subject house, was identified as the most intact section of the precinct. The citation has been updated Context, *Moreland Heritage Gap Study*, 2019, pp140-143
21 Property file, PC362287, Planning Permit Application Files for 53 Byrnes Road Shoreham, 1999, provided by Council
22 Property file, PC362287



Photograph of (red arrow) at 723 Park Street, Brunswick, prior to relocation. Note original chimneys.
(Source: Phillip Rogers, *Park Street, Brunswick*, SLV, H2009.52/85)



1999 photograph of the now east and northeast elevations of the subject house in Brunswick.
Note the timber-lined soffits. (Source: *Planning Permit Application Files for 53 Byrnes Road Shoreham*, 1999, courtesy of the council)



1999 photograph east elevation of the subject villa in Brunswick (now north elevation). This elevation originally contained a double hung sash window (indicated) later converted to a tripartite window with casements. One of the original chimneys is visible. (Source: *Planning Permit Application Files for 53 Byrnes Road Shoreham*, courtesy of the council)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Town

7.2 Expanding townships and residential areas

Comparative Analysis

The *Brunswick House* is an example of a Queen Anne-style villa from the Federation period. The design mode is characterised by asymmetrical massing, complex/picturesque roof forms (commonly high-pitched hipped roofs with gablets), and dominant gable ends. Other common features are tall brick chimneys, offset/corner verandahs with timber detailing (turned posts and fretwork frieze, although some have cast iron detailing) and bay windows, often with casements. Brick examples usually have a combination of red brick with some rendered elements (band or frieze). In contrast, timber-framed types are distinguished by more elaborate cladding to the façade, including ashlar boards, notched weatherboards (in imitation of shingles), and some with areas of metal sheeting.

As a relocated residence from the metropolis, the *Brunswick House* is indicative of an ornate and substantial type that is less common on the Mornington Peninsula, particularly its Western Port side. Other comparative Queen Anne-style timber examples in the municipality are less elaborate; for instance, not utilising such an extent of ashlar boards, casement windows, or cast iron verandah detailing. Comparators included on the Schedule to the Heritage Overlay for Mornington are:

- *Woyna*, 9-11 Terry Street, Capel Sound (HO239). A timber farmhouse built between 1906-1911. The house features timber weatherboard cladding with a roughcast finish above. It shares similar characteristics to the *Brunswick House*, such as its decorative projecting gables, roof gablet, bay windows, and a return verandah with a wide timber frieze and turned timber posts.
- *Somerville Private Hospital (Former)*, 18 Eramosa Road East, Somerville (HO276). A finely detailed timber type example from 1914. It has weatherboard cladding, gambrel roof clad in metal sheeting, and a corner verandah with timber fretwork frieze supported by timber turned posts, which extends between two gable ends. It retains its tall red brick chimneys and has paired windows rather than casements as at the subject site
- *House*, 824 Esplanade Mornington (HO382). Weatherboard -lad house constructed in 1910 with a hipped roof, pierced by a short chimney shaft, with two projecting gables featuring battened sheeting. There is a corner bay window below a return verandah with a solid curvilinear frieze. The windows are double-hung sashes rather than casements.

While not a occurrence noted in the *Mornington Peninsula Shire Thematic History*, it is known that building relocation occurred in the municipality throughout the 20th century and contemporary period, both for structures in the municipality as well as those from elsewhere. Instances of relocation in the municipality include:

- Mount Eliza Primary School, 1 Wooralla Drive, Mount Eliza (HO371). This timber building, indicative of the output of the Public Works Department during the Federation period, was relocated from Parkdale in 1929.
- *Sposito Cottage and Harrys House*, 2 and 4 Herring Street, Hastings. These two timber houses were erected elsewhere in the township during the late 19th century before relocation to their current site in 1985 and 2005, respectively.
- *St Marys Catholic Church*, part of 71 Marine Parade, Hastings. This Victorian-period timber church was probably relocated from an unknown site in Victoria Street to Cool Store Road during the 1910s or 1920s. During the 1980s, it was relocated again back to the extant site on Victoria Street.
- Six houses, Highview Court, Balnarring Beach. In 1989, these late 20th-century timber-framed houses from Traralgon were cut into two sections each and relocated for the Presentation Family Centre, where there were reclad in brick.[23]

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (ashlar boards and weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

[23] Balnarring and District Historical Society*, Balnarring Byways and Memories, vol. 3,* 1998, pp51-53

Extent of the Heritage Overlay

The *Brunswick House* at 53 Byrnes Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

MYTHOLOGICAL FOUNTAIN

Address	10-60 Cliff Road, Shoreham
Significance	Local
Construction Dates	1880s
Period	Victorian
Date Inspected	N/A



Location of the *Mythlogical Foundation*, circled
(Source: Nearmap, January 2023)

Statement of Significance

What is Significant?

The *Mythological Fountain* at 10-60 Cliff Road, Shoreham, is significant. It was likely purchased by husband-and-wife John and Mary Smith at either the Melbourne International Exhibition of 1880 or the Centennial International Exhibition of 1888, also held in Melbourne. The fountain was first documented at the place in 1903; however, it was probably installed by 1896, when the Smiths were known to be residing at the property.

The significant elements are the circular masonry pool, octagonal masonry plinth, and cast iron fountain comprised of a classically attired, female mythological figure pouring from a jug into a cup/flower held by a smaller female figure/cherub sitting at her feet, with another reclining to the rear, and the column-like plinth fringed with dripping 'ice' on which the pair stand. In addition, the floriated pool in which the plinth is situated is also significant, as are the four dragons at the base.

The broader ornamental garden setting of the *Mythological Fountain* at the property, which has evolved over the last 140 years, is complementary.

How is it Significant?

The *Mythological Fountain* is of local historical, rarity, and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Mythological Fountain* is of historical significance as evidence of an early development phase at a large late Victorian period estate, of which it forms part of the nucleus. It is the main and, likely, the sole surviving remnant of this formative period. This substantial property is unusual within the contemporary township of Shoreham as it has not been subsequently broken up. The fountain reflects the tastes of the influential, affluent, and educated stratum of Melbourne society that has owned this secluded holiday property, perched and hidden on top of the cliffs at Shoreham. (Criterion A)

The *Mythological Fountain* is a rare and fine surviving example of a late 19th-century cast iron fountain, believed to have been acquired from one of the two 1880s international exhibitions held in Melbourne, which retains its setting in an ornamental garden. The mythological iconography – of naiads and dolphins – is elegantly presented and of considerable scale and complexity. (Criteria B and E)

Description

The *Mythlogicla Foundation* is located at an expensive property at the southeast end of Cliff Road in the formal garden area at the rear of the contemporary primary residence. The following description relies upon information provided by the Flinders District Historical Society.

The fountain is set on a masonry pedestal, octagonal with concave sides, at the centre of a large circular pond. The fountain is multi-layered, consisting of a plinth, a base with four dragons or the like (frills and ridged spine are evident), and a floriated bowl with an undulating edge – all surmounted be a group with a central female figure.

The fountain is assumed to be made of cast iron, given the rusting that was reported as previously evident before it was recently painted a steel grey colour.

The taller draped female allegorical or mythological figure is pouring from a jug into a lily held by a smaller cherub sitting at her feet with another cherub reclining behind. The group are set on a circular base in the shape of a simplified Doric column fringed in dripping ‘ice’.

A description from 1903 suggests that the figures are Naiads (Naides), who were the nymphs of rivers, streams, lakes, marshes, fountains, and springs in Greek mythology. They were minor goddesses who attended the assemblies of the gods on Mount Olympus. The Naiades were depicted as beautiful young women, usually seated, standing or reclining beside a spring, holding a water jug (hydria) or a frond of lush foliage.

However, it is possible that due to the clear depiction of the standing figure pouring the contents of the jug into a cup held by the lower figure that the former was either the goddess Hebe or Juventas – respectively, the Greek or Roman option, related to youth or the prime of life. Hebe was the cupbearer for the gods and goddesses of Mount Olympus, serving their nectar and ambrosia. She was typically depicted with a jug in one hand and a cup in the other.

Information provided by the Flinders District Historical Society indicates that there are potential remnants of a Victorian-period garden with many established exotic trees, terraces, and lawns.

There is no known local comparison for the subject fountain though the Alexandra Fountain at Charing Cross in central Bendigo dates to the same period and has similar elements. While much larger, it also features (four) classically attired female figures holding a jug and dolphins, as well as mer-horses, etc.

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[1]

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A landscape of farms characterised the Shoreham's hinterland by the early 1900s.
(Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

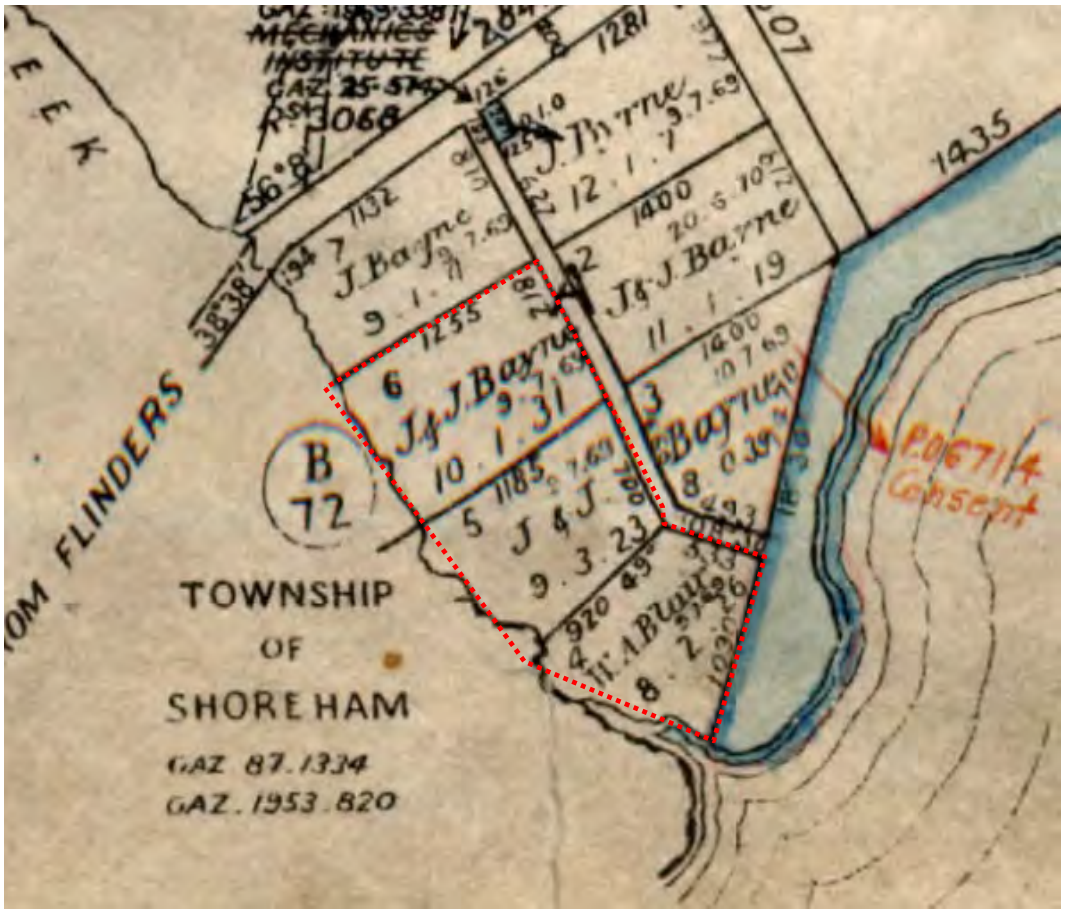
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1 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
2 "New Commons Proclaimed", *Age,* 1 May 1861, p5
3 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
4 *The Australian Handbook*, Gordon & Gotch, 1905, p479
5 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
6 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

The subject land has a long association with the wealthy and well connected within Melbourne society. The holdings relate to three original Crown Allotments in the Parish of Balnarring, Country of Mornington – nos 4, 5, and 6. W A Blair acquired no. 4 and J & J Baynes purchased nos 5 and 6; however, all three parcels came into single ownership in 1929. While ownership of the place can be traced, there remains a significant degree of uncertainty surrounding the history of the *Mythological Fountain.* As such, it is difficult to set a specific date on the fountain's construction and when it was first established at the subject place.



Parish Plan with boundary of the propery outlined.
(Source: Parish of Balnarring B74, Landata)

Crown Allotment Four – comprised of eight acres, two roods, 26 perches – on the Stoney Creek was purchased in 1869 by William Allison Blair (1823-1896).[7] Scottish-born Blair had emigrated to Melbourne in 1853 with his wife Isabella on the *Catherine Glen,* where he established himself as a hatter. It would appear that Blair purchased the Allotment Four as an investment, as there is no indication he lived or built on the property.

7 Certificate ot Title, vol. 488, folio 509. The date is unclear on the title due to a large wax seal over the date but is recorded on the Parish Plan

In February 1888, the property was sold to the stockbroker Stanhope Edward Dunne O'Connor (c.1849-1908) and his wife Louisa (née Smith).[8] O'Connor had arrived in Victoria in 1879 as the Sub Inspector of the Queensland Native Police Force.[9] O'Connor's wife, Louise Smith, was the daughter of the politician and publican John Thomas Smith MLA.[10] It is not known if the O'Connors built at Shoreham.



Stanhope O'Connor and his fellow troopers, 1879
(Source: Queensland Police Service, https://bit.ly/3KlZt5P)



Stanhope O'Connor, Members of the Stock Exchange Melbourne
(Source: *Australasian*, 9 October 1897, p28)

Even into the 1890s, Shoreham remained a relatively isolated town. Despite the lack of a railway station; residents and tourists travelling to Shoreham were required to alight from Bittern Station, which was distant eleven miles, and travelled the rest of the way by horse and cart.[11]

In 1894, the O'Connor's sold the property to Louisa O'Connor's sister-in-law, Mary Ellen Smith (1843-1901).[12] According to an obituary of the Smiths, Mary Ellen Stubbs had secretly married Louisa's brother John Thomas Thorold Smith KC (1840-1901), the Crown Prosecutor, in Sydney in 1887. It was during the Smith's seven-year period of ownership that the first house constructed on the site was confirmed (though potentially had been commenced prior). By 1896, the Smiths were reported as living at Shoreham in relation to the loss of a heifer and seeking to have a road proclaimed from Tulum (Balnarring) to Flinders. At this time, Smith was granted permission by the Council 'to fence and plant trees on the road opposite his property at Shoreham'.[13]

Ellen and John Smith died within months of each other in 1901. Detailed probate inventories were prepared, outlining their considerable property holdings at Shoreham. The land held by Ellen Mary passed to her husband John and therefore the details are recorded in both their probate files. This included allotment at Stoney Creek. In Ellen's probate records, no mention is made of the buildings or the fountain on the site. Four months later, John died while at his seaside residence in Shoreham;[14] his probate inventory provides more details of the site at Cliff Road. The house was identified in the probate records as 'Sheldon', a

8 Certificate ot Title, vol. 1987, folio 735; In 1884, Thomas Prout Webb became master in equity and lunacy of the Supreme Court of Victoria and successively acting commissioner of titles (1885), commissioner of patents (1890), commissioner of trademarks (1891), commissioner of taxes (1895), and registrar of land tax (1903). (Francis Charles, 'Webb, Thomas Prout [1845- 1916]', *Australian Dictionary of Biography,* available online)

9 *Advocate*, 8 March 1879, p. 9; *Australasian,* 5 September 1908, p. 43. (Stanhope O'Connor lead a team of twelve Aboriginal Troopers sent to hunt the Kelly Gang and was instrumental in capturing the Kelly's at Glenrowan.)

10 Sydney born John Smith was a lifelong politician, first winning the Bourke Ward of the Melbourne Town Council in 1842, and he remained a councillor for the rest of his life, being elected mayor on five occasions. Smith was also elected to the Legislative Council (again elected on five occasions), but here he served the electorates of North Bourke, Melbourne, Creswick, and West Bourke from 1851-1879. ('John Thomas Smith', *Remember Database, Parliament of Victoria*, 5 June 2019, available online)

11 'The Government Gazette', *Argus*, 31 October 1881, p. 9; 'About Shoreham and Flinders', *Weekly Times*, 8 June 1895, p. 8; and 'Shoreham', *Victorian Places*, 2015, available online

12 Certificate of Title, vol. 1987, folio 735

13 'Flinders and Kangerong Council', *Mornington Standard*, 6 August 1896, p43

14 'Death of Mr. J. T. T. Smith K. C', *Ballarat Star*, 19 July 1901, p2; and 'Crossed the bar', *Herald*, 9 July 1901, p1

ten-room, double fronted weatherboard house, with scullery, two pantries, partitions, and a ceiling of lining boards, lath and plaster.[15] The property also contained another small weatherboard building with two rooms, two small stables, a coach house, a man's room, a tool house, and a feed room. The records also mention a garden, noted as an acre under cultivation and is likely where the fountain may have been placed. Unfortunately, this inventory makes no mention of any sculptures or fountains.

After Ellen Mary and John Smith's death, their St Kilda house, located on Alma Road, and accompanying possessions were auctioned. Noted in the catalogue was 'these two lines were exhibited at the last Melbourne Exhibition and will bear the most critical scrutiny. It is very rarely (sic) that similar articles come upon the market in this city'.[16] The catalogue of property to be auctioned noted several items to be sold were purchased by John Smith at the Melbourne Exhibition, including linen, chairs, tables, and cabinets.[17] Considering the significant number of items bought at the Melbourne Exhibitions, it seems likely that the fountain was also purchased by the Smiths.

The fountain may have originally been installed at the Smith's house in St Kilda, before being later transported to their Shoreham property. A thorough search of the catalogue of both the Melbourne International Exhibition 1880 and the Centennial International Exhibition 1888 has failed to identify the fountain.

Despite the lack of reference, it is clear that the *Mythological Fountain* had been installed at the subject place by 1903. While under the ownership of the administrators of Ellen Smith' estate (the Perpetual Executors and Trustees Association of Australia), the place was leased to a Mr. E. L. Taylor, who operated it as a private hotel.[18] At this time, the house was described as having a broad verandah and 812 [sic][19] acres of grounds, 'beautifully laid out and well sheltered by ornamental trees. In the centre of the drive stands a large finely modelled cast iron fountain, in the design of naiads and dolphins from the Melbourne exhibition'.[20]

Subsequently, the house was sold to another lawyer, the Irish-born Sir Frank Gavan Duff (1852-1936), who held it for a brief period of four years (1907 to 1911).[21] In October 1911, the property was purchased by Winifred Chirnside (nee Summer), the wife of the pastoralist, Andrew Chirnside. As the society pages reveal, the Chirnsides spent time at their seaside residence on at least several occasions. In 1927, Winifred listed this site as her address in the guest list at the Hotel Windsor.[22]

Henry Cyril August Steele (1891-1939), known as Cyril Steel, acquired the property in 1929. Steele was a wealthy furniture warehouseman and managing director of his father's company, Steele and Company Pty Ltd.[23] Steele also purchased the adjoining lots 5 and 6 to the north from Helen Dorothea Wood, increasing his holdings by twenty acres, one rood and fourteen perches.[24] In doing so, he changed the name of the site to 'The Grange'. In 1935, it was described as being set 'amongst pine trees at the cliff's edge'.[25] Steele died in a boating accident in January 1939,[26] and later in the year, the site was offered for sale being described as follows (though no mention of the statue was provided):

> One of the most Delightful, Seaside Homes on the Mornlngton Peninsula.
> Frontage to Beach Reserve of Westernport Bay.
> The Parklike Grounds have an area of 29 acres.
> The house, which is about 100 yards from the water's edge, is well sheltered and is a large fine type,containing 10 main rooms, 4 dressing rooms, extensive enclosed verandah, 3 bathrooms, shower room, 3 lavatories, domestic offices and maid quarters. Also gardener's cottage

15 PROV, VPRS28, P000, 80/766
16 Rupert Nicholson & Co, Catalogue of the superb and costly Furniture and Domestic Adornments, included within PROV, VPRS28, P000, 80/766
17 Rupert Nicholson & Co, PROV, VPRS28, P000, 80/766
18 *Argus*, 12 January 1904, p3
19 This presumably is meant to record 8½ acres, the approximate area of Lot 4, not 812 acres.
20 *Mornington Standard*, 23 May 1903, p4
21 'Portraits of Chief Justices and the first bench', *High Court of Australia*, available online; Duffy was a Justice of the High Court from 11 February 1913 to 21 January 1931, and Chief Justice from 22 January 1931 to 1 October 1935. Gavan Duffy founded and edited the *Australian Law Times* (1879-1883), was awarded a Knight Commander of the Order of St Michael and St George (KCMG) in 1929, and was appointed to the Privy Council in 1932
22 *Table Talk*, 28 April 1927, p63
23 Steele was a member of the Melbourne Chamber of Commerce. He was also a keen sportsman and supported rowing and football clubs. Educated at Melbourne Grammar, Steele funded the Melbourne Grammar Wadhurst campus sports pavilion in 1933. He was also interested in the arts and personally funded a tour for the artist Ernest Buckmaster
24 Certificate ot Title, vol. 4772, folio 332
25 *Herald*, 31 December 1935, p11
26 *Argus*, 16 February 1939, p3

and outbuildings There is ample water supply. The land has extensive frontage to an ever-running creek. The whole property Is in perfect condition.[27]

In 1939, Richard Percy 'Clive' Baillieu (1874-1941), a stockbroker, purchased 'The Grange' from Steele's estate. Within two years, Baillieu died and the property was inherited by his daughter, Mary Ramsay Baillieu (1901-1998). In late July 1943, Mary Baillieu married Captain Harry Davies AIF, who had returned from the Middle East.[28] In the following August, an electrical fire occurred, and the house and its contents were burned to the ground. The house was reported to have included 19 rooms at the time and described as 'one of the most attractive in the district'.[29] It was not until 1949, however, that probate was granted and the property was transferred to Mary, some eight years later after her father's death.

It is not known when the present house was constructed. A much smaller building than the present house is evident on a 1967 aerial (below) near the main garden area .



Aerial photograph, April 1967 – showing garden areas associated near the house.
(Source: project no. 259, Run 2, Frame 18, Landata)

The site remained in Mary's ownership until 1994.[30]

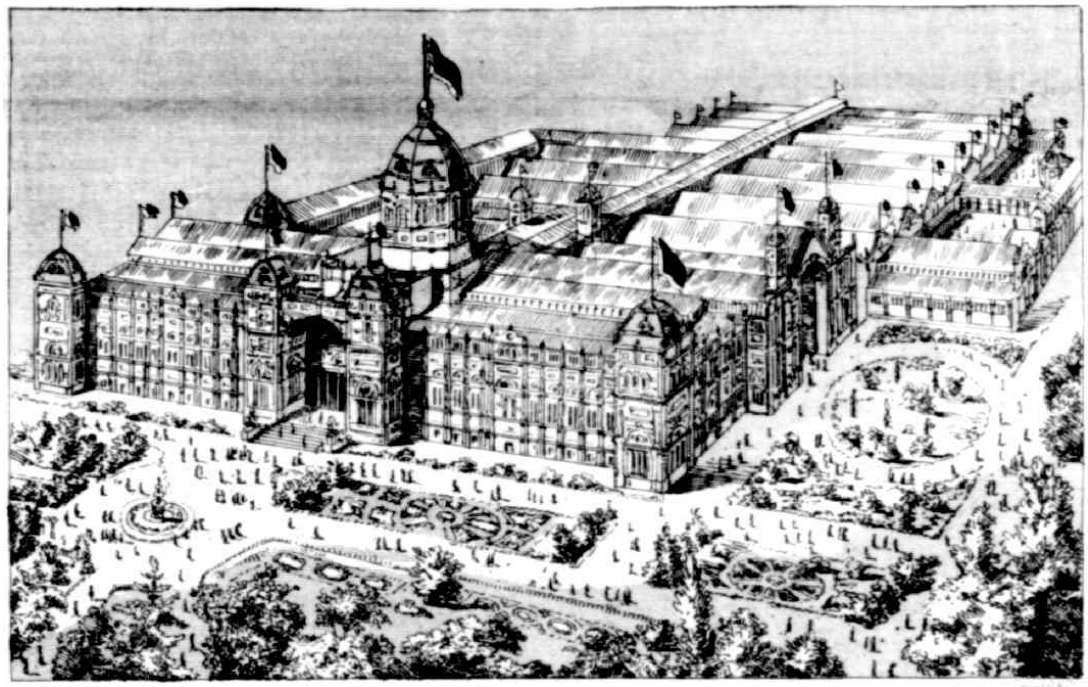
International Exhibitions

Melbourne hosted two international exhibitions during the 1880s; the Melbourne International Exhibition of 1880 and the Centennial International Exhibition of 1888. From the 1850s, international exhibitions became a popular and glamorous means to promote industrial growth to foreign audiences, and places such as London, Paris, and America held huge exhibitions or 'world's fairs' (though they were initially unsuccessful in America). Exhibition displays often focused on industrial growth as participants in

27 *Herald*, 11 November 1939, p30
28 *Argus*, 2 June 1943, p8
29 'Big Fire at Shoreham – Mansion Demolished', *Standard* (Frankston), 24 August 1944, p2
30 Certificates ot Title, vol. 7335, folio 922; vol. 7335, folio 922. Also Certificate ot Title vol. 9977, folio 267

the International Exhibitions desired to convey an image of being modern, which was inextricably linked with industrialism. Despite this focus, the International Exhibitions also showcased a variety of art, craftsmanship, and culture.
The International Exhibitions were a promotional tool for the colony, a way of engaging with trade and opening the doors to international relations, while at the same time a cultural undertaking. As Graeme Davison writes, these exhibitions were 'not simply about collections of objects; they were themselves a quintessential expression of the culture of the age. Their immense popularity reflects certain characteristic ways of seeing, learning and celebrating'.[31] For Victorians, the International Exhibitions confirmed the progressive and British nature of the colony as they showcased their industrial growth, placing their displays firmly within a British context.[32]

Those held in Melbourne were modelled on their famous counterparts in Paris (1854, 1867, 1878, 1889), London (1851, 1862), Vienna (1873), and Philadelphia (1876). The International Exhibitions were developed by the Victorian premier Graham Berry as a stimulus to recovery from the economic and political turmoil of the late 1870s, while the Centennial Exhibition was in celebration of the Queen's Jubilee.



The Melbourne Exhibition Centre was built specifically for the International Exhibitions. The above image displays the Exhibition building for the 1888 Centennial International Exhibition.
(Source: Craig, Williamson and Thomas, 'Centinial International Exhibition, Melbourne, 1888', *Elmore Standard*, 5 October 1888, p6)

The International Exhibitions held in Melbourne were widely popular, becoming significant social and cultural events. For the 1888 Centennial International Exhibition, over 8,000 visitors were recorded as attending in a single day.[33] While the exhibitions were displays of modernity, items presented at the International Exhibitions were also marketed as commodities and available for purchase. Museums often purchased items from the exhibitions for their permanent collections, demonstrating the high value placed on the art objects presented.[34] European fine arts objects displayed at the exhibitions were often particularly prized over other art traditions, such as Indian art.[35] Sculptures and fountains such as the *Mythological Fountain* would have been highly appreciated and popular.

31 Graeme Davidson, 'The Culture of te International Exhibitions', ed. David Dunstan, *Victorian Icon: The Royal Exhibition Building Melbourne,* The Exhibition Trustees, Kew, 1996, p11
32 Louise Douglas, 'Representing Colonial Australia at British, American and European International Exhibitions', *Journal of the National Museum of Australia*, 3/1, March 2008, p17
33 'The Centennial International Exhibition', *Age*, 3 August 1888, p7
34 Cherie McKeich, 'A 'Barbaric Display of Oriental Magnificance': Indian Art at the Melbourne International Exhibition, 1880- 1881', *Australian and New Zealand Journal of Art*, 16/2, 2016, p140
35 Cherie McKeich, 'A 'Barbaric Display of Oriental Magnificance', p147

The fine arts section provided the community 'with the rudiments of modern art' and young artists to observe and find inspiration in European and British contemporary works.[36] The exhibitions had 2,000 works on loan from Britain, France, Germany, Belgium, Austro-Hungary, and elsewhere, providing opportunities to view the contemporary works of fashionable artists of the day.[37] At the time, collectors in Melbourne had limited opportunities to purchase art and the Exhibitions not only exhibited works from public and private collections but sold work by contemporary international artists. Much of this work was romantic, narrative, and didactic in theme.[38] A survey of the catalogues for the two exhibitions offers names such as *Winter*, by the Belgium sculpture P. Comein, or *The Lesson* by his compatriot E. Van Beurden, while the Victorian sculptures were often given less description.[39]



Italian Statuary Hall, Melbourne International Exhibition 1880, Government Printing Office
(Source: SLV, H83.319/37)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

11 Becoming Melbourne's Playground

36 Sheridan Palmer, 'Fine Art for Purchase and Contemplation', *Victorian Icon: The Royal Exhibition Building Melbourne,* The Exhibition Trustees, Kew, 1996, p131

37 Geoffrey Searle, *The rush to be rich: A history of the colony of Victoria 1883- 1889*, Melbourne University Press, Carlton, 1974, p. 286

38 Palmer, 'Fine Art for Purchase and Contemplation', p134

39 Centennial International Exhibition, *The Official Catalogue of Exhibits, Etc.: Centennial International Exhibition, Melbourne*, Mason, Firth & M'Cutcheon, Melbourne, 1888

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	N/A
Outbuildings and/or fences not exempt	No
Prohibited use	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Mythological Fountain* at 10-60 Cliff Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial photograph below, which is defined by a polygon that extends 5 metres from all sides of the element.



Recommened extent of the Heritage Overlay (red line) with the property outlined in yellow
(Source: Nearmap, January 2023)

FRITSCH HOUSE

Address	5 Myers Drive, Shoreham
Significance	Local
Construction Dates	1977-78
Period	Late 20th century
Date Inspected	October 2022



(Source: RBA, October 2022)

Statement of Significance

What is Significant?

Fritsch House at 5 Myers Drive, Shoreham, is significant to the Mornington Peninsula Shire. It was constructed between 1977 and 1978 for husband-and-wife Edward George Fritsch and Denise Julianne Fritsch. The architect was Gregory Burgess.

The significant elements of *Fritsch House* are its original form and footprint, including the remaining section of the original undercroft and the first floor's largely intact external envelope, particularly brickwork (initially bagged), unpainted timber battens, spiral entrance stair, clerestory window, chimney, recessed balconies with batten screen containing oval cutouts, and anodized metal frames. Non-original elements are not significant.

How is it Significant?

Fritsch House is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Fritsch House is of historical significance as a high-end late 20th-century architectural 'statement' house in Shoreham. Such examples are relatively uncommon in the township but are indicative of its consolidation during this period as a well-to-do coastal enclave. (Criterion A)

Fritsch House is of aesthetic significance as an early work of the celebrated Australian architect Gregory Burgess. While more restrained than his later work, the design is still distinctive within the context of 1970s design culture and the municipality's building stock from this period. Despite alterations to and the partial enclosure of the original undercroft, *Fritsch House's* first floor remains broadly intact and interpretable as the response of a notable designer to a type of housing tradition uncommon in the area, the high-set timber residence on stumps as well as other suburban/postwar sources. The resultant geometric character of the first floor underlies a formal quality counterpoised by more playful, loosely organic elements, such as the eccentric facade composition with oval cutouts and the extensive use of unpainted timber batten screens. (Criterion E)

Description

Fritsch House is located at a moderate setback from the east side of Myers Drive on land that slopes gently to the south. The residence occupies the approximate centre of the allotment and is positioned obliquely and lengthwise, presumably providing views to Western Port Bay. The garden is well landscaped, with a large lawn area south of the dwelling. Plantings generally obscure sightlines to the ground floor from the public realm, but the first floor remains relatively visible. The packed earth driveway in the north of the place is an original component.

The residence was designed as a single-floor platform raised above the natural ground level on a post (concrete footings) and beam structural system. This arrangement created a largely open undercroft space utilised for parking and bestowed view and climatic advantages. The perimeter beam was of mild steel, as were some of the slender posts, with others of treated pine. Diagonal metal bracing was utilised between some posts.

Around 1981 (only a few years after construction), the original owner modified the undercroft. A concrete slab was installed, and some posts were removed, with others seemingly encased to create square columns. Most of the ground floor was then enclosed with brick walls, creating additional living space, and the ceiling (previously exposed joists) sheeted over. A low-key skillion verandah was added to the west elevation's entire length with a small return to the south that transitioned into a pergola.[1]

Despite these alterations to the ground floor, the original 1977-78 version of *Fritsch House* remains 'readable', particularly as a large carport/undercroft section was retained in the west, partly preserving the sense of a void beneath the first floor and the elevated character of the first floor. The original entrance to the first floor – a spiral timber stair screened by slats (treated pine) – in the southeast was also preserved. The envelope of the first floor, particularly the street-facing elevations, is intact.

The first-floor footprint is geometric in plan, formed by a primary L-shape with a prominent central triangular projection in the south elevation and 'cut-away' in the north elevation. It has an effectively flat roof (constructed of Oregon rafters with hoop iron bracing) clad in metal sheeting. The fascia is of treated pine with a galvanised steel gutter.

The overall rectilinear form of *Fritsch House* is broken only by the part cylindrical element at the southeast corner, which contains the original spiral stair entrance to the first floor.

Surmounting the prowl-like protrusion of the south wall is a squat, stepped brick chimney with a terracotta pot. Behind it is a pop-up clerestory window (north facing) with side 'cheeks' clad in treated pine boarding and a roof/rear wall clad in profiled metal sheeting. It has a compact and canted form, limiting its visibility from the street.

An elongated first-floor verandah is also attached to its north (rear) wall, which appears to remain. The ground-floor pergola is likely a later addition.

The first-floor walls are a masonry veneer described in the architectural drawings as 'Color Bagged Brickwork'. The brick is laid in a stretcher course with flush joints. The bagged character of the brickwork has faded over time, with the wall presenting now as a combination of vivid and lighter reds with some clinkers and remnant white bagging mixture.

Each elevation of the first floor is well articulated and expressed differently. The south elevation is defined by its central sharp triangular projection – its point initially encompassing an internal fireplace. Flanking this element are paired double-hung sashes and large recessed balconies/landings. The latter are accessed by double sliding doors and enclosed at the front by a screen of treated pine slats, which feature oval cut outs. The deck was initially of pine slats spaced 10mm; however, this element may have been replaced with other boards during the 1981 works. The eastern landing connected to the spiral stair, with slats continuing to the ground level. A corner window (paired sashes) is conspicuous at the junction of the south and west elevations.

1 Compact Planning Services, *Additions to Residence for Mr & Mrs Fritsch*, approved February 1981, courtesy of Mornington Peninsula Shire

Windows and doors on the first floor have thin frames specified as anodized aluminium in the drawings. Most are vertical (sometimes narrow) single or paired sashes or sliding windows, although there is a horizontal opening in the west elevation. Some of the sashes in the north elevation had shutters, but it is unknown if they survived. Window sills are timber (probably jarrah).



West elevation, viewed from Myers Drive.
(Source: RBA, October 2022)



Close-up of the west (left) and south/façade (right) elevations.
(Source: RBA, October 2022)

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[2]

In the early 1860s, a small village/township was reserved on either side of Stony Creek, which marked the division between the parishes of Balnarring and Flinders.[3] Initially, this centre was formally named 'Balnarring' but was popularly referred to after the creek's name. Shoreham – named after a well-known Sussex seaside resort – had become dominant in usage by the early 1880s. It grew slowly as a service centre for a productive agricultural hinterland, which was developed by several prominent Irish-Catholic farmers, bestowing an often-noted cultural character on the locality. Many of these families, such as the Byrnes, Baynes, Roys, and Nowlans continued as major landowners into the 20th century. In the late 1870s, Shoreham was classed as a fairly isolated 'postal centre' within a 'pastoral district' with some gold mining occurring at Tubba Rubba.[4]

By the early 1900s, Shoreham remained an out-of-the-way hamlet with a post office, 'general store', public school, creamery, and St Peter's Roman Catholic Church (1901, burnt down in 1980), claimed as 'the most perfect and complete example of Gothic design yet carried out in wood in the country districts'. The population of the township and district was given as 160.[5]



A landscape of farms characterised the Shoreham's hinterland by the early 1900s
(Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

A different Shoreham materialised over the 1920s, as the increasing availability of private motor vehicles encouraged visitations to the previously remote area by moneyed Melbourne and Western District residents, many of whom built holiday homes. The 90-lot 'Shoreham-on-the-Sea' subdivision (1924), capitalising on this new interest, pushed the focus of the town northeast. It also established a central reserve (now Buxton Woodland) and put in place a covenant of one building per property, a development pattern that prevails in central Shoreham.[6]

Bolstering the locality's reputation as a seasonal, if still sequestered, resort town was extensive planting activities. Pine trees (*Pinus radiata*), in particular, were established along the foreshore for their perceived scenic qualities and to act as windbreaks (VHR/H1996). Shoreham underwent additional low-scale suburban development from the 1960s, although the township retains much of its informal ambience with unsealed roads, dense tree canopies, limited commerce, and deep setbacks.[7]

2 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
3 "New Commons Proclaimed", *Age,* 1 May 1861, p5
4 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
5 *The Australian Handbook*, Gordon & Gotch, 1905, p479
6 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
7 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

The subject land derives from Crown Allotment 61A in the Parish of Balnarring, County of Mornington. This approximately 50-acre (20 ha) holding was purchased by the Irish immigrant James Byrne in 1875.[8] Byrne (1829-94), along with his brother John, amassed considerable property in the Shoreham area, becoming well-known farmers in the district and integral in the development of locality, particularly its Catholic community, over the late 19th century. The township's main road was later renamed after the family.[9]

The Byrnes retained ownership until 1959, possibly utilising the property agriculturally. At this date, it was transferred to Norman Duncan, a company director of Frankston.[10] Under Duncan's proprietorship, Crown Allotment 61A was subdivided into 152 generous allotments, and Myers Drive was established as the chief conduit between Franks-Flinders Road and Nelson Street, along with Pine Grove and Point, View, and Hilltop courts, and the Pine Grove Reserve.[11] This 'exclusive' land release appears to have been promoted at the time as the 'Point Leo Views Estate':

> Glorious Elevated Seaside Home Sites … best Fishing, Surf and Safe Beaches, Peace and Seclusion, Superb Views. Good Hunting.[12]

As part of this subdivision, the subject land was pegged out as lot 30. As part of a larger section of the estate, it passed through several hands, before its acquisition by husband-and-wife Edward George Fritsch and Denise Julianne Fritsch, probably in the late 1970s.[13]



1972 aerial photograph of Shoreham with the moderately developed Point Leo View Estate partially outlined in dashed yellow. The red arrow identifies the vacant subject allotment.
(Source: Melbourne 1972, Run 79, Frame 101, Landata)

8 *Balnarring, Country of Mornington*, B74(2), dated 1878, Put-away Maps, Landata; and Certificate of Title, vol. 896, folio 122
9 *Shoreham Village: Heritage and Discovery Walk: The Byrne Family of Shoreham*, Mornington Peninsula Shire, undated
10 Certificate of Title, vol. 4922, folio 292
11 LP50947, Landata: and Certificate of Title, vol. 4922, folio 292
12 'Advertising', *Age*, 3 October 1959, p41
13 Land titles for Lot 30 have proven difficult to source post-1977.

The Fritschs had engaged Gregory Burgess, then a few years into private practice, by at least mid-1977 to design a residence for the property. Plans dated to August of that year were submitted to the Shire of Flinders for approval in October. The builder was noted as Peter Joy Constructions.[14]

The *Fritsch House* had been completed by October 1978.[15] Alterations and additions, chiefly to the ground floor (see Description), were approved in February 1981.[16]

The *Fritsch House* does not appear to have received contemporary architectural coverage; however, it is often cited in discussions of Burgess's work as a prototype of his exploration of natural shapes and complex geometries.[17] A fairly extensive set of photographs and a first-floor plan are available on the Gregory Burgess Architects' website; two key images follow.



Frisch House, photographed soon after construction, showing south (façade) elevation viewed from the east. (Source: used with permission, Gregory Burgess Architects)



Fritsch House, as above, showing the south (façade) elevation and original extent of undercroft. (Source: used with permission, Gregory Burgess Architects)

14 Shire of Flinders, *Application for Building Permit*, no. 11311, 4 October 1977, courtesy of the Mornington Peninsula Shire

15 Shire of Flinders, *Certificate of Occupancy*, 6 October 1987, courtesy of the Mornington Peninsula Shire

16 Compact Planning Services, *Additions to Residence for Mr & Mrs Fritsch*, approved February 1981, courtesy of Mornington Peninsula Shire

17 For example, see Conrad Hamann, 'Invitation to the dance', *Architecture Australia*, 93/2, 2004, p91; and Hamann, 'Burgess, Greg' in Philip Goad and Julie Willis, ed., *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2012, pp123-4

Gregory Burgess

Burgess emerged over the late 20th century as an iterative and idiosyncratic Australian architectural designer and thinker of great distinction. Since the early 1970s, he has produced a body of residential and public work celebrated for its place-focused, socially-minded, and ecologically sensitive focuses that, 'like poetry has sought to peel back… cultural layers and, with familiar elements, create new meanings'.[18]

Born in 1945 in Newcastle, NSW, 'Greg' Burgess graduated from The University of Melbourne (BArch) in 1970, after having gained architectural experience in Copenhagen and London (Farmer and Dark) over the late 1960s. In Melbourne, he worked initially for Edgar Pirrotta and then Daryl Jackson Evan Walker Architects before commencing private practice in 1972 as Gregory Burgess Architects.[19] His work has garnered 'an extraordinary number' of accolades and is critically acclaimed nationally and overseas. [20] Burgess was awarded the prestigious Robert Mathew Award in 1997, the RAIA Gold Medal in 2004, and an Honorary Doctor of Architecture from his alma mater in 2005.

Burgess's design approach is highly individualised and varied, often emanating from the place itself and historical/contemporary culture. Influences on this distinctive body of work have been attributed to, amongst others, Alvar Aalto, Ralph Erskine, Hugo Häring, and Burgess's deep engagement with theosophy and the anthroposophical beliefs of Rudolf Steiner. Since the early 1980s, organic and metaphorical expressionism has formed a prominent theme in the practice's body of work, differentiating it profoundly from parallel mainstream rationalist precision-building trends.[21]

Thematic Context

Graeme Butler & Associates, Mornington Peninsula Shire Thematic History, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

> Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.
>
> A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One. The later part of this period, around World War Two, saw some experimental designs for holiday homes resulting in a range of floor plans, materials and situation. Often the post–World War Two house rose on stilts to get the views and house the car and boat underneath.

Comparative Analysis

The *Fritsch House* is believed to be the earliest surviving example of Burgess's architectural work on the Mornington Peninsula and, more broadly, his practice. Burgess has been responsible for at least ten architectural projects in the municipality, most of which are residential.[22] The first is believed to be Barlow House (circa 1972) in McCrae, which appears to have been lost. Another Burgess design, the iconic *Burraworrin* (1998) in Flinders, has also been demolished. This relative concentration of Burgess designs in the region appears unprecedented for his practice, which has been responsible for work throughout Australia.

At the time of assessment, one other Burgess-designed residence was included under the Heritage Overlay (HO) of the Mornington Peninsula Planning Scheme:

18 Gregory Burgess quoted in Rosslyn Beeby, 'Poetry in the making', *Age*, 8 May 1993, p17

19 Conrad Hamann, 'Invitation to the dance', p91

20 Peter Corrigan, 'Room Temperature', in *Jury Citation: Gold Medallist*, 1 March 2004, available online

21 Conrad Hamann, 'Burgess, Greg', pp123-4; and 'Gregory Burgess: Abridged Curriculum Vitae', *Australian Institute of Architecture*, available online

22 The remaining known Burgess-designed houses include *Windhover House* (1983) at 15 McLear Road, Arthurs Seat; *Peninsula House* (1999) at 4515 Frankston-Flinders Road, Flinders; *Stone House* (2005) at 4211 Frankston-Flinders Road, Flinders; and Cliff *House* (2011) at Flinders. Exceptions to the residential work include the *Moorooduc Winery Estate* (late 1990s and 2001) and a timber bathhouse for Peninsula Hot Springs in Rye (2009).

- O'Dwyer House, 21-23 Blair Road, Portsea (HO473). A largely single-storey weatherboard holiday house built 1986-88 on a bushland block with a plan based on irregular polygonal geometry, creating prow-like forms about a central courtyard, with a complex 'sculptural' roofscape. Burgess was also commissioned to undertake alterations and additions at the place in 2008.

All of Burgess's houses on the peninsula are of architectural and potential cultural significance. Differentiating between such designs is challenging but possible through engaging with factors like intactness/integrity and age (a few are not yet a generation old), public recognition, and their resonance and importance relative to his broader workstream.

Fritsch House, which derives from the formative phase of Burgess's private practice, is demonstrative of his initial experimentation with complex geometries and inventive interpretation of suburban motifs, such as the chimney, verandah, bay windows, and external materials, particularly timber. While not as pronounced as his later work, *Fritsch House* also heralds his later more intensive engagement with organic/metaphorical expressionism through its integration of the oval shapes in the batten screens and triangular/prow-like elements.

The original elevated nature of *Fritsch House* – somewhat diminished by the partial infill of the ground floor and replacement of the posts – nevertheless remains interpretable (aided by plans and contemporaneous photographs). It is highly distinctive within the Peninsula's built environment and suggestive, perhaps, in combination with the emphasis on timber screens of far-flung regional vernacular sources in Queensland or Southeast Asia and the costal Australian holiday house building tradition more generally.

There are several substantial houses from the 1970s and 1980s by notable Victorian architects that are affected by a HO in the municipality, including designs by (Daryl) Jackson & (Evan) Walker (HO210 and HO224), Graeme Gunn (HO472), Ermin Smrekar (HO480), Wayne Gillespie (HO478, HO479), and Alistair Knox (HO505). This layer is varied and reflective of the variants of international and regional modernism as well as post-modernism at play over the late 20th century. All point to the continuation of a rich and experimental residential design culture that has characterised the Peninsula across the broad postwar period – a theme that the *Fritsch House* contributes to and exemplifies.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Fritsch House at 5 Myers Drive, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

CONCRETE BLOCK BUNGALOW

Address	30 Prout Webb Road, Shoreham
Significance	Local
Construction Dates	Circa 1936
Period	Interwar
Date Inspected	February 2022



(Source: RBA, February 2022)

Statement of Significance

What is Significant?

The *Concrete Block Bungalow* at 30 Prout Webb Road, Shoreham, is significant. It was constructed from concrete blocks circa 1936 by a local contractor/bricklayer, Frederick Harold Burton, probably as an investment holiday home.

The significant elements of the *Concrete Block Bungalow* are its original contained rectangular footprint and form, including its hipped roof, brick chimney, soffit lined with battened sheeting, recessed return porch including balustrade and piers, vermiculated and rusticated concrete blockwork, front steel-framed window, and front double-leafed door (if original).

Non-original elements, including the later skillion additions to the rear of the house, the large shed in the northwest corner of the site, and landscaping, are not significant.

How is it Significant?

The *Concrete Block House* is of local historical, rarity, and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Concrete Block Bungalow* is of historical significance as an illustration of local builder activity during the mid-1930s and as one of the last remaining intact houses in Shoreham from the interwar period. The latter was an important phase in the evolution beachside village as it became increasingly popular as a holiday location with 'weekender' developments proliferating. The decision of the owner-builder Frederick Burton to employ concrete blocks, utilising local beach sand - a less common construction approach - was likely a reflection of the towship's relative geographical isolation at that stage, which made more conventional materials difficult to source. (Criterion A)

The *Concrete Block Bungalow* is among the earliest identified concrete block buildings in the municipality. (Criterion B)

The *Concrete Block Bungalow* is of aesthetic significance as a distinctive and restrained example of a late interwar bungalow design in the municipality. While the format is broadly that of the 'Indian Bungalow'' style, as indicated by its encompassing and single hip-roofed form with commodious return porch contained beneath, its rusticated external expression with vermiculated blocks to quoining and piers is characteristic of concrete blockwork. The horizontal emphasis, accentuated by the glazing bars to the steel-framed window, also hints at the influence of the Moderne. (Criterion E)

Description

The *Concrete Block Bungalow* is located at the west end of an unsealed road extending west from Prout Webb Road's southern end. The dwelling stands in the middle of a rectangular allotment with an area of about 1,430m[2]. There is a five-metre wide easement across the front/eastern side of the block, which provides access to the adjacent block to the south (no. 32).[1] Although there is considerable planting to the front – a mixture of native and exotic trees and bushes/shrubs - the house is visible from the public domain. Across the front boundary is a timber post-and-rail fence of recent construction with gates leading to an unsealed garden path and driveway.



Concrete Block Bungalow, façade
(Source: Flinders District Historical Society)

The house has a rectangular footprint with a prominent hipped roof clad in non-original unpainted corrugated metal sheeting (possibly with a galvanised finish). The roof has an extruded pyramidal form – that is, it has a short main ridge – which is pierced by a squat red brick chimney to the north side. The roof extends forward of the walls with a wide overhang, whose soffit is lined with battened sheeting. There are some skillion-roofed additions to the rear.

1 This is evident on a Certificate of Tille (vol. 8657, folio 709) but not on LASSI.

The dwelling is constructed of ashlar concrete blocks with deeply recessed joints (rusticated). It is understood that the blocks were handmade onsite from a lime and cement mixture that included sand and stones (aggregate) sourced from the beach at Shoreham.[2] The blocks are painted to appear a sandstone colour. Blocks utilised for quoining and the porch piers are vermiculated,[3] suggesting that a block machine was employed.

A large and wide corner porch defines the front of the building at the southeast end, which occupies much of the width of the façade and some of the southern elevation (extent not determined). The porch has a solid balustrade and regularly spaced square piers. A small opening allows access by a short stair (largely concealed) with a timber rail. Due to the depth of the porch, details of the double-leafed entry are not certain. It appears to have aluminium-framed wire door, behind which are timber doors with glazing to the upper part (in a manner similar to the front window).

The north end of the façade (about a third of its length) includes a tripartite window featuring slender horizontal glazing bars, indicative of the then-popular Moderne aesthetic. The window has a concrete lintel, is likely steel-framed (probably including fixed and casement sections), and possibly has a timber-architrave.

The building is intact from the front and its contained footprint under an encompassing roof is suggestive of the 'Indian Bungalow' type. In combination with the gesture to the Moderne, its overall restrained expression is unusually progressive for the mid-1930s.

There is a large shed/outbuilding in the northwest conrer of the site.



Aerial photograph of the *Concrete Block House*, red arrow, viewed from the south
(Source: Janurary 2022)

2 Information provided by Flinders District Historical Society
3 Vermiculation refers to the surface decoration of worm-like channelling.

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[4]

In the early 1860s, a small village/township was reserved on either side of Stony Creek, which marked the division between the parishes of Balnarring and Flinders.[5] Initially, this centre was formally named 'Balnarring' but was popularly referred to after the creek's name. Shoreham – named after a well-known Sussex seaside resort – had become dominant in usage by the early 1880s. It grew slowly as a service centre for a productive agricultural hinterland, which was developed by several prominent Irish-Catholic farmers, bestowing an often-noted cultural character on the locality. Many of these families, such as the Byrnes, Baynes, Roys, and Nowlans continued as major landowners into the 20th century. In the late 1870s, Shoreham was classed as a fairly isolated 'postal centre' within a 'pastoral district' with some gold mining occurring at Tubba Rubba.[6]

By the early 1900s, Shoreham remained an out-of-the-way hamlet with a post office, 'general store', public school, creamery, and St Peter's Roman Catholic Church (1901, burnt down in 1980), claimed as 'the most perfect and complete example of Gothic design yet carried out in wood in the country districts'. The population of the township and district was given as 160.[7]



A landscape of farms characterised the Shoreham's hinterland by the early 1900s. (Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

A different Shoreham materialised over the 1920s, as the increasing availability of private motor vehicles encouraged visitations to the previously remote area by moneyed Melbourne and Western District residents, many of whom built holiday homes. The 90-lot 'Shoreham-on-the-Sea' subdivision (1924), capitalising on this new interest, pushed the focus of the town northeast. It also established a central reserve (now Buxton Woodland) and put in place a covenant of one building per property, a development pattern that prevails in central Shoreham.[8]

Bolstering the locality's reputation as a seasonal, if still sequestered, resort town was extensive planting activities. Pine trees (*Pinus radiata*), in particular, were established along the foreshore for their perceived scenic qualities and to act as windbreaks (VHR/H1996). Shoreham underwent additional low-scale suburban development from the 1960s, although the township retains much of its informal ambience with unsealed roads, dense tree canopies, limited commerce, and deep setbacks.[9]

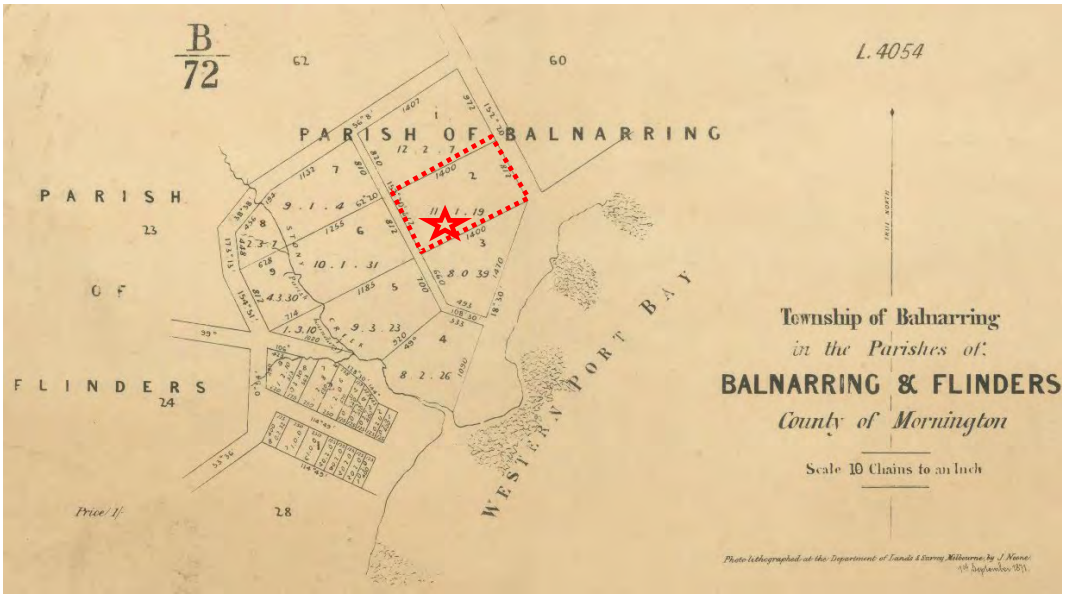
4 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
5 "New Commons Proclaimed", *Age,* 1 May 1861, p5
6 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
7 *The Australian Handbook*, Gordon & Gotch, 1905, p479
8 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
9 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

The subject land derives from Crown Allotment 2, Section A (Stony Creek) in the Township of Balnarring (later Shoreham), Parish of Balnarring, Country of Mornington. The townshi planp is unusual in that it straddles two parishes – Balnarring (relating to the larger eastern part) and Flinders (relating to the smaller western part). The original suburban lots were mostly located in the former and all the smaller village lots were located in the latter (Stony Creek forms the boundary between the two parishes). At its initial survey, the subject place – just east of Stony Creek – comprised part of a belt of foreshore that was described as 'Good clay soil, very scrubby in places & thickly timbered'.[10]

The government sale of the original larger suburban lots in the east, which included the subject land (approx. 11-acres/4 ha)), was held on 9 July 1869 with the starting (upset) price recorded:

SUBURBAN LOTS.
County of Mornington, Parish of Balnarring, on Western Port Bay and Stony Creek.
Upset price, £2 per acre.
Allotments 1 to 9. 2a. 3r 7p. to 12a. 2r. 7.[11]



Township of Balnarring/Shoreham with Crown Allotment 2 (dashed), and the approximate location of the subject site (star).
(Source: J. Noone, Department of Lands and Survey, September 1871, SLV, available online)

Crown Allotment 2 was the only one not sold at the original sales, but it was acquired nearly a year later in June 1870 by the Scottish brothers James (d. 1913) and John (d. 1915) Bayne.[12] This was the last of the six suburban allotments the brothers acquired in Section A, having purchased the other five in the previous year.[13] The Bayne brothers were significant landholders on the Peninsula amassing by the time of their deaths approximately 1,200 acres.[14]

Following the deaths of the Baynes brothers, Crown Allotment 2, along with the adjoining Crown Allotment 3 (8 acres, 39 perches), were bought by George Higgens, local orchardist of 'Erica' at Red Hill, and his business partner Joseph Nicholas

10 J. B. Philp, *Special & Country Lands Parish of Balnarring, Country of Mornington*, Office of Lands and Survey, February 1861, SLV, available online

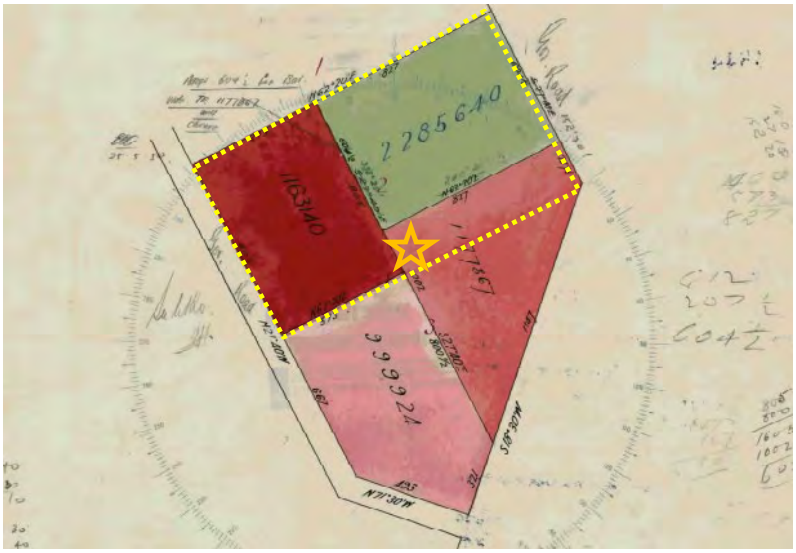
11 Due to the location of the township of Balnarring, later Shoreham, across two parishes, there has often been some inconsistency in references. For example, in this advertisement, the two smaller allotments (nos 8 and 9) are actually in the Parish of Flinders.

12 Certificate of Title, vol. 407, folio 394

13 *Balnarring, Country of Mornington*, B74(6), Put-away map, Landata

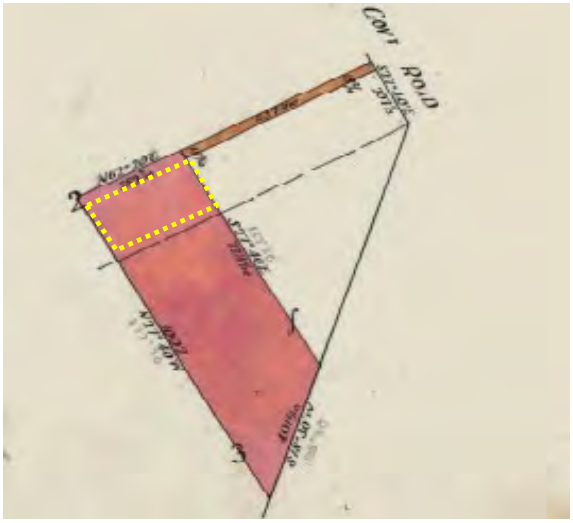
14 PROV, VPRS 28/P3, 42/802, *John Bayne: Grant of Probate*; and VPRS 28/P3, 128/782, *James Bayne: Grant of Probate*

Jacka, a 'gentleman' of Brighton, in March 1921.[15] Within three years they had begun the process of subdivision, dividing their holdings into four large lots.



1924 subdivision, showing approximate location of the subject site (star) and the original CA2 (dashed)
(Source: Certificate of Title, vol. 4433, folio 584)

The southeast lot, consisting of five acres and including what is now 30 Prout Webb Road (along with nos 32, 34-40, 42, and 44), was purchased in August 1924 by Clarence Charles Hutton Wilson, a Shoreham plumber.[16] It was the second lot of the four to be excised.[17] A decade later, Wilson sold the western part of his holdings, which consisted of approximately 2½ acres and included the subject land, to Alice (*née* Neal) Burton in December 1935.[18] The latter included the provision of an easement/roadway from Prout Webb Road to the subject place.



Plan showing Alice Burton's acquisition in 1935 with the right of carriage way. (Source: Certificate of Title, vol. 6009, folio 671)

15 Certificate of Title, vol. 4433, folio 584
16 Certificate of Title, vol. 4886, folio 170
17 The first had been transferred earlier in 1924 and the other two were not transferred until the 1950s.
18 Certificates of Title, vol. 4886, folio 170; vol. 6009, folio 671

Alice Neal (1888-1967) married Frederick Harold Burton (1885-1952) in Coburg in 1911.[19] They had moved to Plenty Road Shoreham by 1931 and continued to live there until at least 1949. In the Electoral Rolls, Burton was listed as a bricklayer.[20] In November 1939, Frederick Burton, contractor, was identified as a joint proprietor with Alice.[21]



Frederick H Burton, portrait.
(Source: L.W. Pickthall Family Tree, Ancestry.com.au)



Alice Burton, portrait.
(Source: L.W. Pickthall Family Tree, Ancestry.com.au)

Frederick Burton, a bricklayer and contractor, is documented as constructing the house, as remembered by a local resident, Ms L. Woods.[22] Given that Alice acquired the site in 1935, it is presumed that the house was built in the ensuing few years and stylistically it is consistent with the mid-to-late 1930s.

As the Burtons were listed as living at Plenty Road, Shoreham, from before the time of the purchase of this site until the end of the 1940s, it may have been developed as a holiday rental – an emerging development pattern in the village during the late interwar years. Burton is also known to have constructed a similar concrete block house on the adjacent site at 32 Prout Webb Road; however, this building fell into disrepair and was demolished during the early 2010s. Burton also built a similar house in Blake Street, which has been demolished, and possibly another at 31 Prout Webb Road, much altered.[23]

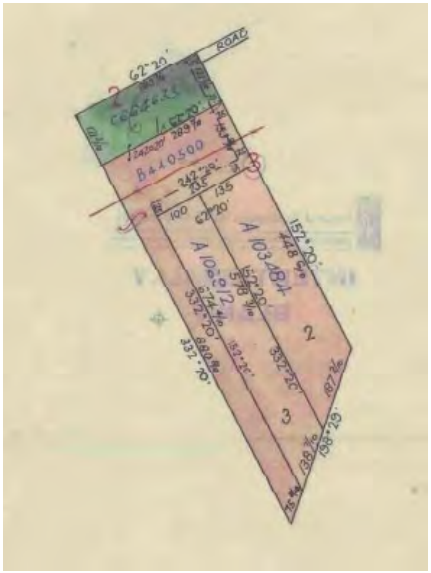
The *Concrete Block Bungalow* is depicted in the following 1967 aerial photograph. The extant main roof volume is evident with a small section to the rear southwest corner, which does not survive, and captures its state before the rear additions at the northwest corner of the house were introduced. In addition, the large shed/outbuilding in the northwest coner of the property had not been erected.

19 L. W .Pickthall Family Tree, Ancestry Australia
20 Australian Electoral Rolls 1931-1949
21 Certifcate of Title, vol. 6398, folio 469
22 Information provided by the Flinders District Historical Society
23 Information provided by the Flinders District Historical Society; and Nearmap records the house standing in October 2010 but demolished by March 2014.



April 1967, aerial photograph showing the concrete house (dashed). The earlier house at no. 32, believed to also have been constructed by Burton, is also evident (arrow). (Source: Map poject no. 259, Run 2, Frame 18, Landata)

In 1953, after Frederick Burton's death, Alice became the sole proprietor of the large holdings. In 1956, a long parcel to the south with waterfront access was transferred each to her sons Harold and Roy (42 and 44 Prout Webb Road). Alice retained another long 'L' shaped area on which another concrete house had been built (no. 32) until at least 1962 and the subject site until late 1966.[24] The existing lot size was established in 1985.[25]



1956 Subdivision by Alice Burton, the green section relates to the subject site (Source: Certificate of Title, vol. 6398, folio 469)

24 Certificate of Title, vol. 6398, folio 469
25 Certificate of Title, vol. 8657, folio 709

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.8 Making holiday estates

There was a great increase in beach houses after the advent of the motor car, particularly during the inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento.

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks – Building weekenders and holiday shacks

Another new building material was the concrete building block. These could be made cheaply on the site with the aid of a block-making machine, often equipped with different block profiles, such as a rusticated or vermiculated pattern, achieved by inserts into the casting chamber.

Comparative Analysis

Although the first concrete house in Australia dates from the 1840s, these were made of crude lime mixes which were poured into formwork and did not prove durable.[26] The first concrete house of note in Victoria was by J.S. Johnson, who built 'Craiglee', in Sunbury, in 1865.[27] While concrete blocks were used for building from the 1870s, it was not until the production of commercially inexpensive moulds and machinery in the early 20th century that allowed concrete houses and ornamentation to develop.[28]

Concrete block technology was imported from Britain and America, along with machinery and moulds for professional and amateur home builders. In 1908, The American Hollow Concrete Wall Co. of Port Melbourne, agents for Tyree Building Block Machines, advertised that 'any country builder can make his own blocks on the spot!'[29] *The Australasian*, which appears to have championed the technology, even provided information on making and using the mould for making concrete blocks, providing an illustration from the American Agriculturalist in 1904.[30] In 1931, the Concrete Products Association built a concrete block display home at the Royal Show as an example 'of a modern villa' to demonstrate how the technology could create the contemporary home.[31] While in 1935, the Australian Home Beautiful promoted the material, covering a number of concrete houses which were built in suburban Melbourne.[32]

The two houses in Prout Webb Road erected by Frederick Burton (nos 30 and previously no. 32) were not the only concrete houses known to be built during the interwar period at Shoreham. For instance, in 1943, a 'cement house' of four rooms and 'cement garage' on one-acre at 'Shoreham on the Sea' was advertised for £550.[33]

On the Mornington Peninsula, there are thought to be a few other early surviving concrete block houses dating from the 1880s to the 1930s, particularly in the Merricks North area.[34] To date only, one building from the interwar period is included in the Heritage Overlay in the Shire of Mornington:

- *Sorrento Primary School*, 32 Kerferd Avenue (HO506). This building was designed by the PWD in 1924 and enlarged in 1950. Although constructed of concrete block, this is not readily apparent as the exterior had a roughcast rendered finish from the outset. This building also has a hipped roof clad in sheet metal and some classicising detailing by way of pilasters on the front porch.

26 Miles Lewis, *200 Years of Concrete in Australia,Concrete Institute of Australia, Concrete Institute of Australia*, 1988, p3
27 Julie Willis, 'Cement and Concrete' in Willis and Phillip Goad, eds., *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2012, p137
28 Laurel Fritz and Megan Elliott, 'Building Blocks: A Brief History of Architectural Concrete Blocks', *Structure Magazine*, 2016, p40
29 Lewis, *200 Years of Concrete in Australia*, p26
30 *Australasian*, 19 November 1904, p8
31 *Herald*, 9 September 1931, p11
32 *Herald*, 20 November 1935, p14
33 *Argus,* 9 October 1943, p12
34 Interview with Graham Logan, 24 February 2022

Some heritage-listed concrete block houses date to the postwar years. One is of a similar ilk to the *Concrete Block Bungalow*, while the two others are much larger buildings with a flat roof formsconcealed by a parapet and indicative of the Functionalist or Modernist aesthetic.

- Golden Sands, 6 Ozone Street, Rye (HO452). This single-storey bungalow/house, which is largely obscured by planting, was probably constructed as an owner-builder project between1947 and 1951. It has a projecting bay, hip roof (tiled), vermiculated concrete blocks to the façade and steel-framed windows with horizontal glazing bars. The separate small porch has a flat roof with steel trellis supports on a low wall.
- 13 Outlook Road, McCrae (HO419). A three-storey concrete block house constructed in 1950-51 in the Functionalist style with large steel-framed windows. It features an upper-level deck and a central porthole window.
- *Elsinor*, 22 Boneo Road, Rosebud (HO423). Built circa 1948, this two-storey house in concrete block with a cement render finish features large banks of steel-framed windows to the front.

Several Californian and Arts and Crafts style bungalows from the 1920s and 1930s are included on the heritage overlay, which is a different typology as they feature gable roofs and usually timber shingles or roughcast render. During the 1930s, the hip roof form again became dominant with the most contemporary styles, except for the Tudor Revival. Other contemporary houses in the municipality which bear some comparison are:

- *Ranelagh Estate*, Mount Eliza (HO213). This famous estate includes houses from the interwar and postwar periods, with those from the 1930s reflecting the wide range of contemporary styles popular such as the Georgian Revial, Mediterranean, Moderne, Spanish Mission, and Tudor Revival. By comparison with the subject place, the houses in this precinct are substantial (many two storeys), high end, often architect-designed examples, and so of a different class.
- *Romany*, 2467 Point Nepean Road, Rye (HO454). This single-storey house, probably built circa 1930, is broadly similar to the subject site however is indicative of the Mediterranean and the Georgian Revival styles. It has a near pyramidal roof to the front section and rendered masonry walls featuring rusticated piers to the edges of the façade and porch with Tuscan order columns above the balustrade. The near central porch, in this instance, is a separate entity, projecting forward of the main roof rather than being contained beneath it.
- *Peninsula Heights Residential Estate*, Arthurs Seat (HO401). An interspersed group of six Functionalist style masonry houses, mostly with flat concrete roofs. This estate, designed by the notable designer/developer H R Lawson during the 1930s, is a unique development without ready comparison.

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (concrete walls)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of Heritage Overlay

The *Concrete Block Bungalow* at 30 Prout Webb Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries, excluding the unsealed section of carriageway.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

SHUGG HOUSE

Address	32 Shoreham Road, Shoreham
Significance	Local
Construction Dates	1983
Period	Late 20th century
Date Inspected	September 2022



North elevation from Punty Lane
(Source: RBA, September 2022)

Statement of Significance

What is Significant?

The *Shugg House* at 32 Shoreham Road, Shoreham, is significant. It was designed by Alistair Knox and constructed in 1983 for William Shrugg, likely a director at Shugg Windows Pty Ltd, on a longstanding farmstead in the Shoreham area.

The significant elements are its original built form and footprint, including its low-pitched primary roof and ray deck steel sheeting cladding, clerestory 'pop-up', and gabled tower/lookout with walls of vertical hardwood boards, stainless steel flues (corners of the clerestory unit), recycled hardwood verandah posts, adobe (mud brick) walls and semi-engaged piers, timber-framed casement and fixed windows, floor-to-ceiling openings, and inverted arched openings with a lower fixed pane and upper 'Shugg' widow (counter-balanced sashless sliding panes).

Non-original elements associated with the *Shugg House* are not significant.

How is it Significant?

The *Shugg House* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Shugg House* is of historical significance as an excellent late 20th-century example of a holiday house in the municipality, built for a Melbourne-based family. Its creator, the influential and celebrated designer Alistair Knox, was responsible for over a score of dwellings in the municipality, with a concentration in the Shoreham area, although only some remain. The presence of sizable, individually designed 'weekenders', while a longstanding development pattern in this locality, intensified over the broad postwar period as Shoreham's more sequestered/privileged recreational/holidaying reputation consolidated. The distinctive mudbrick/'environmental' architectural character and material palette of *Shugg House* also reflect the bohemian/creative identity that came to be associated with Shoreham in the modern period. (Criterion A)

The *Shugg House* is of aesthetic significance as one of the finest Alistair Knox designs on the Mornington Peninsula. It is a highly intact exemplar of his mature mudbrick 'Eltham style', Knox's personalised neo-Wrightian/Arts & Crafts-shaped interpretation of postwar regional modernism. The design evokes a harmonious relationship with its broader setting through its spreading, organic/hexagonal form and robust, textured rendered adobe walls, which anchor the building into the landscape. Along with the extensive use of timber, some of it recycled, a primordial, rustic character is achieved. The residence's lookout tower, rising above its low-slung primary roof and clerestory pop-up, is a dramatic feature, matched by the unusual and striking inverted arched openings (set mainly in the north and south elevations), which utilise patented sashless 'Shugg' windows. (Criterion E)

Description

The *Shugg House* is situated at a deep setback from the southeast T-intersection of Shoreham Road and Punty Lane on generally level ground, although a gentle fall away from the building formed part of the design. The residence is heavily screened from the public domain by stands of indigenous/native trees and Monterey cypresses that line the property boundary. More mature trees are scattered near the house. These trees likely preceded building activity and were retained as part of the works. As *Shugg House* is only partly viewable from Punty Lane, this description is informed by original architectural drawings prepared by Alistair Knox and Associates during 1983 (three sets – May, July, and August).[1]

The broader property is a large-scale farmstead, which Stony Creek borders in the south. Another earlier residence at the place, south of *Shugg House*, has a hipped roof and weatherboard walls; however, it is nearly wholly concealed from Shoreham Road and may have been modified by additions. In the absence of other evidence, it has not been assessed.



Aerial photograph of *Shugg House* viewed from the south (Source: Nearmap, January 2022)

1 Alistair Knox and Associates, *Shugg House: Redhill-Shoreham road, Shoreham (cnr. Punty Lane*), three revisions, May, July, August 1983, held at RMIT Design Archives

2 RBA ARCHITECTS + CONSERVATION CONSULTANTS

Shugg House is a substantial single-storey house with an incorporated 'tower'. It has a slightly oblique sitting and faces towards the intersection, likely to take passive solar/cooling advantage of its northeast orientation. The dwelling has a symmetrical floorplan formed from a large central section flanked by two wings. Of note, the north and south-facing walls are battered, imparting a faceted geometry (hexagonal) to the building.

The *Shugg House* has a three-tiered roof, all clad in what the drawings identify as (continuous and light-green coloured) tray deck steel. The fascia is millsawn Oregon timber (300 x 50mm) and the projecting gutter is of matching Colourbond.

The primary roof is an exceedingly low-pitched transverse gable that oversails the walls, particularly to the sides, creating a wrap-around verandah. The latter is supported by recycled square hardwood posts (150 x 150mm), with one beneath the gable apex in the north and south and five regularly spaced for the side sections of the roof. The drawings identified the verandah deck as paved in brick, possibly reclaimed (slate was noted for the interior).

Straddling the gabled ridgeline is a large pop-up clerestory with fixed and casement (north/south only) windows. Its gabled pitch mirrors that of the primary roof.

Surmounting the west side of the clerestory unit, above an interior 'steel fire box' and inglenook, is a gabled 'tower', framed as a 'lookout' in the drawings. This element was not present in the initial drawings but had appeared by the July set. It has a central brick flue and chimney shaft. The metal flue appears to have been added. The lookout has horizontal banks of fixed glazing and casements in its north and south walls, with paired vertical fixed windows on the sides. It is clad in vertically laid stained hardwood boards (75 x 25mm) and accessed by an internal spiral stair.

At each corner of the clerestory roof is an original stainless steel and sieved flue, which connects to a small curved brick firebox in the interior. The drawings detail small skylights to the side verandah sections and select parts of the main roof. Only one has been retained or was ever installed.



Shugg House from Punty Lane. The north elevation is left of frame with the west wall and tower/lookout also visible.
(Source: RBA, September 2022)

The external walls of *Shugg House* are of adobe (250mm thick), colloquially mud bricks. These large and textured sun-dried bricks – possibly dug out and produced on site – have been roughly rendered a light, earthy colour. The drawings noted that the render was 'to be toned to blend in with its surroundings'.

The varied forms of earth construction have ancient roots and were practised by settler communities across Australia, becoming a well-known vernacular building technique over the 19th century. Knox's postwar engagement with mud bricks came in the wake of a minor revival of the tradition from the mid-1930s, concentrated in the Eltham area.[2] Mudbrick and the utilisation of salvaged/recycled architectural elements (brick, timber, etc) was integral to Knox's design philosophy, which he would later frame as 'environmental building'. This approach, of which there were many imitators, has been referred to as the 'Eltham style'. Knox expounded on his view of adobe construction in an early 1950s interview:

> With earth building, beauty can be expressed simply: natural and honest treatment of the walls so that they retain some of the primeval quality of earth; a true sense of topography through the proper handling of the site; a strong sense of shelter by deft use of the thick walls so that they cast deep shadows at the reveals; the use of simple masses, moulded or curved walls to show the pliancy of the medium; proportions that are unpretentious and fundamental, not frivolous. No material is more responsive to human expression than mud, provided the initial objectives are not lost sight of — retention of its primeval character, and absolute avoidance of nonsense.[3]

The extended north and south-facing elevations of *Shugg House* are each broken up into four bays by semi-engaged mudbrick piers. While not readily visible from the public realm, what can be seen, in combination with aerial photography, suggests that the fenestration is mainly intact to the original drawings. This arrangement consists of paired timber-framed (stained) floor-to-ceiling windows (fixed glazing) and doors (single and double) to the inner bays, with spaced tripartite groups of inverted arched openings to the outer. These atypical windows – reminiscent of Oscar Niemeyer's work ('Palace of Dawn', 1959) – have a lower fixed pane and an upper double-hung 'sliding' (counter-balanced) window, which is specified as the then innovative and patented 'Shugg' type (i.e., sashless, allowing for uninterrupted views). Their frames are unknown but are likely timber or possibly aluminium. The long elevation mirrors each other, although the symmetry of the north wall is broken by a bank of fixed windows around a casement (kitchen behind).

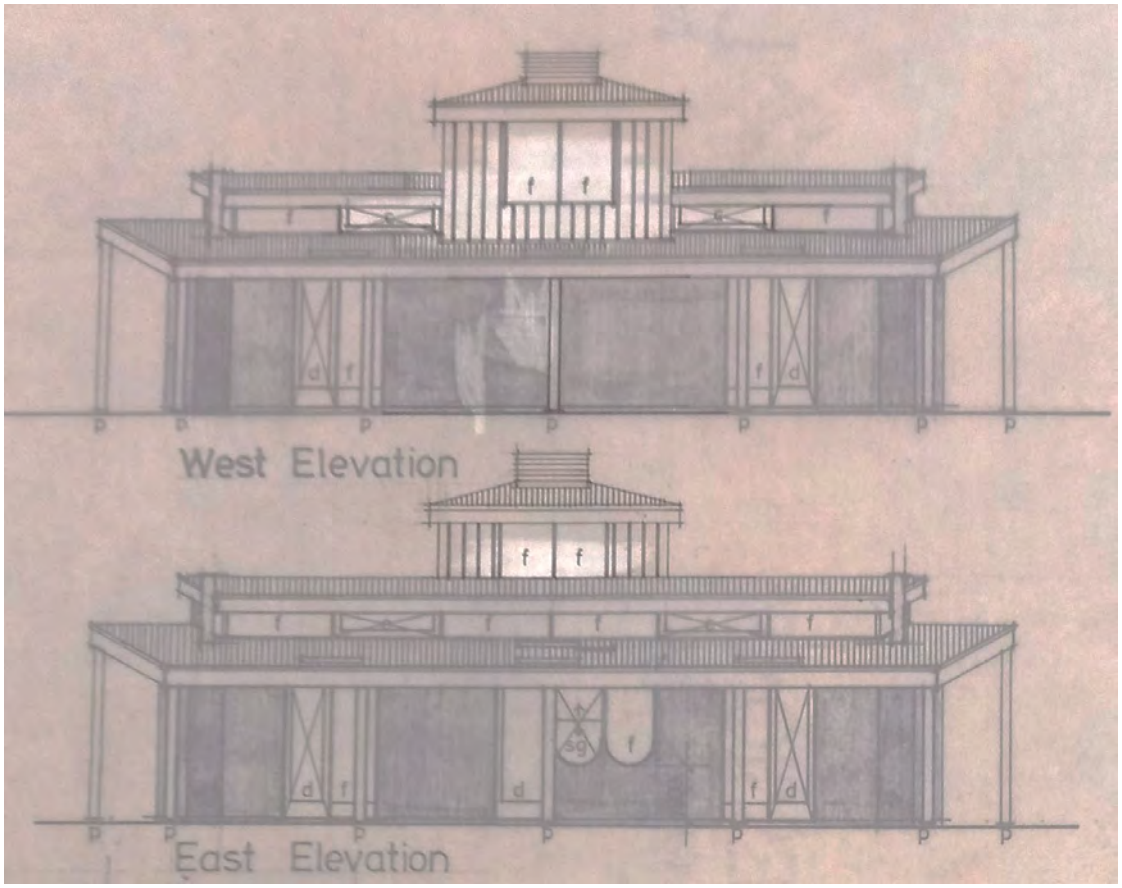


Extract from the August 1983 set of drawings for the *Shugg House*, showing the north and south elevations.
(Source: Alistair Knox and Associates, RMIT Design Archives)

2 Miles Lewis, 'Section Three: Earth and Stone – 3.2 Adobe or Clay Lump', *Australian Building: A Cultural Investigation*, p19, available online; and Julie Willis, 'Earth Construction', in Philip Goad and Willis, eds, *The Encyclopedia of Australian Architecture*, Cambridge University, 2012, p220

3 'Down to Earth in Housing: He Crusades For Mud', Section 3, *Australian Home Beautiful*, January 1953, p7

The fenestration of the short side elevations is difficult to assess from the roadside. For the west elevation, it is documented as two widely spaced and paired floor-to-ceiling openings (fixed glazing and a door). This arrangement is thought to be repeated to the east elevation with the inclusion at the centre of the wall of a single door and partnered inverted arch (one a Shugg, the other fixed).



Extract from the August 1983 set of drawings for the *Shugg House*, showing the west and east elevations.
(Source: Alistair Knox and Associates, RMIT Design Archives)

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[4]

In the early 1860s, a small village/township was reserved on either side of Stony Creek, which marked the division between the parishes of Balnarring and Flinders.[5] Initially, this centre was formally named 'Balnarring' but was popularly referred to after the creek's name. Shoreham – named after a well-known Sussex seaside resort – had become dominant in usage by the early 1880s. It grew slowly as a service centre for a productive agricultural hinterland, which was developed by several prominent Irish-Catholic farmers, bestowing an often-noted cultural character on the locality. Many of these families, such as the Byrnes, Baynes, Roys, and Nowlans continued as major landowners into the 20th century. In the late 1870s, Shoreham was classed as a fairly isolated 'postal centre' within a 'pastoral district' with some gold mining occurring at Tubba Rubba.[6]

By the early 1900s, Shoreham remained an out-of-the-way hamlet with a post office, 'general store', public school, creamery, and St Peter's Roman Catholic Church (1901, burnt down in 1980), claimed as 'the most perfect and complete example of Gothic design yet carried out in wood in the country districts'. The population of the township and district was given as 160.[7]



A landscape of farms characterised the Shoreham's hinterland by the early 1900s
(Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

A different Shoreham materialised over the 1920s, as the increasing availability of private motor vehicles encouraged visitations to the previously remote area by moneyed Melbourne and Western District residents, many of whom built holiday homes. The 90-lot 'Shoreham-on-the-Sea' subdivision (1924), capitalising on this new interest, pushed the focus of the town northeast. It also established a central reserve (now Buxton Woodland) and put in place a covenant of one building per property, a development pattern that prevails in central Shoreham.[8]

Bolstering the locality's reputation as a seasonal, if still sequestered, resort town was extensive planting activities. Pine trees (*Pinus radiata*), in particular, were established along the foreshore for their perceived scenic qualities and to act as windbreaks (VHR/H1996). Shoreham underwent additional low-scale suburban development from the 1960s, although the township retains much of its informal ambience with unsealed roads, dense tree canopies, limited commerce, and deep setbacks.[9]

4 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
5 "New Commons Proclaimed", *Age,* 1 May 1861, p5
6 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
7 *The Australian Handbook*, Gordon & Gotch, 1905, p479
8 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
9 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

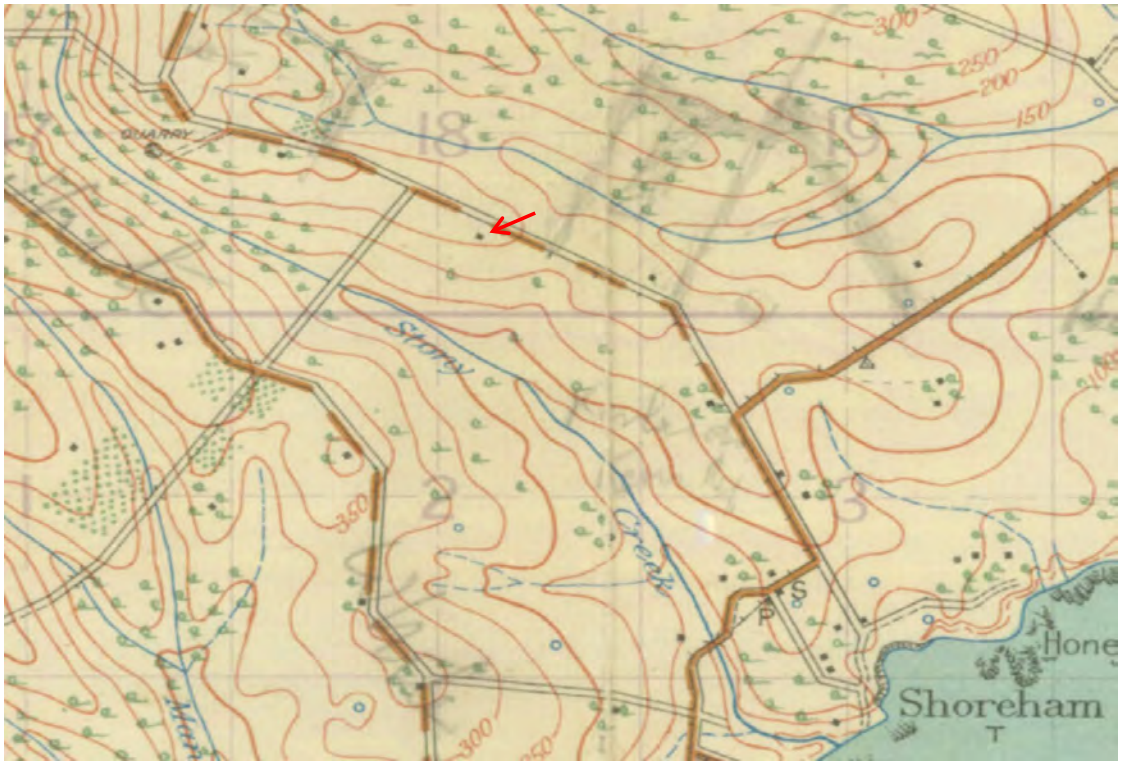
Place-Specific

Shugg House is located on Crown Allotment 64A in the Parish of Balnarring, County of Mornington, which remains unsubdivided. This approximately 69-acre (28 ha) holding, described at its survey as part of a stretch of 'Fine agricultural land timbered with Gums, Messmate & Peppermint' and bordered by Stony Creek in the south, was purchased by John Bayne for £70 in 1881. Before its freehold sale, the allotment appears to have been leased and/or reserved (relevant text on the parish map is illegible).[10]

Bayne was of Scottish descent and active in the Shoreham area from the early 1860s, along with other family members. He became a successful farmer with extensive farm and orchard holdings and 'seaside blocks … in and around Red Hill, Shoreham and Flinders'.[11] At his death in 1915, Bayne was noted as one of the oldest residents of the district.[12] Crown Allotment 64A was subsequently promoted for sale as:

> situated on the Red Hill to Shoreham roads, comprising a commanding chocolate soil hill and rich flats, nearly all cleared and fenced, watered by permanent creek and overlooking Westernport. This is both an ideal residential and a first-class farm block.[13]

Despite this commendatory description, the property was not sold until 1926, when it was transferred to a Red Hill-based butcher, Ewen Forest.[14] A map of the Westernport region, prepared by the Australian military with information taken from a 1927 survey (see below), depicts a symbol for a 'house' fronting Shoreham Road in a location further west than the *Shugg House*, which is probably the other cottage on Crown Allotment 64A. Its construction date is unclear, but it could be the late 19th century. As noted, the dwelling is highly concealed from the public realm preventing assessment.



Extract from the map *Victoria, Western Port*, dated 1930 but based on information 'correct up to Mar. 1927'. A house (black square) is recorded at Crown Allotment 64A (red arrow), west of *Shugg House*, which probably survives.
(Source: Great Britain, War Office, General Staff, Australian Section, SLV, http://handle.slv.vic.gov.au/10381/126895)

10 Certificate of Title, vol. 1258, folio 438; and *Special & Country Lands, Parish of Balnarring, County of Mornington*, undated, 74(B), Put-away maps, Landata
11 'Local and General', *Mornington Standard*, 22 April 1916, p2
12 'Crossed the Bar', *Weekly Times*, 9 January 1915, p22
13 'Advertising', *Mornington Standard*, 8 April 1916, p2
14 Certificate of Title, vol. 1258, folio 438

Forest sold the holding in 1931 to a farmer, Habnt (?) Guss.[15] A 1939 aerial photograph, see below, depicts a partly cleared Crow Allotment 64A with a residence set back from Shoreham Road and paddocks and/or fields in the east.



1939 aerial photograph of Crown Allotment 64A with the earlier, still surviving house identified by the red arrow. Punty Lane appears to be an informal track. North is top of frame. (Source: *Western Port (Queenscliff)*, Run 2, Frame 2328, Geoscience Australia)

The farm was sold again in 1947 to a 'retired Commonwealth civil servant', William Edward Sheehan. Three years after his death, William Shugg and Roland Alan Butcher procured the holding in 1980[16]

It is presumed that Shugg commissioned Alistair Knox and Associates to design the *Shugg House* (the descriptor on the architectural drawings), as he is the dwelling's namesake. The drawings were prepared over early-to-mid 1983, with construction likely following soon after.

Little is known of Shugg (d. 1984). He was identified as a resident of Hawthorn and a director, likely of Shugg Window Pty Ltd (est. 1976 from Kenneth Shugg Joinery), which manufactured patented sashless windows that were regularly promoted in the late 20th-century Melbourne press as a contemporary component for building.[17] The specification of Shugg windows in the drawings gives weight to this conclusion. Butcher was described on the Certificate of Title as an account from Essendon. His connections to the house are unclear.

Shugg House appears to have been intended as a Shoreham 'weekender'. At Shugg's death in 1984, the property was held briefly by Butcher, before it was transferred to other members of the Shugg family the following year.[18]

15 Certificate of Title, vol. 1258, folio 438
16 Certificate of Title, vol. 1258, folio 438
17 For instance, 'Improve ventilation with sashless window', *Age*, 16 February 1987, p22
18 Certificate of Title, vol. 9653, folio 367

Alistair Samuel Knox (1912-86)

Knox was the foremost proponent of Victoria's postwar mud-brick 'revival', a passionate movement that became entwined with a broader rise of eco-consciousness and the Eltham district in particular.

Knox, born and raised in Melbourne in an evangelical family, started a clerkship with the State Savings Bank of Victoria in his late teens. He joined the Volunteer Defence Corps at the outbreak of the Second World War, serving on the waters around Papua New Guinea. Discharged in 1945, Knox took advantage of the Commonwealth Reconstruction Training Scheme to begin, but not complete, a Diploma of Architecture and Building Construction at Melbourne Technical College.[19]

Over the late 1940s, Knox turned his attention to building and design, becoming drawn to Melbourne's then-flourishing avant-garde/bohemian circles. He made regular forays to Eltham to visit *Montsalvat,* taking in firsthand the complex's array of adobe/pisé buildings. The 'primitive' aesthetic and harmonising qualities of earth construction appealed strongly to Knox. In 1947, he completed his first mud-brick project, the modest *English House* in the Lower Plenty. The public interest allowed Knox to embark on a string of more ambitious adobe projects and relocate permanently to Eltham, becoming with his second wife Margot (*née* Edwards) Knox, a fixture of the bushy suburb; a place and community he considered unparalleled in Australia.[20]

Knox's career as a designer, both of buildings and landscapes, stretched across four decades, chiefly in Victoria. It is loosely divisible into four phases. The first was a pared-back, heavily organic, mud-brick phase, which ran between the late 1940s and the mid-1950s. In the second, Knox experimented with more modular design and new postwar products (such as 'Stramit'), resulting in low-key modern houses that utilised less costly conventional materials. The 'credit squeeze' of 1960/61 triggered another shift in approach and a return to mud brick and increasing use of reclaimed materials, although the designs remained modular. From the early 1970s, Knox – then at the height of his public profile – launched into his mature phase, which saw a series of more dramatic and substantial buildings, often of earth construction or recycled stone, brick, or timber. It was during this mature phase that the *Shugg House* was designed.[21]

Knox's interests in environmental design and social concerns mirrored and drove a broader escalation of conservation politics, particularly in Victoria, where he became a household name over the late 20th century. In 1985, the University of Melbourne awarded him an honorary Doctorate of Architecture.

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

> Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post–World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.

Comparative Analysis

While strongly associated with the Eltham area, Knox also designed a large number of houses on the Mornington Peninsula from the late 1960s until his death. The records of this practice indicate that a score or so of residences were prepared for the Port Phillip Bay centres of Dromana, Mornington, Mount Martha, Portsea, and Mount Martha. Work on the Westernport Bay side of the peninsula was less prevalent, except for Shoreham, where Knox was responsible for several designs. Of these, only the location of two are known with certainty:

19 Peterson and Kuzyk, 'Alistair Knox (1912-1986): modernism, environment and the spirit of place', p5; Fay Woodhouse, 'Knox, Alistair Samuel (1912-1986)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 2007, available online; and Philip Goad, 'Knox, Alistair', in Goad and Julie Willis, eds, *The Encyclopedia of Australian Architecture* Cambridge University, 2012, pp387-8

20 Knox, *We are what we stand on*, xiii and p47

21 Peterson and Kuzyk, 'Alistair Knox (1912-1986): modernism, environment and the spirit of place', passim; and 'Design and Building Career', *Biography*, Alistair Knox Foundation, available online, https://alistairknox.org/

- 35 Byrnes Road, Shoreham, circa 1980. A deeply setback L-shaped house described as constructed of reclaimed Oregon planks. Popularly attributed to Knox, but the council building archive states that the designer was Greg MacDonald Draughting.[22] If Knox, only typical of his mature style.
- 5 Nelson Street, Shoreham, date unknown. Rectilinear footprint with a low-pitched gabled roof and walls of vertical cedar boards. Advantageously positioned to take in expansive views of Western Port Bay. High quality but only of representative value within Knox's wider body of work.

Other Knox-designed residences in Shoreham appear not to have been built or have been demolished or their status is not clear.[23]

Another known Knox design on the Western Port Bay side is the *Slater House* at 218 Bittern-Dromana Road, Merricks North, built circa 1976, which is affected by HO267 (*Merricks North Orchard Group Precinct*), but is not identified as significant. It is an impressively scaled mud brick house with expressed bush pole framing; however, it has been altered by the addition of a two-storey wing. There is also a mud brick beach house at 3 Coora Close, Somers, credited as a Knox. It is heavily modified.

The more notable examples of Knox's oeuvre on the Peninsula are those reminiscent of his influential Eltham style, embracing organic or angular forms and extensive use of adobe. These examples are fewer in the municipality, with only one to date included on the Schedule to the Heritage Overlay (HO) – *Brumby House (former)* at 11 James Street, Sorrento (HO505), constructed in 1973-74. It has a modest footprint and is notable for its sweeping curved and faceted roofline and predominantly windowless mud brick wall (southwest). Other elevations are clad with vertical timber boards and battens.

The *Shugg House* has a more horizontal, ground-anchored, and robust but equally as dramatic form as the *Brumby House*. Both places are characterised by idiosyncratic architectural detail. Together, these residences appear to be the prime, most intact examples of Knox's work in the municipality.

There are also several substantial houses from the 1970s and 1980s by notable Victorian architects that are affected by a HO in the municipality, including designs by (Daryl) Jackson & (Evan) Walker (HO210 and HO224), Graeme Gunn (HO472), Ermin Smrekar (HO480), and Wayne Gillespie (HO478, HO479). This layer is varied and reflective of the variants of international and regional modernism as well as post-modernism at play over the late 20th century. All point to the continuation of a rich and experimental residential design culture that has characterised the Mornington Peninsula across the broad postwar period. The *Shugg House* is a good example of this theme.

Previous Assessment

No previous assessment

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

22 'Advertising', *Age*, 6 January 1988, p29

23 *Clifton Pugh* House, 1963 – May Street, Shoreham (demolished); Maiden *House*, 1981 – Lot 6 Prout Webb Road, Shoreham (does not appear to survive); *Gorton House*, Shoreham Road (note backs onto Shands Road), status unclear; and a studio extension to an extension house (*Knox-studio*), 1985, status unclear.

Extent of the Heritage Overlay

The *Shugg House* at 32 Shoreham Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red lines on the aerial photograph below, which is defined by a polygon that extends from the building line to Shoreham Road in the north and Punty Lane in the east and the west and south by 10 metres.



Recommended extent of the Heritage Overlay (red line) with the property boundary outlined in yellow
(Source: Nearmap, October 2022)

WHISTLEWOOD

Address	642 Tucks Road, Shoreham
Significance	Local
Construction Dates	Mid-1870s and postwar
Period	Late Victorian and postwar
Date Inspected	December 2020



(Source: Susan McCulloch, *Whistlewood, 1870s-2020*, undated, available online)

Statement of Significance

What is Significant?

Whistlewood at 642 Tucks Road, Shoreham, is significant. It was constructed as a homestead (*Hillcrest*) by the mid-1870s for the grazier and dairy farmers Samuel and Margaret Tuck, who held over 300 acres in the locality. In 1939, the dwelling and a surrounding ten acres (approx. 4 ha) were brought by the Melbourne-based architect Charles Pyne Smart. He built the southern wing and possibly the northern extension. Husband-and-wife Alan and Ellen McCulloch then purchased *Whistlewood* in 1951 and oversaw its emergence as a regionally renowned artists/creative retreat. The detached rear studio-sleep out was built in the late 1950s to service this use. This artistic legacy was continued by other members of the McCulloch family from the early 1990s by establishing a private gallery at the place, which continued at the time of assessment. The rear two-storey wing was erected in 1994.

Whistlewood is an unusually evolved timber building/complex. Much of its significance is related to its ongoing use and associations with the local and Australian art and creative scene, resulting in its multilayered development. Significant fabric is restricted to its remnant late Victorian/Federation period layer, which is its earliest fabric, chiefly its central gable roof section, brick chimney, weatherboard cladding, the mid-section of the skillion-roofed verandah, and original window.

The postwar additions and extension, including the detached sleepout/studio, are broadly complementary to the overall presentation of *Whistlewood* and associated with its emergence as an 'artists retreat'.

Other elements, including the rear two-storey wing, are not significant.

How is it Significant?

Whistlewood is of local historical and social significance to the Mornington Peninsula Shire.

Why is it Significant?

Whistlewood is historically and socially unique in the municipality as a late Victorian/Federation years homestead that has been adapted into a vibrant creative hub, commencing with the ownership of Alan and Ellen McCulloch in the early 1950s and continued by their descendants into the contemporary period. This several-decade association of the property with a myriad of artistic and creative Australian and international figures, a large number of whom are leading practitioners within their respective realms, is remarkable and has bestowed an outsized social and visual landmark status upon the property. Its highly evolved but low-key built form is eccentric and rambling, with its encompassing garden setting lending the whole property a picturesque quality – no doubt a contributing factor to the interest it holds for creative people. Such attributes, alongside *Whistlewood's* broader connections to the surrounding undulating landscape and intangible connections with the artistic world, underlie its attraction to artists and communities of interested people drawn from the local area and further afield who have long patronised the homestead. (Criterion A and Criterion G)

Description

Whistlewood is located on the Tucks Road ridgeline in pastoral surrounds. The interconnected residence and gallery are located a moderate setback from the road with a frontage defined by lawn and various informal plantings. There is also a contemporary post and wire front fence. The front perimeter displays taller, more mature trees to the north and south of the building. A meandering gravel drive circles the northern elevation of *Whistlewood*.

While the elongated frontage of the building is relatively visible from Tucks Road, sightlines are filtered/screened by vegetation. Other parts of the building are less visible. Consequently, the assessment below is necessarily qualified. Proposed interventions in the earliest surviving parts of *Whistlewood* will likely require a closer examination of the circumstances of its original fabric (chiefly, the degree of intactness).

The existing building is comprised of several periods of development, which are outlined in the annotated aerial photograph below. These built layers share several commonalities, including a timber-framed construction, painted weatherboard cladding, gabled roofs (corrugated metal sheeting), and timber-framed openings.

The central earliest section, initially a freestanding transverse gabled homestead, features an original overpainted brick chimney with late Victorian period corbelling to the cap. Its location demarcates the original northern elevation. The verandah has a skillion roof but has otherwise lost its decorative elements, as has the street-facing gable, which has been extended forward. Only the northern sash window is original, with the other an in-kind replacement (previously the main entrance). The paired casements to the gabled wing are also a replacement (initially a single sash).

The northern extension replicates the detailing and material palette of the central part. The other gabled extension, which projects from the southern elevation of the street-facing gable, does as well. Although its windows are paired casements and an overpainted brick chimney breast is integrated in its façade.

The rear attached two-storey gabled volume is distinguished by its vertical boarding, extensive glazing, and various ground-floor decks and first-floor balconies.

To the southwest of the dwelling/gallery is a postwar studio/sleep out. It has a low-pitched gabled roof, clad in corrugated metal, but otherwise, its presentation is unclear. A weatherboard addition (southeast corner) and covered link are also evident.

Apparently, a late 19th-century brick domed well remains in the vicinity of the building.[1]



Aerial photograph of *Whistlewood*, with built layers approximately defined.
Red shading – mid-1870s or Federation period footprint
Purple shading – postwar extensions, likely in different stages
Yellow shading – 1994 additions
Orange shading – unknown, likely contemporary
(Source: Nearmap, September 2021)



Whistlewood, with the earliest remaining section visible behind the gate.
(Source: RBA, December 2020)

1 Susan McCulloch, *Whistlewood 1870s-2020*, n.d., https://issuu.com/mccullochart/docs/whistlewood_history

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3 "New Commons Proclaimed", *Age,* 1 May 1861, p5
4 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
5 *The Australian Handbook*, Gordon & Gotch, 1905, p479
6 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
7 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

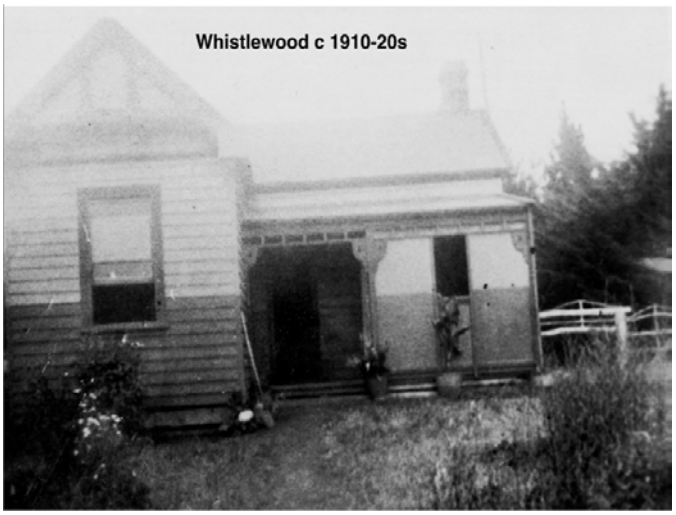
The subject land derives from Crown Allotment 25 of Section A in the Parish of Flinders, Country of Mornington. This 178-acre (approx. 72 ha) holding stretched from Tucks Road to Manton Creek and appears to have been alienated during the mid-1860s, during the formative phase of Crown sales in the vicinity of Shoreham. By 1873, it had been transferred to the Scottish immigrant William Henderson Glen, who promptly sold it to Samuel Tuck the following year.[8]

Samuel Tuck (1844-1931) was the second oldest son of Henry Tuck (1810-1890), a Scottish (Isle of Skye) migrant to Victoria via Van Diemen's Land (Tasmania) who had taken up the Manton Creek pastoral run (over 6,000 acres) on the Peninsula in 1846. Henry and his four sons all became regionally prominent as farmers or graziers and were often framed in the contemporary press as district 'pioneers'.[9]

Crown Allotment 25 formed the core of Samuel Tuck's estate, which by the mid-1870s was over 300 acres. It is believed he established a homestead at the location of *Whistlewood*, off Tucks Road, where he resided with his wife Margaret (*née* Kennedy) (1847-1929, married 1869), with whom he had nine children.[10] The 1875 Flinders rate book – the earliest available – records a six-roomed weatherboard house owned and occupied by Tuck [11] This dwelling is believed to be the existing central section (initially the northern part) of *Whistlewood*. Tuck family lore is that the homestead was initially known as *Hillcrest*, possibly a reference to its elevated position.[12] This property was described briefly in a 1909 article about key agricultural holdings on the peninsula:

> Mr Samuel Tuck has a very nice property. The homestead is prettily situated on the top of the hill, above Manton's Creek, and is well sheltered by ornamental trees. Mr Tuck, who owns between 300 and 400 acres of well grassed rich land, goes in largely for dairying and fattening cattle, and has his place in splendid order.[13]

Two photographs of *Whistlewood*, taken in the early and mid-20th century, are reproduced below. These images depict the northern gabled volume with a front verandah and the southern (now central) street-facing gabled wing. The latter and general timber detailing is indicative of the Federation period (broadly mid-1890s to 1915). That being the case, these elements (decorative detail and the gabled wing) may be early additions, 'updating' the character of the earlier presumably Georgian vernacular homestead. Alternatively, the original mid-1870s building had been replaced during the Federation years. A close examination of fabric and construction methodology could confirm the origin date/s of *Whistlewood's* northern section. Over the 20th century, the homestead was extended to the north and south, as well as at the rear.



Photograph of *Hillcrest/Whistlewood* believed to be from the 1910s. Note the Arts & Crafts-influenced verandah timber detailing (ladder frieze, 'heavy' brackets, turned timber posts). The half-timbered/projecting gable face is more apparent in the image below (it does not survive). (Source: Susan McCulloch, *Whistlewood, 1870s-2020*, undated, available online)

8 Certificate of Title, vol. 620, folio 739
9 'The Tucks of Flinders', *Peninsula Essence*, April 2020, available online
10 Births, Deaths, and Marriages Victoria, Marriage Registration for Samuel Tuck and Margaret Kennedy, 1869, no.2838/1869; the number of children born to the couple was compiled from the registration of births found at Births, Deaths and Marriages Victoria
11 Flinders rate book, Samuel Tuck, 1875, no. 239, VPRS 14371/P0001, PROV
12 Susan McCulloch, *Whistlewood, 1870s-2020*, undated, available online
13 'Around Flinders', *Mornington Standard*, 13 September 1902, p2



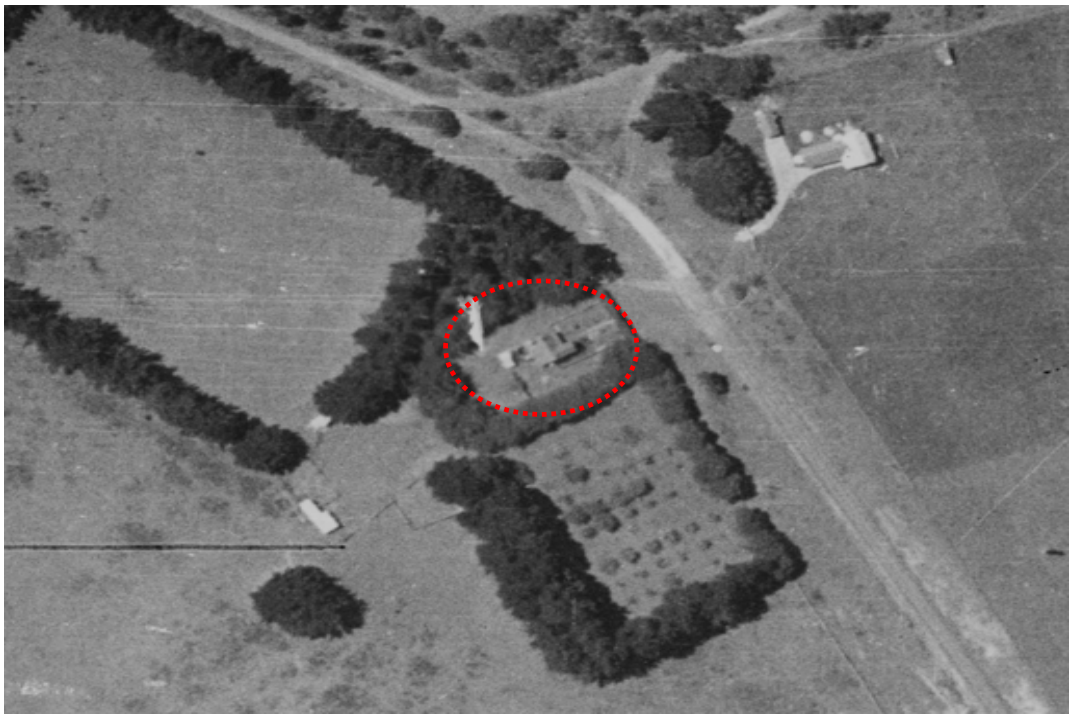
Photograph of *Whistlewood* with Charles Smart (standing), then the owner, and family is shown. Probably late 1930s/early 1940s, prior to the provision of the southern extension. Note the brick (overpainted) chimney at the gable apex. It displays Victorian-period characteristics, lending weight to the speculation that Samuel Tuck's original mid-1870s homestead was modified during the Federation years. Note that the gabled wing was later extended forward. (Source: McCulloch, *Whistlewood, 1870s-2020*)

Samuel Tuck remained in occupation of *Hillcrest* until he died in 1931, after which Crown Allotment 25 was broken up amongst his family. The homestead, situated on ten acres (the extant property), was transferred to one of his sons, Thomas Tuck, a Shoreham-based carpenter.[14] In 1939, he sold to the Melbourne architect Charles Pyne Smart (1882-1950), seemingly as a weekender, although it may have become a primary residence later.[15] Smart was a named partner (1907-50) of the longstanding and notable architectural practice of Bates Smart (then Bates, Peebles & Smart, later Bates, Smart & McCutcheon).[16] During Smart's ownership, the house name *Whistlewood* appears to have emerged in usage.[17]

The aerial photograph that follows, dated 1939, depicts the original/early L-shaped footprint of *Whistlewood* with surrounding thickly planted windbreaks (noted in the 1909 description). Only some of these trees, chiefly those fronting Tuck Road, appear to have survived.

Smart is understood to have undertaken several alterations to the residence over the 1940s, including the provision of the southern gabled section.[18]

14 'Peninsula Property Sold at Auction', *Frankston and Somerville Standard*, 16 December 1933, p. 4; and Certificate of Title Vol. 696, Folio 078.
15 Certificate of Title, vol. 6327, folio 348
16 Philip Goad, *Bates Smart: 150 Years of Australian Architecture*, Thames & Hudson, 2004, p298
17 McCulloch, *Whistlewood, 1870s-2020*
18 McCulloch, *Whistlewood, 1870s-2020*



1939 aerial of *Whistlewood,* circled. Note the southern wing had yet to be constructed.
(Source: Run 2, Frame 2330, Geoscience Australia)

In 1951, *Whistlewood* was sold to Ellen Marion Moscovitz *née* Bromley (1908-91), an actress and the wife of Alan McLeod McCulloch (1907-92), AO, one of postwar Australia's foremost art critics and historians, as well as an important illustrator and writer in his own right.[19] McCulloch's significance to the local and national art scene is well documented, including his role as the inaugural director of the Mornington Peninsula Arts Centre (now the Mornington Peninsula Regional Gallery) between 1970 and 1991).

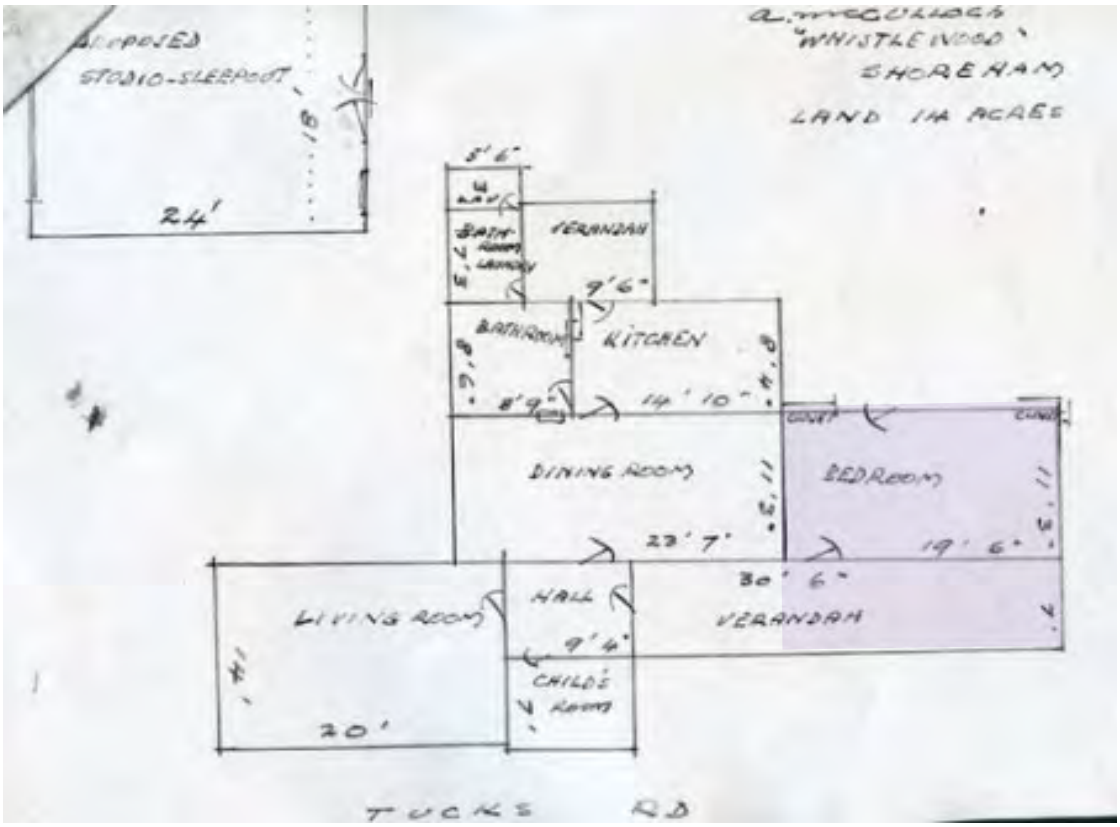
McCulloch had previously established an artists' camp in the mid-1930s with his brother Wilfred and Arthur Merric Bloomfield Boyd, a leading Australian painter, at the isolated Gunnamatta Beach near Cape Schanck. Over the 1950s, the McCullochs' home at *Whistlewood* also emerged as an artists' retreat. 'Hundreds' of 'creatives' frequented *Whistlewood* over the second half of the 20th century, including acclaimed artists such as Arthur Boyd, Albert Tucker, Charles Blackman, Noel Counihan, Joan and Daryl Lindsay, George and Mirka Mora, and Elisabeth Murdoch. Academics, writers, dancers, musicians, directors, architects, and publishers were also prominent frequenters.[20]

Laurence Scott Pendlebury's painting, *Road to Whistlewood*, won the Wynne Prize (Art Gallery of New South Wales) in 1968. *Whistlewood's* role as an artistic/inspirational centre under the McCullochs' is widely acknowledged in the Victorian and Australian art scene.

To accommodate *Whistlewood's* capacity as an artists' retreat, McCulloch and Arthur Boyd collaborated to design/build a low-pitched gabled studio/sleepout to the rear of the building in 1957.[21] The proposed footprint of this building is shown in the hand-drawn plan reproduced below. It also depicts the northern extension of the primary gabled section and front verandah. The latter could have occurred during Smart's tenure.

19 Certificate of Title, vol. 6327, folio 348; James Rodney, 'McCulloch, Alan McLeod (1907-1992), *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 2016, available online; and McCulloch, *Whistlewood, 1870s-2020*
20 See McCulloch, *Whistlewood, 1870s-2020*
21 'Whistlewood 1870s-2020'.

In 1992, Ellen and Alan's daughter, Susan McCulloch, OAM, inherited *Whistlewood*. Soon after, in partnership with her daughter, Emily McCulloch Childs, they founded a well-recognised gallery at the place with a strong emphasis on First Nation art. A two-storey cross-shaped volume, designed by David Faggetter, was erected at the rear of the evolved homestead in 1994.



Hand-drawn plan of *Whistlewood*, dated 1957, showing the northern extension of the primary footprint and front verandah (shaded purple) and the proposed studio/sleepout at the rear. Note the front gabled wing had not yet been extended forward.
(Source: *Shire of Flinders, Permit to Commence Building Operations* in McCulloch, *Whistlewood 1870s-2020*)



Ellen and Alan McCulloch (left) with artist Albert Tucker at *Whistlewood*, undated. (Source: McCulloch, *Whistlewood*)



Alan McCulloch in front of the late 1950s studio/sleepout at *Whistlewood*. (Source: McCulloch, *Whistlewood*)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

10 Developing the Peninsula's Cultural Life

10.7 Creating visual arts

From early times, the Peninsula has been the favoured destination for many famous Australian artists, with many seaside locales used as informal painting schools when they were in a more pristine state. The 1999 Mornington Regional Art Gallery exhibition, The artists' retreat: discovering the Mornington Peninsula, 1850s to the present provided a catalogue of this artistic involvement with the Peninsula as described by curator and author, Rodney James. He argues, 'Artists have been keen observers and recorders of the Mornington Peninsula. They have responded to the many different facets of Peninsula life: documenting the environment, the people and the way of life' …

The Peninsula's strong association with the arts as an inspiration for artists endured through the twentieth century. Alan and Ellen McCulloch lived at Shoreham cottage, Whistewood in 1951 – among their visitors were artists such as Arthur Boyd, John Perceval, Charles Blackman, Albert Tucker, Dorothy Braund, Leonard French, John Brack, Godfrey Miller, Guelda Pyke and Harold Vike.

Establishing art galleries has been an important aspect of creating and encouraging visual arts in the Peninsula region. An example of an art gallery established locally is the Mornington Peninsula Regional Gallery (MPRG) established in 1969 by the Mornington Shire. The art historian, Alan McCulloch AO, was the founding director of the MPRG (1970–92) and a long-time art critic for the Herald, and it was under his leadership that the Gallery began developing a specialist collection of Australian prints and drawings.

Comparative Analysis

Whistlewood is a highly evolved timber residence. The original phase of construction, either an altered mid-1870s homestead or Federation-period villa, remains interpretable on close inspection, but 20th-century changes have significantly reduced its intactness. These modifications, including the loss of most decorative façade elements, are outlined in the Description above and have subsumed the formative character of *Whistlewood.*

Generally, such a diminished level of intactness/integrity at a late Victorian-period building would preclude its heritage listing. However, in the case of *Whistlewood*, the various amendments to its built form have furthered or been undertaken to support its postwar reimagining as a regionally noteworthy artists' retreat. As such, these later addition components, while not in themselves reflective of significant fabric, have underpinned the important creative associations and legacy of *Whistlewood*, which are core to its cultural heritage value.

The only place in the municipality with a comparable connection to the arts is the postmodern Mornington Peninsula Regional Gallery at the Civic Reserve in Mornington, constructed in 1990. Alan McCulloch's role in the development of both places is notable.

Previous Assessment

No previous assessment

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Recommendations

Whistlewood at 642 Tucks Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red lines on the aerial map below, which is defined by a polygon that extends from the building line to Tucks Road and 15 metres to the north and south, and 10 metres to the west.



Recommended extent of the Heritage Overlay (red line) with the broader property boundary outlined in yellow
(Source: Nearmap, January 2022)

HIGGINS FENCE AND THE SHEILING

Address	643 Tucks Road, Shoreham
Significance	Local
Construction Dates	19th century (Higgins Fence) and 1938-1940 (*The Sheiling* house)
Period	Victorian and interwar
Date Inspected	December 2020



West elevation (façade) of *The Sheiling*
(Source: courtesy of the Flinders District Historical Society, 2020)



Higgins Fence, Tucks Road frontage
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

Higgins Fence and The Sheiling at 643 Tucks Road, Shoreham, is significant. The *Higgins Fence* was likely erected by Martin Higgins or a member of the Higgins family during the late 19th century to support their agricultural activities in the hinterland of Shoreham. *The Sheiling* was later built as a 'weekender' for David and Patricia Broughton after the Higgins family subdivided the land. It was designed by the prominent interwar/postwar architect Leslie Hume Sherrard and constructed, possibly in stages, between 1938 and 1940.

The significant element of the *Higgins Fence* is its section of hand-cut, tall timber palings to the Tuck Road frontage of the property.

The significant elements of *The Sheiling* are its original form and U-shaped footprint, including its interlocking gabled roof sections, wide soffits, three brick chimneys, vertically orientated boards to the gable ends, weatherboard-clad walls, verandahed entry, and timber-framed openings.

How is it Significant?

Higgins Fence and The Sheiling is of local historical, rarity, and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Higgins Fence* comprises a distinctive section of tall timber palings along the property's front boundary. It was erected by the Higgins, an Irish-Catholic farming family well-known in the Shoreham area, who developed the holding agriculturally between the 1860s and late 1930s. It is a rare surviving example of a once ubiquitous late Victorian rural fencing type – hand-cut/sawn timber palings. No other surviving examples in the municipality are known. It is likely amongst the earliest remaining elements in the district that provide a tangible expression of the proliferation of European landownership and early agricultural activities. (Criteria A and B)

The Sheiling is of historical significance as a late interwar period holiday house designed by a prominent Melbourne architect Leslie Hume Sherrard. It is one of a few similar houses built in the Shoreham area during this phase, along with others in Mt Eliza, which reflect the growing allure of this part of the Mornington Peninsula – on the high ground with extensive views of Western Port – for affluent weekenders and summer retreats. (Criterion A)

The Sheiling is of aesthetic significance as an early, generally intact residential design reflective of a regionalised variant of modernism. At the time of its construction, such an approach – drawing from Scandinavian and Californian design sources – was only employed by a select number of progressive architects in Victoria. Hallmarks of this 'softer' modernism (as opposed to the starker International Style) at *The Sheiling* include its responsiveness to site conditions, a then still novel focus, with the placement of a courtyard at the front to protect the dwelling from prevailing winds, as well as interlocking roof form and a restrained, lightweight palette of materials. The featuring of this 'weekender' in the popular and influential publication, the Australian Home Beautiful (1938), where it was highlighted as a forward-looking, 'modern' design, is of note. (Criterion E)

Description

The large property (approximately 9300m^2) is located at the corner of Tucks Road and Higgins Lane, on high ground or a ridge well outside the township of Shoreham. Its immediate context is a rural locale that is characterised by several similarly distinctive or architect-designed houses.



Northern wing, facing towards Tucks Road
(Source: courtesy of Flinders District Historical Society, 2020)

There is a wide road reserve off Tucks Road in front of the place with well-established pine trees and native bushes. These plantings generally screen *The Sheiling* from the public domain, although the remnant section of the significant early fencing along the front boundary is visible.[1] The house is set back from the corner with a gravel driveway, areas of lawn and established planting to the front. There are timber vehicular gates at the driveway and a short section of non-significant timber paling immediately to its north.

The single-storey house consists of interlocking sections set about a front courtyard. The unusual, broadly U-shaped plan comprises a long north arm/wing and a shorter southern wing. The broad gabled roofs are clad in corrugated sheet metal, and the wide soffit is lined with timber boards. Piercing the roof are three chimneys, with a terracotta pot retained to the shaft on the front of the northern wing. The brickwork of the front chimney has been painted. The two other chimneys are located on the main ridge and a hip valley.

1 There has been reliance on images provided by the Flinders District Historical Society for this description.

The timber-framed house is clad in painted weatherboards with a defined base. The gable ends are clad in overlapping, vertically orientated timber boards. The roof of the main section extends forth to create a verandah supported by timber posts and a timber deck.
The openings are timber-framed. On either side of the chimney in the north wing is a square, single-paned window with a solitary window to the middle of the south wing's frontage. Elsewhere double-hung sash windows with horizontal glazing bars are evident. The front entry, beneath the verandah, consists of a central glazed door and wide sidelights.

To the north of the vehicular gates, along the Tucks Road frontage, is the surviving section of an original, hand-cut/adzed timber paling boundary fence, which extends for about 15 or 20 metres. The height is approximately 1.2 metres and it is fixed with wire at the upper and lower ends.

This section of fence has distinct lean and breaks about the trunks of a large cypress tree and partly rests on the trunk of another. The fence appears to be in a state of disrepair but could be conserved.



The Sheiling, from front gate on Tucks Road (Source: RBA, December 2020)



Higgins Fence, viewed from Tucks Road (Source: RBA, December 2020)

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. From the mid-1830s, squatters occupied the majority of the Peninsula, establishing vast pastoral stations. Shoreham formed part of the 6,000 acres (2,400 ha) Manton's Creek run, leased by Henry Tuck (1810-90) in the mid-1850s. Around this time, a timber-cutting camp specialising in the production of railway piles and sleepers emerged at what became the township of Shoreham. Timber was floated out to waiting ships and later moved by the jetty (built 1870). Timber harvesting and milling have remained an economic mainstay for the area until relatively recently.[2]

In the early 1860s, a small village/township was reserved on either side of Stony Creek, which marked the division between the parishes of Balnarring and Flinders.[3] Initially, this centre was formally named 'Balnarring' but was popularly referred to after the creek's name. Shoreham – named after a well-known Sussex seaside resort – had become dominant in usage by the early 1880s. It grew slowly as a service centre for a productive agricultural hinterland, which was developed by several prominent Irish-Catholic farmers, bestowing an often-noted cultural character on the locality. Many of these families, such as the Byrnes, Baynes, Roys, and Nowlans continued as major landowners into the 20th century. In the late 1870s, Shoreham was classed as a fairly isolated 'postal centre' within a 'pastoral district' with some gold mining occurring at Tubba Rubba.[4]

By the early 1900s, Shoreham remained an out-of-the-way hamlet with a post office, 'general store', public school, creamery, and St Peter's Roman Catholic Church (1901, burnt down in 1980), claimed as 'the most perfect and complete example of Gothic design yet carried out in wood in the country districts'. The population of the township and district was given as 160.[5]



A landscape of farms characterised the Shoreham's hinterland by the early 1900s.
(Source: *Shoreham*, circa 1907, Shirley Jones postcard collection, SLV)

A different Shoreham materialised over the 1920s, as the increasing availability of private motor vehicles encouraged visitations to the previously remote area by moneyed Melbourne and Western District residents, many of whom built holiday homes. The 90-lot 'Shoreham-on-the-Sea' subdivision (1924), capitalising on this new interest, pushed the focus of the town northeast. It also established a central reserve (now Buxton Woodland) and put in place a covenant of one building per property, a development pattern that prevails in central Shoreham.[6]

Bolstering the locality's reputation as a seasonal, if still sequestered, resort town was extensive planting activities. Pine trees (*Pinus radiata*), in particular, were established along the foreshore for their perceived scenic qualities and to act as windbreaks (VHR/H1996). Shoreham underwent additional low-scale suburban development from the 1960s, although the township retains much of its informal ambience with unsealed roads, dense tree canopies, limited commerce, and deep setbacks.[7]

2 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, p58
3 "New Commons Proclaimed", *Age,* 1 May 1861, p5
4 F. F. Bailliere, *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p33
5 *The Australian Handbook*, Gordon & Gotch, 1905, p479
6 Landmark Heritage Pty Ltd, *Cyril Young Memorial Chapel – Camp Buxton, Shoreham – Conservation Management Plan,* 2020, p19
7 Ethos Urban, *Mornington Peninsula Neighborhood Character Study – Background Report,* 2019, p267.

Place-Specific

The subject land derives from Crown Allotment 24, Section A, in the Parish of Flinders, County of Mornington. This 149-acre (approximately 60 ha) holding was selected by Martin Higgins, likely in the 1860s.

Higgins (1820-1895), born in Tipperary, Ireland, had arrived in Victoria at the start of the 1860s. With his wife Mary Higgins (née Kennedy) and five children, he established a mixed (dairy, sheep, etc.) farm, gradually becoming prominent – especially in local Catholic affairs – and prosperous. An old cypress tree at Crown Allotment 24 is said to mark the location where the Higgins family had first pitched their tent.[8] The family is the namesake for the nearby Higgins Lane.

Following Higgins's death, Crown Allotment 24 – still seemingly a selection – passed to his family, who continued to run the farm as a partnership for the next forty years.[9] Freehold title was not applied for until 1930.[10]

The section of tall, hand-cut paling fence at the Tucks Road boundary was likely erected by Martin or another member of the Higgins family, likely in the late 19th century. It was reputed to act – in conjunction with the adjacent bank of mature pine trees as a windbreak for livestock and possibly part of a former stockade (livestock corral system).[11]



Extract from the Parish of Flinders map, undated, with Crown Allotment 24 shaded red. The subject land is indicated by the yellow arrow. (Source: VPRS 1617/P0001/3, PROV)

In July 1937, a four-acre parcel of land at the corner of Tucks Road and Higgins Lane was excised from the Higgins family holdings and sold to David Seymour Broughton, then a theological student living in Hampton, Melbourne.[12]

8 BDM Victoria, registration no. 2854/1862; and Charles N. Hollinshead, *Lime and Leisure: Peninsular History in the Shire of Flinders*, 1982, p125

9 Will and Probate records, PROV; and Hollinshead, *Lime and Leisure*, p125; and Certificate of Title, vol. 5574, folio 780;

10 Certificate of Title, vol. 5574, folio 780

11 *Australian Home Beautiful*, 1 September 1938, p14; and information provided by the Flinders District Historical Society

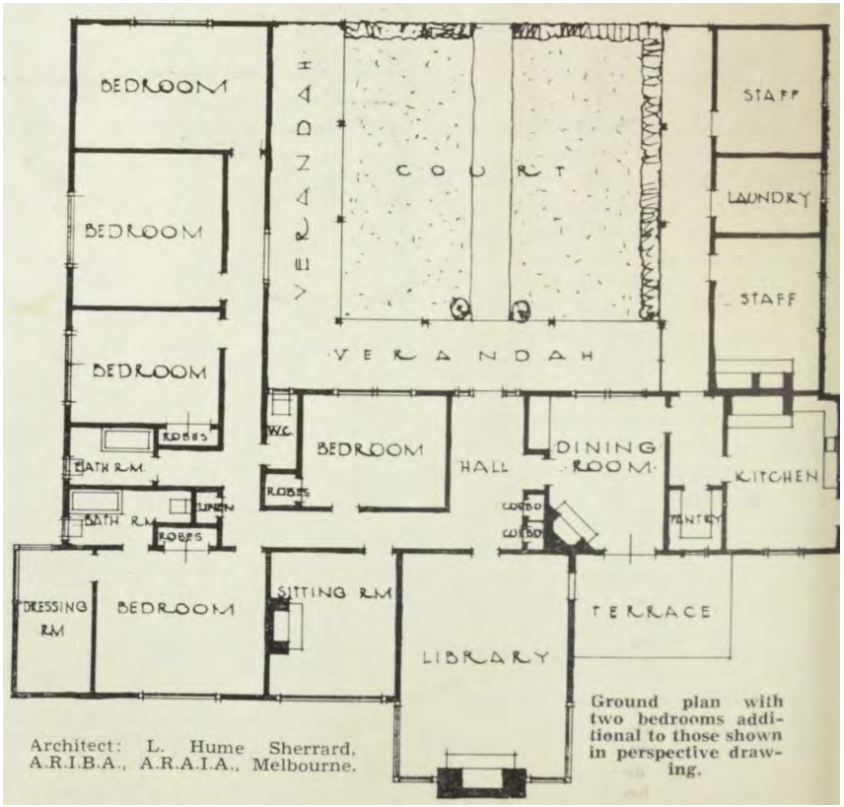
Soon after, Broughton engaged the well-known architect Leslie Hume Sherrard to design a holiday house for the Shoreham property, plans for which were featured in the September 1938 edition of the *Australian Home Beautiful* journal. The accompanying article reveals the rationale behind the proposed siting of the house:

> … the site of this house … was chosen with forethought. The building was placed and planned to gain the maximum advantage of its position. The panorama extends from the Gippsland hills to Cape Flinders and extensive views are obtained from practically all its windows.[13]

The dwelling was initially intended to have five bedrooms; however, a smaller version containing three bedrooms was ultimately built, as illustrated in the perspective drawing below. Other primary rooms included a library, sitting room and dining room. On the north side was a staff wing containing a kitchen, pantry, laundry and two bedrooms. The residence was planned around a courtyard on the west side, the open sides of which were to be shielded by a hedge, providing an outdoor space protected from the force of the winds to which its elevated position exposed it. The house was also to have a roof coloured deep green with white painted weatherboard walls.

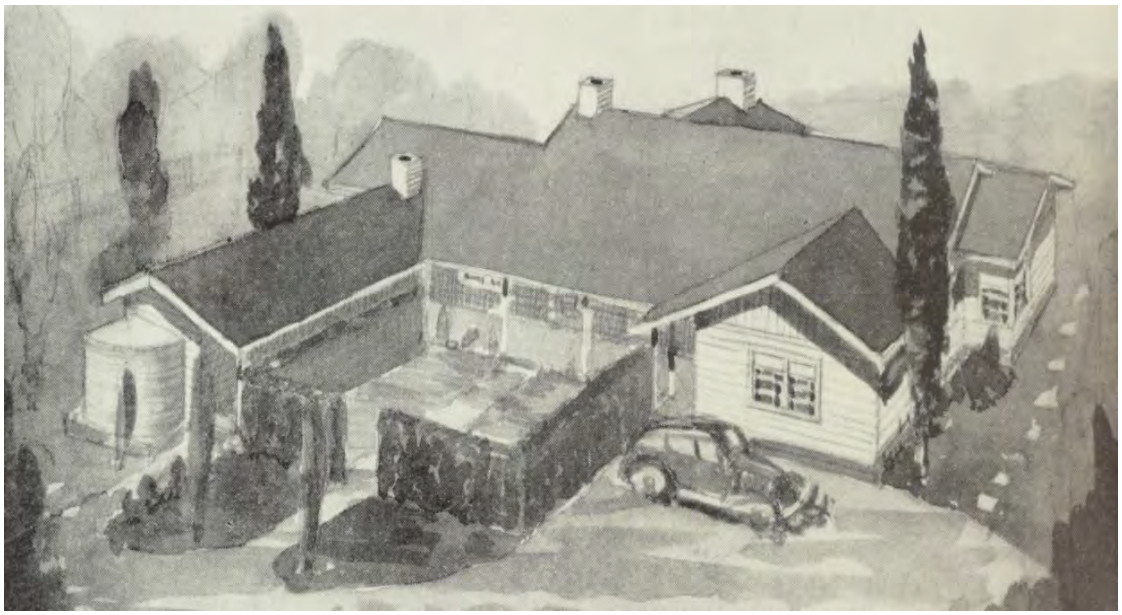
Planning for the house coincided with Broughton's marriage in October 1939 to Patricia Mary St George Sproule at the Toorak Presbyterian Church.[14] At that time, ownership of the property was transferred into the name of Patricia.[15]

The dwelling is said to have been built between 1938 and 1940 largely by Broughton with the assistance of 'Tommy' Butler, a carpenter.[16] It is possible that the dwelling was constructed in stages, with a 1939 aerial photograph showing only the southern section as extant. The next available aerial photograph, dated 1972, depicts the existing footprint.



Proposed floor plan for *The Sheiling*. Note that the south wing includes two extra bedrooms, which were not built. (Source: *Australian Home Beautiful*, 1 September 1938, p14)

12 Certificate of Title, vol. 5574, folio 780
13 *Australian Home Beautiful*, 1 September 1938, p14
14 *Argus*, 26 October 1939, p10
15 Certificate of Title, vol. 6128, folio 417
16 Information provided by the Flinders District Historical Society



Perspective drawing of the proposed design for the *The Sheiling*, showing the west (façade) elevation.
(Source: *Australian Home Beautiful*, 1 September 1938, p14)



1939 aerial photograph of *The Sheiling*, with the southern section of the dwelling evident. Note the presence of the cypress trees at the corner of Tucks Road and Higgins Lane. (Source: *Western Port (Queenscliff*), MAP2049, Frame 2331, Run 2, Geoscience Australia)

The 1943 electoral roll records the house's name as 'The Sheiling'. The latter is a Scottish term for a summer dwelling on a seasonal pasture high in the hills but has come to be employed for a more substantial and permanent small farm building, traditionally of stone.[17]

17 'Shieling', *Wikipedia*, available online

Broughton had become a presbyterian minister by the 1940s and utilised *The Sheiling* as a holiday home and a residence between postings to various Presbyterian parishes throughout Victoria.[18] The sojourning reputation of Shoreham, which had solidified over the early 20th century, continued into the late interwar and postwar period. A newspaper article at the time in the metropolitan press highlighted the 'quiet beauty' of the Flinders/Shoreham area:

> There are few more ideal spots for a real summer holiday than Flinders, with its surrounding districts of orchards and farmlands and glorious views of the Southern Ocean and Western Port. Some of the most picturesque homes are at Shoreham, where bright gardens are set in the tall timbers sloping down to a secluded beach, while along the Cape Schanck Road on the other side of Flinders, the coast is more rugged and grand.[19]

In 1965, Broughton's property was subdivided into two parts, creating the current extent of the subject land (643 Tucks Road) and the neighbouring allotment in the south (no. 649).



1972 aerial photograph of *The Sheiling* (circled), with existing footprint intact.
(Source: *Flinders Base Map*, Run 80, Frame 193, Landata)

18 Information provided by the Flinders District Historical Society
19 *Herald*, 15 January 1940, p11

Leslie Hume Sherrard (1909-96)

Sherrard, born in Brighton, Melbourne, undertook architectural studies at the Working Men's College Melbourne University Architectural Atelier in the late 1920s. In 1933 he spent ten months travelling in Europe, during which time he sat the Royal Institute of British Architects exams and qualified.[20] Upon return to Australia, Sherrard declared his interest in Scandinavian design culture.[21]

In 1935, Sherrard married Nancy Mowat Shum, whose father was the editor of *Australian Home Beautiful*. Sherrard contributed extensively to this publication between the mid-1930s and 1950s, becoming a public architectural commentator of note. The residential designs he championed were generally modest and tasteful, even conservative, but often revealed a fusion of Mediterranean and Georgian idioms with Nordic and Californian influences. His private residential, commercial, and civic portfolio was extensive during these years as well.[22]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.8 Making holiday estates

There was a great increase in beach houses after the advent of the motor car, particularly during the inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento.

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks – Building weekenders and holiday shacks

In the period around World War Two, Modernist designers promised simplicity and flexibility in design, the qualities most prized in a holiday rather than a permanent home. Roy Grounds' (Mewton and Grounds) Ramsay House at Mount Eliza circa 1933–34, was referred to by Melbourne architect and critic, Robin Boyd, when he wrote in 1950 of modern Peninsula houses from 1934 as leading 'the architects' revolution towards simple building'. He considered the Peninsula:

> a watering-place for every class of Melbourne citizen, deserves credit for having been for over half a century the testing ground for progressive movements in domestic architecture …

Grounds followed this with his own house at Rendlesham Avenue, Mount Eliza, in 1937, as illustrated in Victorian Modern as an exemplar of the modern beach house.

Comparative Analysis

Only a few historic fences on the Mornington Peninsula have been heritage listed. Of these, none date to the late Victorian period, while none of those from the early 20th century is the same type as the *Higgins Fence*.

- *St Mark's Anglican Church & Hall*, Trees at 1 Balnarring Road, Balnarring (HO260). A low timber post-and-rail, possibly dating to the late Federation period (circa 1914), when the church was constructed.
- *Harley Davidson Clubrooms*, 144-146 Balnarring Beach Road, Balnarring Beach (HO261). A timber-framed fence with wire mesh, likely dates to circa 1927-28, when the club rooms were erected.
- *George G & Sarah Cole House & Trees*, 1559 Frankston-Flinders Road, Tyabb (HO284). A low, arrowhead timber picket fence to the front boundary, likely the late Federation period, around the time when the house was constructed.

The Sheiling is an example of a progressive late interwar period, architect-designed house in a 'softer' vernacular or regional approach to modernism, which was popular in the Scandinavian countries of Sweden and Finland at that time. The designer, Sherrard, was a known proponent. A similar approach to modernism was employed by the notable architect William Wurster (1895-1973), who worked in the San Francisco Bay area (California, USA). His output from the 1920s to 1940s influenced the leading Australian architect Roy Grounds, an early adopter of modernism and a key disseminator of Wurster's approach.

20 Peter Cuffley, 'L. Hume Sherrard' in Philip Goad and Julie Willis (eds), *The Encyclopedia of Australian Architecture*, University of Melbourne, 2017, p625

21 *Herald*, 17 January 1934, p18

22 Coleman Architects Pty Ltd, *City of Whitehorse Heritage Review*, 29 July 2016, see citation for the Former Kildonan Children's Home, pA-28

Due to their lack of ornament – which was still a pillar of postwar mainstream residential design, albeit gradually receding – houses in this modernist mode are often deceptively simple. *The Sheiling* belongs to a small group of noteworthy dwellings of this type found in the municipality that Robin Boyd classed in *Victoria Modern* (1947) as the 'Peninsula Type' (gabled, linear, lightweight). Such designs are not widely evident in other parts of Victoria.

Comparable places on the Mornington Peninsula included in the Schedule to the Heritage Overlay include:

- *Lyncroft*, 410 Tucks Road, Shoreham (HO246/VHR H1908). Designed in 1935 by Roy Grounds, when he was in partnership with Geoffrey Mewton, this part two-storey house is similarly set about a courtyard with a series of interlocking units. The walls are a combination of a base of concrete block (manufactured on site) and battened vertical boards (upper level). A prominent chimney breaks through the gable roofs, clad in corrugated sheet metal. Other distinctive detailing includes exposed rafter ends, bush poles to the verandah, and extensive use of multi-paned windows.
- *Ramsay House*, 29 Rendlesham Avenue, Mount Eliza (HO217/VHR 2181). The weatherboard-clad house with a gable roof clad in malthoid tiles was designed by Roy Grounds in 1937 in the Ranelagh Estate. It extends across three levels under a contained footprint with a prominent squat clinker brick chimney intersecting the roof to the front. A range of timber-framed openings was employed, including a corner window and awnings.
- *Ranelagh Estate*, Mount Eliza (HO213/VHR H1605). This famous estate includes houses from the interwar and postwar periods, with those from the 1930s reflecting the wide range of contemporary styles popular such as the Georgian Revival, Mediterranean, Moderne, Spanish Mission, and Tudor Revival. The houses in this precinct are substantial (many two-storeys), high-end, and often architect-designed.
- *Peninsula Heights Residential Estate*, Arthurs Seat (HO401). An interspersed group of six Functionalist-style masonry houses, mostly with flat concrete roofs. This estate, designed by the notable designer/developer H. R. Lawson during the 1930s, is a unique development without ready comparison and more indicative of the main (European) type of modernism with its cuboid massing.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (timber paling fence to Tucks Road)
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Higgins Fence and The Sheiling at 643 Tucks Road, Shoreham, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red lines on the aerial photograph below, which is defined by a polygon that extends from the building line to the property boundaries and 10 metres from the rear building line.



Recommended extent of Heritage Overlay (red) with the property boundary outlined in yellow
(Source: Nearmap, January 2022)

FORMER JUNIOR LEGACY CAMP HALL

Address	87 Camp Hill Road, Somers
Significance	Local
Construction Dates	1929
Period	Interwar
Date Inspected	December 2020



Former Junior Legacy Camp Hall at Somers Primary School on Camp Hill Road, Somers
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Former Junior Legacy Camp Hall* at 87 Camp Hill Road, Somers, is significant. The building was constructed in 1929 by the Melbourne Legacy Club as a summer camp for the children of deceased service members, an initiative first developed by Sir Stanley Savige in 1925. The building was originally located at Lot 20 of the South Beach Estate (now 86 Tasman Road), which was acquired along with Lot 19 (82 Tasman Road) in 1926 by Lilian Savige, Stanley's wife. Between 1930 (when the two lots were subdivided unevenly) and 1956, the hall was leased by the Department of Education for use by the Somers School, which operated a primary school from the building outside of camp hours. The summer camp was discontinued in the early 1950s, with the land passing to Stanley and Lilian's nephew, also named Stanley, upon their death. In 1957, lots 19 and 20 were reconsolidated, and the camp hall was sold to the Prahran Mission, a Methodist community, for use as a retreat until 1981. The hall was relocated to the current subject site between 2000 and 2005.

The significant elements of the *Former Junior Legacy Camp Hall* are its rectangular footprint, cross-gabled roof form, weatherboard cladding, detailing to the gable ends (vertical boards and lattice at the apex), timber post verandah, and timber-framed double-hung sash windows and hoppers.

Later additions to the building, primarily the rear skillion section, are not significant.

How is it Significant?

The *Former Junior Legacy Camp Hall* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Former Junior Legacy Camp Hall* is of historical significance as a reflection of the popularity and development of Somers as a holiday destination during the interwar period. It is also the earliest purpose-built camp building in the township (est. 1925). The hall's close association with early educational activities in the area are also notable. Although no longer in its original location on Tasman Road, the hall is the last surviving building from the Junior Legacy camp. (Criterion A)

The *Former Junior Legacy Camp Hall* is of representative significance as a good and generally intact example of the bungalow style applied to a recreational building. While this design idiom is typically associated with residences of the 1920s and, to a lesser extent, the 1930s, it was also employed, for other building types, albeit less commonly. The informal aesthetic and emphasis on natural finishes were an appropriate fit for the mixed-use camp building (mainly a mess hall with a bunk room), especially in the then relatively undeveloped coastal township of Somers. The hall is distinguished from residential precedents by not having a façade-driven format, but rather, it was designed to be experienced more so in the round with its broad cross-gabled roof and recessed verandahs to one wing, one of which has been infilled. (Criterion D)

Description

The *Former Junior Legacy Camp Hall* is situated on the east side of Camp Hill Road, between Zarah Court and Tasman Road. The large, L-shaped site with an area of about 1.6 ha includes several classroom buildings as well as hard-paved play areas and an oval at the eastern end.

The hall is located at the western end of the site, nearly 20 metres from the front site boundary. The building is largely surrounded by gravel paving with eucalypts and bushes to the nearby side boundaries (north and south).

The building is single-storey and timber-framed with a wide cross-gabled roof clad in corrugated iron with exposed rafter ends and a soffit lined with timber boards. A central gable projects toward the street and incorporates a porch on the southwest corner of the building (which had been mirrored at the northwest corner). The transverse gable behind parallels the street alignment and has side gable ends. Originally there were ventilators to the roof ridge and the chimneys were not reconstructed when the building was re-located.

The walls are largely clad in overlapping weatherboards above the floor level with narrow gaps below. Each of the three gables features overlapping vertical timber boards, which sit slightly forward of the weatherboards, below a lattice vent at the apex and To the centre of the front gable is boarded hatch.

There is a recessed verandah to the southwest corner with timber posts, balustrades and stairs. Two timber doors are visible from the street. The original mirrored verandah to the northwest corner has been infilled.

The windows are typically paired with multi-paned sashes, with double-hung sashes to the front; however, to the south elevation (and likely the north), there are two sets with lower hoppers.

There is a rear skillion section, not visible from the street, which has two bands of skylights. It may be the original storeroom and cookhouse. A long skillion section has been added to the rear.

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. The area now known as Somers is a small beachside township that faces Western Port Bay towards Phillip Island. Early surveys described its land as coated in tea trees and heath with the thick brushwood and scrub along the coastline.[1]

This locale formed part of the 16,880 acres (6,800 ha) Coolort (various spellings) pastoral run – the Indigenous name for Sandy Point – which was taken up by the brothers Alfred and Henry Meyrick in 1840.[2] A later proprietor, Joseph Hann, purchased 540 acres (218 ha) of the run as a pre-emptive right in 1856. *Coolort* (VHR H0759), located to the west of Somers, developed as a model farm with a grand homestead over the later 19th century under various prominent owners.

The encompassing Parish of Bittern was surveyed in 1860 as 'country lands' for selection for small-scale farmers. Selection and/or sales were gradual, occurring into the 1880s. The future extent of Somers equated with Crown Allotments 138-140, which were sold in the mid-1870s. One of the original purchasers, David Mairs (circa 1821-1902) – a Ulsterman who had amassed a fortune on the Ballarat goldfields as a store owner, later investing his wealth in property – acquired most of these holdings (and others) over the late 19th century, on which he ran sheep.[3] The property remained owned by the Mairs family until the mid-1920s when they sold 2,000 acres (809 ha) to rural developers Roland A. Barrett and Arthur E. Wiseman.

Barrett and Wiseman (later known as Perpetual Investments) sought to capitalise on increased interest in the area – then known as Balnarring East – as a beach holiday destination, subdividing land edging the reserved foreshore under suggestive names: 'South Beach', the distinctive 'Palm Beach' with its central diamond-shaped reserve, 'Banksia Square' (similarly innovative).[4] Covenants compelled a certain standard of dwelling, precluding 'beach shacks'. By 1928, *Table Talk* was declaring it as 'fast becoming Victoria's favourite seaside resort' with some thirty houses, a store, post office, telegraphic facilities, and electricity/drainage on the horizon.[5]

Despite the interwar publicity, Somers (renamed 1930) remained a village, only expanding in the postwar years as it attracted military personnel from *HMAS Cerberus* and No 1 Initial RAAF Training School (at *Coolort*), 'New Australians' from the nearby migrant holding centre (1949-57), and retirees/weekenders from Melbourne. The popularity of Somers as a holiday destination continued to increase over the late 20th century, in keeping with other parts of the Western Port region, with housing estates emerging across the area that included architecturally designed weekenders and holiday houses.

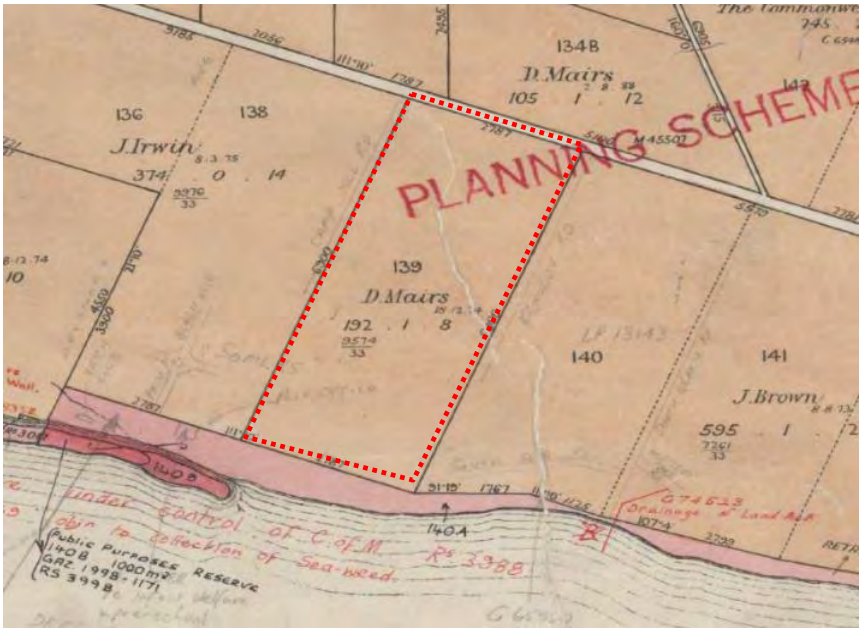


'A walk to the beach, Somers', Rose Series postcard, 1950s (Source: SLV)

1 Parish of Bittern, B397(2), Put-away Plan, Landata
2 'Coolart', *Victorian Heritage Database*
3 'The late Mr David Mairs', *Mornington Standard*, 26 July 1902, p2
4 Bruce Bennett, *All Our Somers: a history of Somers, Victoria,* 2000, p64-65
5 'The Romance of Palm Beach', *Table Talk*, 1 November 1928, p37. (Its editor was an early purchaser of the South Beach Estate)

Place-Specific

The subject land is part of Crown Allotment 139, which consisted of just over 192 acres in the Parish of Bittern, County of Mornington. Parish maps indicate that the freehold to the parcel of land was gained by David Mairs in December 1874 through selection.[6] Born in Ireland in 1822, David Mairs emigrated to Victoria in 1849, where he married the Irish-born Sarah Taylor in 1857. After acquiring a fortune on the Ballarat diggings, he moved to the Balnarring/Somers area in about 1868, establishing a successful farm and amassing over 3000 acres. He died aged 80 in 1902, a year after Sarah's passing, with the land purportedly transferred to the couple's three sons, John, David, and William (often nicknamed Lad).[7] David and William later acquired John's portion.[8]



Parish of Bittern, with Crown Allotment 139 outlined in dashed red (Source: PROV)

From the 1920s, the Mairs property began to be broken up by a series of subdivisions and/or sales. David and William reportedly left the area in 1922 after selling some of the holdings to local estate agents Barrett and Wiseman;[9] however, a Certificate of Title indicates that the Mairs brothers continued to retain ownership of a substantial portion of the holdings until at least 1926.[10]

The earliest of these subdivisions to occur was the South Beach Estate in the 1920s, which consisted of land to the southern part of Crown Allotment 139. The subdivision was comprised of 24 lots, generally of about one-acre in size, with a sale price beginning at £50.[11] Camp Hill Road, which was first formed as the western boundary of Crown Allotment 139, was extended at the time of the subdivision to create what is now known as Tasman Road. While over half the lots were sold from late 1925 to mid-1926, construction occurred slowly, with some lots remaining vacant into the 1940s; the remaining land of Crown Allotment 139 was also vacant. Lots 19 and 20 of the South Beach Estate (now 86 and 82 Tasman Road) were acquired by Lilian Savige (*nee* Stockton), the wife of Stanley George Savige, of East Malvern in July 1926. Previously, Stanley George Savige had acquired Lot 2 (now 99 Tasman Road).[12]

Born in 1890 at Morwell, Stanley George Savige, the son of Samuel and Ann Nora (*nee* Walmsley), had shown an early interest in community work and soldiership, becoming involved in scouting by serving first as a senior cadet and later as a scoutmaster. In 1915, Savige enlisted in the Australian Imperial Force, serving in the 24th Battalion at Gallipoli, where he quickly moved

6 The freehold was acquired under Section 33 of the Land Act 1869, file no. 9574.
7 Bennett, *All Our Somers,* p47
8 Bennett, *All Our Somers,* p47
9 Bennett, *All Our Somers,* p49
10 Certificate of Title, vol. 5230, folio 951
11 Bennett, *All Our Somers,* p64
12 Certificate of Title, vol. 3163, folio 517. Lilian also acquired a third lot, no. 13, now 50 Tasman Road.

through the ranks and was awarded the Military Cross.[13] Savige married Lilian Stockton in 1919, and the couple had one daughter together, Gwendolyn Lesley.[14] Stanley also served in the Second World War as a commander of the 17th Brigade, 6th Division, which played supporting roles in the assault on Tobruk and the subsequent advance to Derna.[15] In 1941, Savige was appointed C.B.E (Commander of the Order of the British Empire) and was awarded the Greek Military Cross a year later. Savige was promoted to K.B.E and knighted in 1950, becoming Sir Stanley Savige.[16]

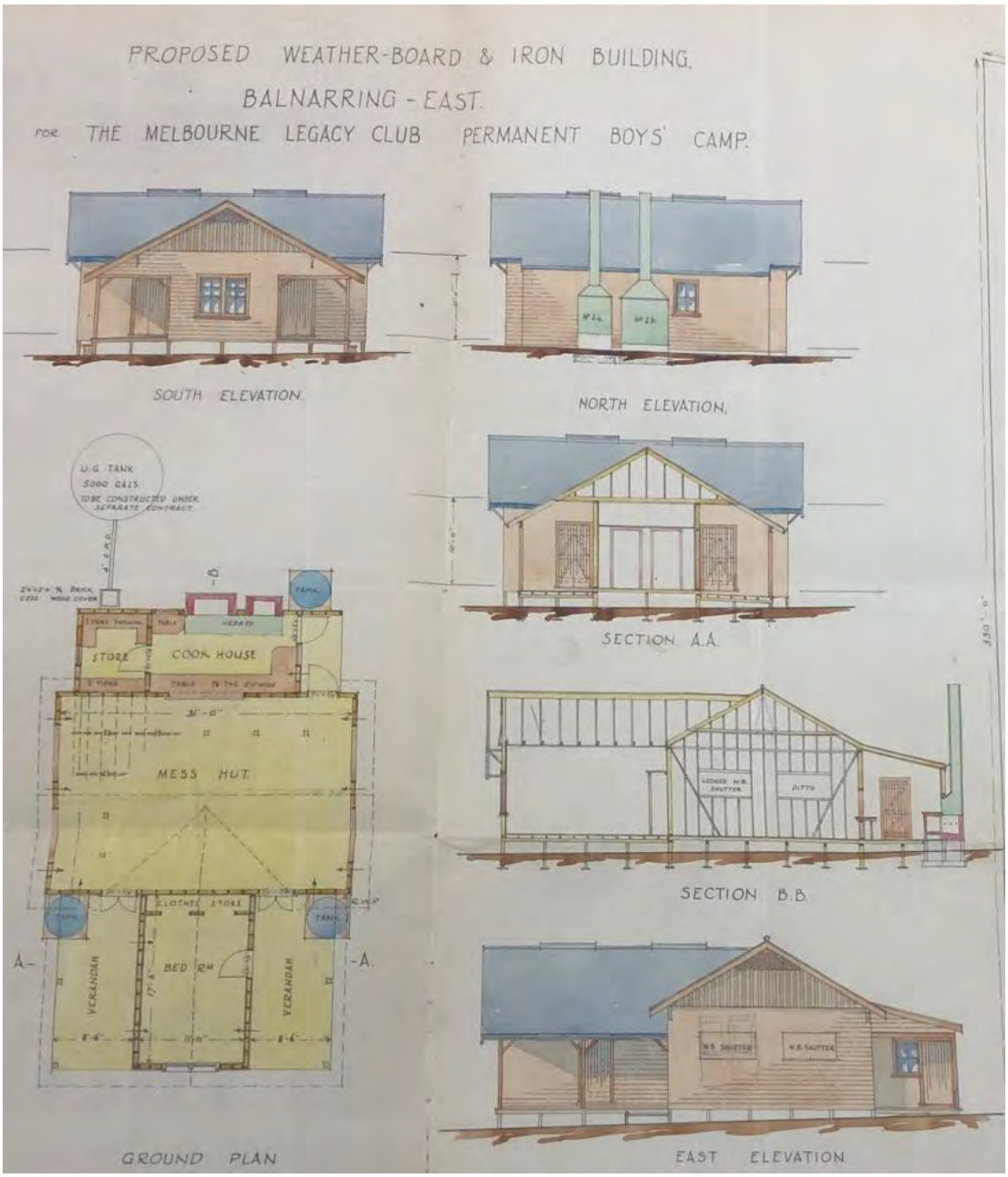
Inspired by a similar movement in Hobart, Savige founded Legacy in Melbourne in 1923 to assist returned veterans, with the club later focusing on providing aid to war widows and the children of deceased or injured servicemen from 1925.[17] A Junior Legacy Club was formed in the same year, comprised of boys between the ages of 9 and 21 years.[18] As part of this movement, Savige established and oversaw the Junior Legacy Club Camp at Somers, which was created for boys whose fathers had died in the First World War.

The first Junior Legacy Club Camp was held late in 1925, over the Christmas holidays, with the boys camped at what was described as 'public land' in Somers.[19] Whether this 'public land' was referring to Lots 19 and 20, at the time unsold before being acquired by Lilian a year later, or to another section of land is unclear. Around 1926, Stan and Lilian built a house on Lot 19, described as being 'opposite' the camp, and where the couple resided over the Christmas holidays.[20] Overseen by Stan Savige and C. R. Charlton, the first camp had 40 boys in attendance, mostly from the Melbourne suburbs, who slept in tents provided by the army and borrowed utensils from the local hotel.[21] As the popularity of the camp grew, increasing to 75 boys in the following years, Savige (at the time the president of the Melbourne Legacy Club) actioned for Legacy to make more permanent arrangements at the campsite.[22]

In 1929, an iron and timber bungalow-style building was constructed on Lot 20, which cost about £400 collected by a subscription.[23] Architects Carleton & Carleton were commissioned to design the building, which included a central mess hall under a gable roof and another gable over a bedroom flanked on either side by verandahs.[24] To the north side, a cook house with two large hearths and chimneys, and a store under a skillion roof. Other elements included ridge ventilators to the roof and three water tanks. The original drawings show that there were to be some multi-paned windows (to the bedroom and cook house) but narrow weatherboard shutters to either end of the mess hall. The balustrading to the verandahs was also not depicted.

An early newspaper article from 1930 described the building as containing 'a large dining hall, kitchen, and hospital ward'.[25]

13 Gavin Michael Keating, 'Savige, Sir Stanley George (1890 – 1954)', *Australian Dictionary of Biography,* Australian National University, accessed 9 January 2023
14 Births, Deaths and Marriages Victoria, Marriage registration of Stanley George Savige and Lilian Stockton, 1919, registration no. 4402/1919 and Birth registration for Gwendolyn Lesley Savige, 1920, registration no. 11912/1920
15 Keating, 'Savige, Sir Stanley George'
16 Keating, 'Savige, Sir Stanley George'
17 'Our history', *Legacy,* 2020, accessed online 9 January 2023
18 Bennett*, All Our Somers,* p128; 'Legacy club', *Argus,* 26 June 1929, p19
19 'Legacy club's camp', *Age,* 25 January 1932, p9
20 Bennett*, All Our Somers,* p129
21 Bennett*, All Our Somers,* p129; 'Legacy club's camp to be held annually', *Herald,* 16 January 1929, p7
22 'Christmas Camp for Boys. Legacy Club's Success', *Argus,* 6 February 1929, p13; 'In town and out', *Herald,* 1 July 1929, p6
23 PROV, VPRS 795, P00003059, Building File: Primary Schools; Bennett*, All Our Somers,* p129; 'Legacy club', *Argus,* 4 December 1929, p12
24 PROV, VPRS 795, P00003059, Building File: Primary Schools
25 'Holiday camps', *Argus,* 4 January 1930, p25

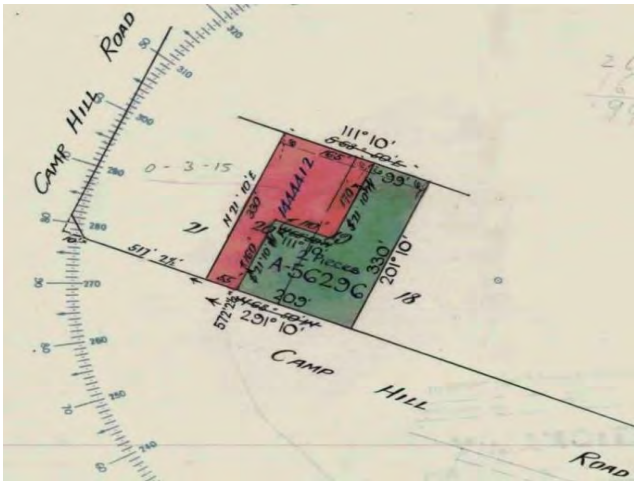


Original (1929) drawings by Carleton & Carleton for the hall
(Source: VPRS 795, P0, Unit 3059, PROV)



Former Junior Legacy Camp Hall, circa 1930, with two verandahs visible, darker palette, and without windows to the original mess hall (Source: Melbourne Legacy, via Victorian Collections)

In 1930, Lots 19 and 20 were subdivided into two uneven L-shaped parcels of land.[26] The parcel containing the Junior Legacy Camp was transferred to Eric Richard Francis Serman (1886-1975), Charles Harold Peters (1889-1951), Mark Clayson Gardner (1884-1949), and Thomas Walter White (1888-1957). The other parcel, which included the Savige house, was retained by Lilian Savige. Serman, Peters, Gardner, and White were all ex-servicemen who maintained active roles in the Melbourne Legacy Club, either serving on the board or as presidents of the club, although their exact role at the time of the transfer is unclear.[27] Later articles suggest that Lilian and Stan Savige had given the land to the Legacy Club as it noted that the land at Somers was 'donated by a member of the club'.[28] However, the subdivided land was transferred back to Lilian Savige in 1933, though it was not consolidated at the time.[29]



1930 subdivision of Lot 19 and 20, with the red section obtained by Serman, Peters, Gardner, and Walter. The green section was retained by Lilian Savige (Source: Certificate of title, vol. 5159, folio 680)

26 Certificate of title, vol. 5159, folio 680
27 'Family notices', *Table Talk,* 5 April 1917, p39; 'In town and out', *Herald,* 1 July 1929, p6; 'Talk of the town', *Argus,* 13 March 1936, p4; 'Anti-vivisection', *Herald,* 6 October 1931, p8; 'Prahran Political', *Prahran Telegraph,* 4 June 1926, p5
28 'Legacy club's camp', *Age,* 25 January 1932, p9
29 Certificate of title, vol. 5620, folio 937

From 1930, the Junior Legacy Camp Hall was used by the Somers community as a school. Despite the low number of residents, locals began to petition the Education Department to establish a school in the area, opening the Palm Beach School No. 4458 in 1930 with an enrolment of 8 students, down from the purposely exaggerated number of 12.[30] The Education Department had accepted the need for a school in the area but was unwilling to fund a purpose-built campus. Instead, it was arranged to lease the Junior Legacy Camp Hall. For the fee of £20 per annum, the school could use the hall, although the Legacy Camp retained the right to use it during Christmas vacations, and later during the Easter break when a similar camp was held for girls.[31] As the Junior Legacy Camp retained ownership and usage of the building, the Somers school had to adapt to the requirements of the camp; in 1931, a Junior Legacy Camp was still using the building and the start of the school year was delayed.[32] All equipment had to be portable so that it could be removed during camps. As the building was constructed for the use of a summer camp, it was not designed for comfort during winter and had no source for heating. In 1932, the school was re-named in line with the naming of the town and became Somers State School. It is likely that the windows to the original mess hall were introduced to meet the needs of the school.

The Junior Legacy Camp Hall emerged as an important part of the summer camp. An article from 1932 described the hall, noting the 'social centre of the camp is a substantial building, containing a dining room, with accommodation for 100; a kitchen and a hospital ward'.[33] A barracks was also noted, containing 48 beds, and 'ten pitched tents'. Around this time, the Legacy Club had begun to allow the City Newsboys' Society to use the premises and equipment for a summer camp for newspaper boys.[34] In 1933, five timber huts were built at the camp, costing £30 each, increasing the number of huts to six. By this year, the camp consisted of the main building, six huts, and an ablution house and latrines.[35] The Junior Legacy Camp at Somers was closed during WWII.



Former Junior Legacy Camp Hall, possibly 1930s. Note windows had been introduced to the mess hall (now the north elevation). (Source: Bennett, *All Our Somers*, p129)

The Junior Legacy Camp was the first of several camps for children established in Somers. In 1931, a camp for boys was established by Lord Somers, then Governor of Victoria, on land donated by J. S. Feehan, the owner of 'Coolart', promoting inclusivity by allowing boys from a variety of social backgrounds to intermingle.[36] Another camp, the Somers School Camp, was established in 1959, which adjoins the Lord Somers camp. The campsite was acquired by the Commonwealth in the 1940s, who obtained 7 acres from the Lord Somers camp and 85 acres from the *Coolart* estate to establish a RAAF training camp.[37] Following the war, it was purchased by a private group that attempted to operate it as a holiday resort before being re-acquired by the Commonwealth for use as a migrant camp.[38] When it was no longer needed for this purpose, it was transferred to the Education Department, which established the Somers School Camp.[39] Both the Lord Somers Camp and the Somers School Camp continue to operate.

30 Bennett, *All Our Somers*, p132
31 Bennett, *All Our Somers*, p134
32 *Balnarring Byways and Memories,* Balnarring and District Historical Society, p28
33 'Legacy club's camp', *Age,* 25 January 1932, p9
34 'Legacy club's camp', *Age,* 25 January 1932, p9
35 Bennett, *All Our Somers,* p129
36 'Somers', *Victorian Places,* 2015, accessed online
37 'R.A.A.F. in camp at Somers', *Advertiser,* 18 September 1940, p16; Graeme Butler & Associates, *Heritage District Heritage Study Environmental History*, vol. 2, 2001, p61
38 'Camp History', *Somers School Camp,* Department of Education and Early Childhood Development, accessed online
39 'Camp History', *Somers School Camp*



April 1939 aerial – showing South Beach Estate, with the Junior Legacy Camp dashed. The house owned by Stan and Lilian Savige is indicated and extent of the original lots (Source: Western Port, Run 8, Frame 2452, Geoscience Australia)

By 1951, the Junior Legacy Camp was being wound up as the Board of Legacy preferred to operate such camps through country clubs and in country houses.[40] Lilian Savige died in 1954, with Stan Savige passing away in the same year.[41] Lots 19 and 20 were granted in probate by Stan and Lilian's daughter, Gwendolyn, before it was transferred six months later to the Equity Trustees Executors and Agency Company Limited, executors of Stan's will.[42] The two parcels were then transferred to Stan Savige's nephew and his wife, Stanley James and Patricia Anne Savige (their last name was originally Tyquin before it was changed to Savige).[43]

By 1955, the number of children attending the Somers School had grown to 41, with larger premises required. To accommodate this growing student cohort, the current 4-acre school grounds on Camp Hill Road, immediately north of the South Beach Estate, were purchased in 1956 and two classrooms were constructed on the site a year later. The Somers School moved to the new grounds in 1957.[44]

In 1957, Stanley James consolidated the land, with the section originally part of Lot 20 and a small section of Lot 19 consolidated with the land used for the Junior Legacy Camp (Lot 20) and purchased by a group of Methodist ministers, an insurance supervisor, an estate agent, a bricklayer, and a newsagent.[45] A camp was established at the premises by the Prahran Mission, a Methodist communal group, which operated until 1981. [46] The campsite, along with the remaining land at Lot 19, was consolidated and transferred to the Methodist Church Property Trust in 1971.[47] The Methodist Church, by this time incorporated as part of the Uniting Church, transferred the land in 1982 to Rex Arthur Carr, a furniture manufacturer in Kinglake, and Wayne Mervyn Carne, a pharmacist in Greensborough.[48]

40 Bennett, *All Our Somers,* p131
41 Births, Deaths, and Marriages Victoria, Death registration of Lilian Savige, 1954, registration no. 2696/1954; Births, Deaths, and Marriages Victoria, Death registration of Stanley George Savige, 1954, registration no. 4905/1954
42 Certificate of Title, vol. 5159, folio 680
43 Certificate of Title, vol. 8101, folio 229
44 Bennett, *All Our Somers,* p191
45 Certificate of title, vol. 8173, folio 074. The men who purchased the property were Norman Allen McCasker, Kenneth Utrick Davidson, Royce Ernest Philpott, Francis John Hartley, Rex Collis Mathias, John William Robert Westerman, and Allen James Aitken
46 Bennett, *All Our Somers,* p189; and Certificate of Title, vol. 8895, folio 818
47 Bennett, *All Our Somers,* p131; Certificate of title, vol. 8173, folio 074 and vol. 8895, folio 818
48 Certificate of Title, vol. 8905, folio 384



1957 subdivision by Stanley James Savige with the land subdivided and consolidated with the rest of lot 20 outlined (Source: Certificate of title, vol 8101, folio 230)



April 1966 aerial, with the Junior Legacy Camp, known to contemporaries as the Prahran Mission, outlined in bold. The 4-acre Somers school is dashed
(Source: *Port Phillip Foreshore Project*, Project no. 552, Run 10, Frame 123, Landata)

The original school building was relocated from Tasman Road to Camp Hill Road between 2000 and 2005, as indicated by the aerials below. One of the verandahs was enclosed, though it is unclear when this occurred, and a rear structure was added after 2011.[49]

Melbourne Legacy continues to host camps today, now including dependents with disabilities as well as Junior Legatees, in a variety of locations around the country. The last camp buildings were cleared from the original Tasman Road site in 2019 and the land was subdivided and sold in 2020. The Legacy Club building is used as a performing arts centre for both the school and the Somers community.



2000 aerial photograph of Camp Hill and Tasman roads, with the *Former Junior Legacy Camp Hall* circled on Tasman Road (Source: Mornington Peninsula Shire)



2005 aerial photograph of Camp Hill and Tasman roads, with the *Former Junior Legacy Camp Hall* circled on Camp Hill Road (Source: Mornington Peninsula Shire)

[49] Aerials obtained through the Mornington Peninsula Shire council, the latest of which dates to 2011, indicate that the rear flat roof structure was a later addition.



Former Junior Legacy Camp Hall, circa 2010
The hood to the south side has since been removed
(Source: Hastings Historical Society)

Carleton & Carleton

The Melbourne-based architectural practice of Carleton & Carleton began as Ward & Carleton, with a partnership established between John Vincent Trumbull Ward (c.1872-1927) and Alfred E. H. Carleton (1866-1936) in 1898. Their work over the Federation period – typically in either Queen Anne or the Arts and Crafts style – ranged over domestic, commercial, and industrial commissions, with most of their house designs orientated towards the middle-market of the eastern suburbs.

The practice is perhaps best recognised for *St Hilda's* of 1907, a substantial two-storey building featuring many distinctive internal elements intact at 1-19 Clarendon Street, East Melbourne, which has been included on the Victorian Heritage Register (H0481).

The firm was reformulated as Carleton & Carleton around 1920 when Alfred began to practice with his son Charles Richard Carleton (1892-1955).[50] In 1946, the company was renamed as Carleton & Henderson, before being altered again around 1956/7 to Carleton, Henderson & John Butler.[51] Carleton, Henderson & John Butler described their firm in newspapers as 'a moderate size practice, principally institutional and industrial, with some country residential, from pleasant offices in a large block of Queens Road flats'.[52] The firm was dissolved in 1965.

Thematic Context

Graeme Butler & Associates, Mornington Peninsula Shire Thematic History, 2008, edited by Context P/L, July 2013:

10 Developing the Peninsula's cultural life

10.6 Establishing schools

> Somers State School No. 4458 was opened in 1930 in a hall that was built by Melbourne Legacy Clubs as a holiday camp for boys. At this time the school was known as Palm Beach School. … A new school was built by the department in 1957 in Camp Hill.

50 Newspaper advertisements for Carleton & Carleton begin to appear from 1920, suggesting a reformulation around this time.
51 Newspaper articles for Carleton & Henderson appear from 1946, 'Advertising', *Argus,* 23 October 1946, p29. Similar articles appear with the name 'Carleton, Henderson & John Butler around 1956 and 1957, 'Advertising', *Argus,* 12 January 1957, p24
52 'Advertising', *Argus,* 28 April 1956, p28

11 Becoming Melbourne's Playground

11.2 Retreats, education, youth and holiday camps

A number of children's camps were established on the Peninsula, often combined with charitable or state institutions which combined concerns for the physical fitness and moral education of young people, in particular disadvantaged or urban youth.

Comparative Analysis

The *Former Junior Legacy Club Hall* was constructed in a bungalow style that was common throughout the 1920s, although architects had begun to move away from the style by the end of the decade. Originating in India to describe the lightweight houses with verandahs used by English officials in the mid-19th century, the term was later applied to similar lightweight homes in England and the United States in the later years of the century, where the style was combined with the Arts and Crafts philosophies around the use of natural materials and simple forms.

The bungalow became a well-established residential style on the Mornington Peninsula. It was associated with an outdoor lifestyle that fitted well with the ethos of the Junior Legacy Club Camp, which encouraged the boys to self-sufficiency and activity.

Several camps have been established across the Mornington Peninsula, beginning during the interwar period, some of which continue to operate and a few of which have a heritage overlay.

The Legacy camp was one of several camps established in the Somers area over the 20th century, with two others being:

- The Lord Somers' Camp, located at 150 Lord Somers Road, Somers (VHR H2292, HO302). Established in 1931, the Lord Somers Camp was constructed a few years later than and on a larger scale than the Junior Legacy Club camp. As well as communal buildings like the dining hall, there are several dormitories.

- Somers School Camp, located at 124 Lord Somers Road (no HO). Founded in 1959, the Somers Camp is the largest of the camps formed in the area, although it aimed for a rustic, earthy appearance at home in the landscape. Most of the original buildings have been replaced, except one dormitory building, but the replacement buildings maintained the aesthetic established in Arthur Stephenson's initial design, with expressed structural members and simplicity of form and detail. The different level of scale and materials used in the two camps highlights the different organisations behind the camps, as well as the different histories of the camps as alternative purposes were found for the buildings and grounds.

Other heritage-listed camps in the municipality include:

- *Camp Buxton Children's Camp*, 39-45 Marine Drive, Shoreham (HO127). A youth camp was established by the Young Men's Christian Association around 1925. It comprised 6 acres of bushland, with the first buildings constructed on the site from 1928. These buildings were of timber and cement sheet, and included a hall, dining room, bunk houses, and other facilities. Over the years, additional amenities and accommodations have been constructed. The camp closed in 1971, and was subsequently leased to private camp operators, before being sold in 1981. Of the buildings at Camp Buxton, the main hall bears most comparison, however it has also been altered (the original porch has been removed and replaced with a larger verandah) and is less distinctive than the Legacy Camp building.
- *Former Fort Franklin (Portsea Camp)*, 3704 Point Nepean Road and 2-10 Franklin Road, Portsea (HO198/VHR H1090). This site is of State significance, mostly due to the fabric associated with the former, late Victorian period Fort Franklin (1885-89), built to combat possible invasion by Russian forces and includes gun emplacements, bunkers, two houses, etc. The Lord Mayor's Children's Camp was established after WWII and operated until 1995, after which time it became the Portsea Camp. The camp phase is of social significance.
- *Manyung Recreation Camp*, at 35 Sunnyside Road, Mount Eliza (HO235/VHR H1895). Established in 1928 by the YMCA, the early buildings were designed by noted architect Eric Nicholls and constructed of concrete blocks and landscape design was by David Matthews. It is of State significance as one of the longest operating youth camps in Victoria and the second YMCA camp to be established.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10-18 (potential heritage place) – identified as 'School building & Legacy camp', Tasman Road, Somers

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Former Junior Legacy Camp Hall* at 87 Camp Hill Road, Somers, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown in the aerial photograph below, which is defined by a polygon that extends from the building line to Camp Hill Road and to the north, south, and east by 10 metres.



Recommended extent of Heritage Overlay (red) with the property outlined in yellow
(Source: Nearmap, December 2022)

MARSHALL AND FIRESTONE HOUSES

Address	1 Coora Close and 53 Tasman Road, Somers
Significance	Local
Construction Dates	1975 and 1989 (1 Coora Close); 1989 (53 Tasman Road)
Period	Late 20th century
Date Inspected	December 2020



1 Coora Close
(Source: RBA December 2020)



53 Tasman Road
(Source: RBA December 2020)

Statement of Significance

What is Significant?

The *Marshall House* at 1 Coora Close and *Firestone House* at 53 Tasman Road, Somers, are significant.

The *Marshall House* was built in 1975 for A Marshall. Its northern stairs and deck were added in 1989. Both phases were designed by the architect Kevin Borland.

The *Firestone House* comprises a large, raised timber section built for Lucyna Firestone, which Borland designed in 1989 and an earlier integrated circa 1970 tan brick section by a builder/architect unknown.

The significant elements of the *Marshall and Firestone Houses* are their Borland designed geometric forms and footprints, including their distinctive architectural elements, such as the extensive use of timber externally, the diagonal planning of the buildings, the fenestration with banks of windows to the side elevations, and raised massing. These aspects of the plans were all designed to take advantage of the bay views. The external cedar cladding to the *Marshall House* is weatherboards with rebated boards utilised at the *Firestone House*.

The circa 1970 tan brick building at 53 Tasman Road is not significant.

How is it Significant?

The *Marshall and Firestone Houses* are local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Marshall and Firestone Houses* are of historical significance as notable examples of the architect-designed holiday house or 'weekender' residences that exemplified the type of development in Somers from the mid-20th century, a shift that occurred

across the wider Western Port Bay region. The celebrated Victorian architect Kevin Borland was engaged during the late 20th century to design several dwellings and a school on the Mornington Peninsula, responding to the local environment and coastal setting to employ his distinguishing design approach. The *Marshall and Firestone Houses* are prominent examples of Borland's mature *oeuvre* in the district. (Criterion A)

The *Marshall and Firestone Houses* are of aesthetic significance as outstanding and intact examples of Kevin Borland's mature, much-awarded brand of vernacular modernism over the later part of the 20th century. Both residences are indicative of Borland's architectural command and demonstrate the hallmarks of his renowned approach, such as complex form and massing and an emphasis on a robust timber palette. Notable at the *Marshall House* is its composition of three overlapping components, which extend down the slope in broad sweeps. The different form of the *Firestone House*, a contained triangular footprint, is also striking. The extensive use of timber for structural elements and cladding bestows a considered rusticity to both houses through the stained cladding, mostly weathered to grey. The *Firestone House* also features bush poles. While Borland has designed several buildings on the Mornington Peninsula, these two residences are differentiated as they have been integrated into the landscape, being largely concealed by the dense seaside vegetation. The two houses were orientated with the elevated planning and banks of windows to living areas to take advantage of the sweeping views of Western Port Bay. These open elevations contrast with the more enclosed or contained front elevations with sheltered recesses. The varying design of both houses' elevations contributes towards a sense of measured movement that follows the undulating landscape. (Criterion E)

Description

The *Marshall and Firestone Houses* are located on adjacent rectangular allotments in the eastern part of Somers, back from the foreshore reserve. There is extensive native vegetation on both sites that partially conceals both residences from the public realm. However, they are visible from the public walkway, which extends along the eastern boundary of both sites.

Both residences are timber-framed and clad in unstained timber boards with complex geometric forms – triangular and/or faceted.

Marshall House (1 Coora Close)

The property is the larger of the two, with an area of over 1300m^2 and has a considerable fall of about 10 metres from north to south. The *Marshall House* is located in the central part of the site and fans out from its narrow street presentation. It is a two-storey but split level building with an irregular, overlapping roofscape, which includes clerestory sections that sprawl diagonally from the northwest to the southeast. The roof is clad in profiled metal sheeting. There are exposed, square rafter ends that extend forward of the eaves line as 'outriggers'. At the southeastern end, the long roof extends forward as a hood with struts.



Aerial photograph of the *Marshall House* illustrating its complex form, with the 1989 addition outlined
(Source: Nearmap, October 2022)

The design includes chain downpipes (fixed to a stormwater pit). These elements originated in Japan and were employed by postwar/late 20th-century architects wishing to avoid standard detailing and create water features (the water trickles down the chain. Gutters were galvanised iron.[1]

The complex massing of the *Marshall House is* site-specific and consists of several intersecting, non-standard/cutaway (partly orthogonal) volumes, which cascade down the long slope.

The exterior largely consists of sawn timber elements. The walls are predominately clad in cedar weatherboards (when Borland more typically employed vertical boards), which are unsealed and weathered to light grey.

Windows are timber framed (unsealed) with long banks of windows to the upper level, extending across the elevations except for the west. In contrast, the openings on the ground floor tend to be singular and of varying dimensions.

There are multiple decks, including an open one to the southwest corner and raised to the upper level. The decks are timber-framed with utilitarian balustrading of metal mesh (an element Borland favoured), and some have a flywire screen. The projecting deck/balcony to the east side presumably affords extensive views.

Given the site's specific circumstances (slope and near the bay), the main living areas were located on the upper level and orientated to take advantage of the views to the east. The primary bedroom was also located on the upper level, with the remaining three bedrooms on the lower level and a rumpus room and ancillary areas. Internally, timber linings were employed.



Marshall House, Upper level, east balcony
(Source: RBA, December 2022)



Marshall House, lower level, south end
(Source: RBA, December 2022)

Designed by Borland in 1989, a raised timber deck with two levels was constructed to the northeast, maintaining the original detailing and design approach. On the lower level, the balustrading consists of timber planks, while to the upper level, it is metal mesh. The upper level of the decking has been enclosed.

1 The description in part relies upon the drawings and early images within Doug Evans (ed.), *Kevin Borland – Architecture from the Heart*, RMIT University Press, 2006, pp212-215. Several are reproduced in the following history section.



Later deck and stair (1989) at north-east corner
(Source: RBA, December 2022)

Firestone House (53 Tasman Road)

The *Firestone House* is located on a bend in Tasman Road with gravel to the driveway and undercroft. It has an area of nearly 1000m^2 and the land likewise falls to the south.

The house consists of two distinct sections (buildings): the original lower masonry section, built about 1970, and the significant mainly upper-level timber section, designed by Borland in 1989.

The original circa 1970 lower section is located in the middle of the site. It is split-level and single-storey with a rectangular footprint and gable roof clad in tiles. The walls are largely tan brick in stretcher bond with stained weatherboards to the panels below the windows. There is a recessed deck to the east elevation with sheeting to the soffit. The visible windows are timber-framed in a band with fixed and awnings. There are no windows to the narrow (north and south) elevations, typical of modernist-influenced buildings of the period.



East elevation – original brick section (left) and later timber section above
(Source: RBA, December 2022)

The upper-level Borland section is raised on bush poles (unhewn timber posts), effectively 'giant' order columns, with a natural finish, though the other framing timbers (including the struts or bracing members) are sawn and painted, and partly hovers/overlaps the original gable roof section. It has a triangular footprint with an undercroft to the front and a recessed entry and storage pod with corrugated walls and a curvilinear footprint.

The roof to the addition is faceted, with a central clerestory section, and is clad corrugated sheet metal to the internal areas. The deck to south-east corner (contained within the triangular footprint) has sections of metal cladding and transparent cladding with a central open part.

The walls of the upper-level addition are clad in rebated boards of band-sawn Western Red cedar, which has been stained and weathered to grey. Long banks of timber-framed windows to the north/west and south/east elevations allow for uninterrupted views of the bay and surrounding area. To the street frontage, they occupy the upper part of the wall, but to the east, they are full height.



Front/north elevation of the *Firestone House*, showing banks of windows (Source: RBA, December 2022)



Front/north elevation of *Firestone House*, east end showing 'giant' order bush poles and ground level pod (Source: RBA, December 2022)

History

Contextual

The Mornington Peninsula is encompassed within the unceded Country of the Bunurong people. The area now known as Somers is a small beachside township that faces Western Port Bay towards Phillip Island. Early surveys described its land as coated in tea trees and heath with the thick brushwood and scrub along the coastline.[2]

This locale formed part of the 16,880 acres (6,800 ha) Coolort (various spellings) pastoral run – the Indigenous name for Sandy Point – which was taken up by the brothers Alfred and Henry Meyrick in 1840.[3] A later proprietor, Joseph Hann, purchased 540 acres (218 ha) of the run as a pre-emptive right in 1856. *Coolort* (VHR H0759), located to the west of Somers, developed as a model farm with a grand homestead over the later 19th century under various prominent owners.

The encompassing Parish of Bittern was surveyed in 1860 as 'country lands' for selection for small-scale farmers. Selection and/or sales were gradual, occurring into the 1880s. The future extent of Somers equated with Crown Allotments 138-140, which were sold in the mid-1870s. One of the original purchasers, David Mairs (circa 1821-1902) – a Ulsterman who had amassed a fortune on the Ballarat goldfields as a store owner, later investing his wealth in property – acquired most of these holdings (and others) over the late 19th century, on which he ran sheep.[4] The property remained owned by the Mairs family until the mid-1920s when they sold 2,000 acres (809 ha) to rural developers Roland A. Barrett and Arthur E. Wiseman.

Barrett and Wiseman (later known as Perpetual Investments) sought to capitalise on increased interest in the area – then known as Balnarring East – as a beach holiday destination, subdividing land edging the reserved foreshore under suggestive names: 'South Beach', the distinctive 'Palm Beach' with its central diamond-shaped reserve, 'Banksia Square' (similarly innovative).[5] Covenants compelled a certain standard of dwelling, precluding 'beach shacks'. By 1928, *Table Talk* was declaring it as 'fast becoming Victoria's favourite seaside resort' with some thirty houses, a store, post office, telegraphic facilities, and electricity/drainage on the horizon.[6]

Despite the interwar publicity, Somers (renamed 1930) remained a village, only expanding in the postwar years as it attracted military personnel from *HMAS Cerberus* and No 1 Initial RAAF Training School (at *Coolort*), 'New Australians' from the nearby migrant holding centre (1949-57), and retirees/weekenders from Melbourne. The popularity of Somers as a holiday destination continued to increase over the late 20th century, in keeping with other parts of the Western Port region, with housing estates emerging across the area that included architecturally designed weekenders and holiday houses.



'A walk to the beach, Somers', Rose Series postcard, 1950s (Source: SLV)

2 Parish of Bittern, B397(2), Put-away Plan, Landata
3 'Coolart', *Victorian Heritage Database*
4 'The late Mr David Mairs', *Mornington Standard*, 26 July 1902, p2
5 Bruce Bennett, *All Our Somers: a history of Somers, Victoria,* 2000, p64-65
6 'The Romance of Palm Beach', *Table Talk*, 1 November 1928, p37. (Its editor was an early purchaser of the South Beach Estate)

Place-Specific

The subject land derives from Allotment 139 in the Parish of Bittern, Country of Mornington. This large rectangular lot (192 acres/78 ha), was first purchased in 1874 by David Mairs (see Contextual).[7] When Mairs first arrived in the Victorian colony , he took up a position on a sheep station before leaving to try his luck on the Central Victorian Goldfields. After amassing a fortune, he later relocated to Balnarring in the late 1860s, where he began to purchase nearby properties, extending his holdings to include over three thousand acres of what was described by the *Mornington Standard* as 'good grazing land'.[8]

From the 1920s, the Mairs 'estate' began to be broken up by a series of subdivisions and/or sales. The family commenced selling around 1922 to district real estate agents Barrett and Wiseman but retained a substantial portion of the holdings until at least 1926.[9] The subject property formed part the largest parcel (allotment 11) in the South Beach Estate subdivision (24 allotments in total), which Barrett and Wiseman promoted over the 1920s.[10] As part of its survey, Camp Hill Road (previously formed as the western boundary of Crown Allotment 139) was extended to create what is now known as Tasman Road. Over half the lots of the South Beach Estate were sold from late 1925 to mid-1926. James Gatehouse purchased allotment 11 – a comprising about 2½ acres (1 ha) – in December 1925.[11]



South Beach Estate subdivision with allotment 11 dashed and approximate location of subject land shaded green
(Source: Certificate of Title, vol. 3163, folio 517)

The South Beach Estate remained largely undeveloped, including the subject land, by the late 1930s. Gatehouse retained ownership of allotment 11 until his death in 1949.[12] It was then brought by members of the Sanderson family in 1951. In November 1965, the property was broken up into three unequal lots and some land was sold.[13] A few months later, in March 1966, the Sandersons further subdivided their reduced holding, creating three allotments to Tasman Road (nos 53, 55, 57) and

7 Certificate of Title, vol. 155, folio 915
8 'The late Mr David Mairs', *Mornington Standard,* 26 July 1902, p2
9 Certificate of Title, vol. 5230, folio 951
10 Bennett*, All Our Somers,* p64
11 Certificate of Title, vol. 3163, folio 517
12 Gatehouse was a millowner, a founder of Hames Minifie and Co, president of the Federal Council of Flour Mill owners, and had been a member of the Australian Wheat board for a decade. ('Obituary', *Age*, 9 December 1949, p2)
13 Certificate of Title, vol. 5077, folio 364, LP70523

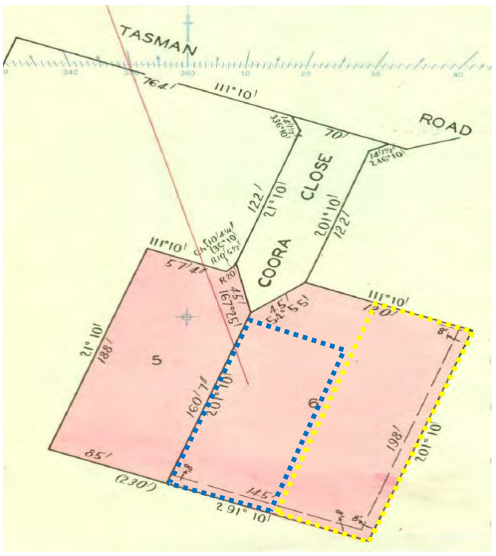
the entry into Coora Road (then unnamed).[14] Subsequently, Coora Close was subdivided in two phases, during April 1969 and October 1973, with the property at 1 Coora Close created in the latter.[15]



1939 aerial photograph with Lot 11 (dashed) and approximate location of the two houses indicated (shaded)
(Source: *Military Aerial*, Run 8, Frame 2452, Geoscience Australia)



Subdivision, March 1966 – Lot 3 relates to 53 Tasman Road (dashed)
(Source: Certificate of Title vol. 8608, folio 708)



Subdivision, April 1969, with subsequent break-up of 1973 forming 1 and 3 Coora Close overlaid (Source: ibid)

14 Certificate of Title, vol 8587, folio 871
15 Certificate of Title, vol. 8608, folio 708 and vol. 8770, folio 086



April 1966 aerial photograph – the subject land remains undeveloped (dashed) and densely vegetated (more so than on the previous aerial image (Source: *Port Phillip Foreshore Project*, Run 10, Frame 123, Landata)

Marshall House (1 Coora Close)

In August 1966, Anthony and Rosemary Arnold of South Yarra, acquired about an acre which relates to what is now 1-3 Coora Close from the Sandersons.[16] The Arnolds did not develop the land but subdivided it in two phases: in April 1969, 2 Coora Close was created,[17] and in August 1973, 3 Coora Close was created by the subdivision of the original larger holdings associated with 1 Coora Close.[18] The smaller parcel of land associated with 1 Coora Close was sold to Sharmall Nominees Pty Ltd.

Borland was commissioned to design the extant dwelling, which was approved in late 1974 and completed during the following year.[19] The house is typically referred to as the *Marshall House*, with A Marshall noted as the contact on a permit application from 1984.[20] The principal elevations are reproduced (following) from the section in the monograph on Borland 's oeuvre which featured the *Marshall House*.

Photographs of the *Marshall House* taken soon after it was completed of the west and south elevations allow for the complexity of the design to be further understood (below).

16 Certificate of Title, vol. 8608, folio 708
17 Certificate of Title, vol. 8770, folio 086
18 Certificate of Title, vol. 8994, folio 432
19 Council records: former Shire of Hastings, Building Card and Valuation Record
20 Council Building File



Elevations of the *Marshall House* by Borland
(Source: Evans, Borland, and Hamann, *Kevin Borland*, p213)



Entry – west elevation
(Source: Evans, Kevin Borland, p215)



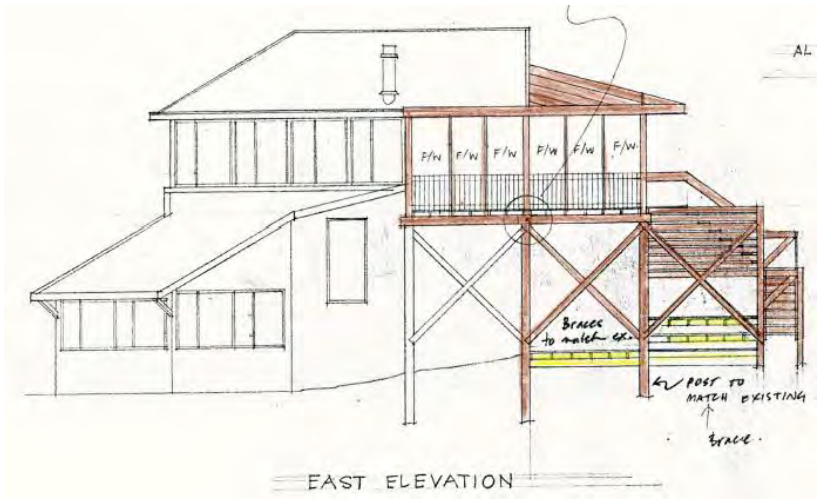
South elevation
(Source: Evans, Kevin Borland, p214)

The *Marshall House* is evident on the following aerial of 1979, as is the original brick section of the adjacent house at 53 Tasman Road.



1979 aerial photograph with 1 Coora Close (square) and the original section of 53 Tasman Road (circled).
(Source: *Census Photography*, Run 7E, Frame 121, Geoscience Australia)

Nearly fifteen years later, in 1989, Borland was again engaged to design the decking and external stair addition at the north-east corner of 1 Coora Close, which cost $15,000 and was built by Fenryan Constructions.[21] As noted, this builder was also responsible for the additions to 53 Tasman Road at that time.



Drawing of 1989 deck and stair to north-east corner
(Source: Council Building file)

21 Shire of Hastings, *Planning Permits for 1 Coora Close,* permit no. B.21291; Shire of Hastings, *Building Card Lot 8,* accessed through Shire of Mornington Peninsula; and *Building Control Act 1981 Application for Building Approval form 5,* accessed from Shire of Mornington Peninsula

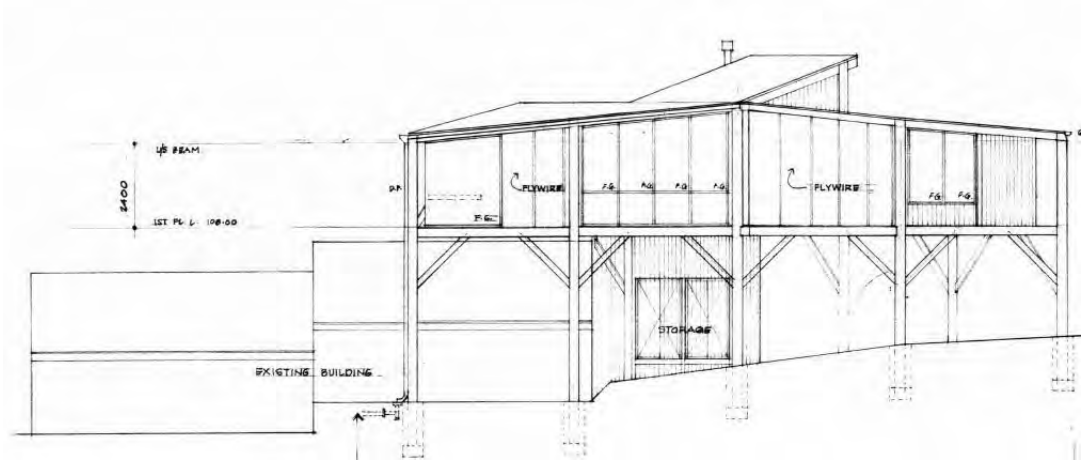
Firestone House (53 Tasman Road)

During 1966, the land associated with 53 Tasman Road passed through three different proprietors, the Sandersons, Anthony and Rosemary Arnold (a married couple resident in South Yarra), and Colin and Gladys Ward (a married couple living in Yarraville).[22]

The tan brick, lower section of the existing residence was constructed for the Wards, likely by June 1973 when they were noted on the title as residing on Tasman Road, Somers.

Colin died in November 1982 and in December 1983, the site was sold to Lucyna Firestone, a widow living in North Caulfield,[23] as a holiday house.[24] Firestone (1910-2005) was born in Poland and arrived in Victoria during the postwar years as a Jewish refugee.[25]

Firestone engaged the architect Kevin Borland (see below) to design a two-storey addition that was raised above the existing brick section. A permit application was made in August 1988 and was approved in October 1988. The builder was Fenryan Constructions of Brighton North.[26] The work was completed in 1989 and the raised new section was later noted as allowing for 'spectacular views of the water and avoided the dampness that aggravated the condition of the asthmatic client.'[27]



East elevation – Borland 1988, showing relationship of the pre-existing and later works
(Source: Council Building File)

Kevin Borland (1926-2000)

Born in Melbourne, Kevin Borland emerged as a notable Australian architect in the second half of the 20th century, becoming celebrated for his extensive and 'muscular' use of natural timber, rough (or 'bush') carpentry detailing, and 'vernacular' lean-to shapes. Borland's life and architectural importance, as a designer and educator at the Melbourne Technical College (later RMIT University), is well-established.[28]

Commencing private practice in the early 1950s, Borland's early work reflected the tenants of the International Style. However, by the end of the decade, Borland's approach had shifted towards a creative engagement with a progressive regionalised variant of modernism, of which he became one of Victoria's foremost practitioners. The *Marshall and Firestone Houses* are reflective of this phase of his practice.[29]

22 Certificate of Title, vol. 8608, folio 707
23 Certificates of Title, vol. 8608, folio 707; vol. 9541, folio 843
24 Council Building File – on the drawings by K Borland, the house is identified as 'Firestone Holiday House Additions'
25 'Lucyna Firestone', *Monash University,* 2022, https://www.monash.edu/arts/acjc/research-and-projects/online-resources-and-mini-sites/holocaust-memoirs/lucyna-firestone
26 Council Building File
27 Evans, *Kevin Borland*, p69
28 See –Doug Evans (ed.), *Kevin Borland – Architecture from the Heart*, RMIT University Press, 2006; and Doug Evans, 'Borland, Kevin', in Philip Goad and Julie Willis, *The Encyclopedia of Australian Architecture*, Cambridge University, 2017, pp98-99
29 Evans, *Kevin Borland,* pp68-69

Over the course of his long career, Borland has won multiple awards, several from the Royal Australian Institute of Architects. Among his most widely known and celebrated works are the: Rice House, Eltham (1952-53), Preshil School, Kew (from 1962), Harold Holt Memorial Pool, Malvern with Daryl Jackson (1968-69), Nicholas House, Eltham (1973), Fitzgerald House, Tasmania (1979), and Roger Evans house, Queenscliff (1983)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses, and holiday shacks

> Modern holiday homes are among the most distinctive architectural heritage of the Peninsula. They are important for their links to innovative designers and the established figures for whom they were typically built. Elements of their design have been copied at beachside resorts around Victoria.

Comparative Analysis

During the latter part of the 20th century, Borland was engaged to design at least seven buildings across the Mornington Peninsula, most as residences (holiday houses). The *Marshall and Firestone Houses* are among the later examples designed by Borland in the municipality. They both exhibit an approach which became characteristic of his residential design from about 1970 onwards with planning typically derived from overlapping geometry and a palette largely comprised of stained timber, often with some unsawn timbers (heightening the rustic character), and metal for roof cladding and balustrades to create his own robust brand of vernacular modernism. Several are located on slopping ground and cascade down their slopes or are perched over them to take advantage of views. Both houses are noted in the monograph on Kevin Borland.[30]

The majority of Borland's work on the Peninsula was residential. Exceptions are the *Mount Eliza North Primary School* at 6 Moseley Drive (HO369), the only example of his work currently affected by a heritage overlay. The school, opened in 1979, was designed in collaboration with the Public Works Department as part of their broader program of works emphasising innovative design and pedology. It won an award from the RAIA Victorian Chapter in 1980. Similar to the *Marshall and Firestone Houses*, Borland's school is located on sloping terrain and features a complex form, although the material palette is more varied, consisting of concrete pillars, steel I-beams, and compressed cement sheeting, with extensive areas of glazing.

Other examples of Borland's work in the municipality include:

- *Murray-Smith Residence,* 9-11 Ti Tree Lane, Mount Eliza. His first main project on the Peninsula. It incorporated an earlier phase designed by Neil Clerehan (1949) but was enlarged by Borland in a series of stages from 1950 to 1976. The main part of the house has a long skillion roof with walls clad in painted weatherboard and defined banks of windows – narrow to the front, larger to the rear – reflecting a typical contemporary modernist approach. In 1976, Borland added the sunken library clad externally with unpainted weatherboards.
- *Former Freadman Residence,* 125 Koornalla Crescent, Mount Eliza. Constructed in 1966, this two-storey timber dwelling has a flat roof and a contained rectangular footprint. This Borland house is more distinctive, with walls clad in battened boards (probably stained) and displaying extended banks of windows to the long elevations, similar to the *Murray-Smith Residence* – narrow to the front, larger to the rear. It also has chain downpipes and is an early work from Borland's mature phase.
- *Bram House,* 71 Merricks Beach Road, Merricks. Built a year after the Marshall House in 1976, however, on a relatively flat site. It has a similar palette as the subject houses but the external boards are rebated, creating a flush profile, and some of those to the front lower level are laid in a contrasting diagonal pattern. The form is equally complex, with prominent triangular elements resulting from the interlocking of rectangular and diagonal components. The enclosed terrace (with flywire) and decks are less prominent as the views presumably are not as extensive as for the subject houses.

The *Marshall and Firestone Houses* are fine examples of Borland's distinguished regional modernist aesthetic, along with the *Bram House*. The subject houses are notable examples of the mature phase of Borland's career when he was at peak standing

30 Evans, *Kevin Borland*. The Marshall House is a featured project (pp210-215,) and the Firestone House is also discussed (p69).

as an architect in Victoria and are indicative of his most distinctive work. Characteristic elements of this mature phase, which tend not to be evident in the earlier phase, include the use of complex, intersecting geometry to the form of the building (with triangular sections), diagonal planning, extended roof forms, robust detailing, and the textured warmth provided by his heavy use of timber.

There are several substantial houses from the 1970s and 1980s by notable Victorian architects that are affected by a HO in the municipality, including projects by (Daryl) Jackson & (Evan) Walker (HO210 and HO224), Graeme Gunn (HO472), Ermin Smrekar (HO480), Wayne Gillespie (HO478, HO479), and Alistair Knox (HO505). This layer is diverse and reflective of the variants of international and regional modernism as well as post-modernism at play over the late 20th century. All point to the continuation of a rich and experimental residential design culture that has characterised the Mornington Peninsula across the second half of the 20th century, and to which the *Marshall and Firestone Houses* contribute. Of this group, there is one built at same time as the *Marshall House* that bears some comparison:

- *The Glen*, 100 Punty Lane, Shoreham (HO210). Constructed in 1976, this holiday house was designed by the eminent architect Daryl Jackson for his family. This much-published house displays an analogous aesthetic to the subject houses with similarly complex geometric planning and use of bush poles (seen at the Firestone House) but with battened boards to the exterior, extensive use of screens/trellising, and a prominent red brick chimney.

Previous Assessment

Graeme Butler & Associates, *Hastings District Heritage Study, volume 1, Heritage Place Reports, Project Methods, Recommendations*, 2001, Appendix 10 – 19, 53 Tasman Road assessed as 'Typical – local'; 1 Coora Close not assessed

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Marshall House* at 1 Coora Close and *Firestone House* at 53 Tasman Road, Somers, are recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by their title boundaries.



Recommended extent of the Heritage Overlay (red lines)
(Source: Nearmap, September 2022)

TASMAN ROAD MODERNIST HOUSE PAIR

Address	92 and 94 Tasman Road, Somers
Significance	Local
Construction Dates	Circa 1963 (no. 92) and either 1961 or the 1970s (no. 94)
Period	Late 20th century
Date Inspected	December 2020; and November 2022



92 Tasman Road, east elevation
(Source: RBA, December 2020)



94 Tasman Road, south elevation
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Tasman Road Modernist House Pair* at 92 and 94 Tasman Road, Somers, is significant. These dwellings were built respectively circa 1963 and either the early 1960s or 1970s, likely as 'weekenders', as part of the small-scale Sandy Court subdivision.

Significant elements are the original rectilinear form and footprint of the dwellings, including their low-pitched gable roofs, including the short-sheet corrugated metal sheeting at no. 94, exposed rafter ends, flues, timber walls (vertical boards at no. 92, weatherboards at no. 94), and other external original elements, such as timber-framed 'window walls' and fixed/awning windows.

Non-original elements, including the rear deck and carport at no. 92, are not significant.

How is it Significant?

The *Tasman Road Modernist House Pair* are of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Tasman Road Modernist House Pair* is of historical significance as an illustration of the region's postwar idiom – the typical 'weekender' or beach house. Modest, informal but clearly 'modern' residences of this ilk have, until comparatively recently, formed the majority of the building stock in Somers, a reflection of the township's growth between the late 1940s and 1970s as a seasonal coastal holiday township. (Criterion A)

The *Tasman Road Modernist House Pair* is of representative significance as good, generally intact examples of the modest postwar residence that have typified and long been associated with the identity of the Mornington Peninsula. Characterised by purposefully unpretentious architectural and spatial qualities, these economical designs revolve around their rectilinear forms,

low-pitched gabled roofs, and timber material palettes. Differentiating the pair from other examples in Somers is their extensive glazing, especially their prominent 'window walls', and capacity to be read collectively on bushy allotments. These relaxed design qualities are indicative of the broadly admired lifestyle qualities of postwar modernism, such as indoor/outdoor leisure and connection, as well as quiet prosperity. (Criterion D)

Description

The *Tasman Road Modernist House Pair* are located on two bushy, rectangular, and generally flat allotments on the northwest side of the Tasman Road and Sandy Court intersection. The residence to the corner, no. 92, is situated lengthwise on its block and addresses Sandy Court, while the dwelling at no. 94 faces Tasman Road, albeit at a deep setback. The well-vegetated front garden of the latter screens and filters the visibility of the house at no. 94, limiting its description. Neither property appears to have originally had a front fence, although there is now a low picket fence to the corner frontage of no. 94.



Panoramic aerial photograph of 92 and 94 Tasman Road, from the east
(Source: Nearmap, January 2022)

There are several design parallels between the pair. Both are linear, single-storey residences that sprawl across their lots with low-pitched gabled roofs clad in corrugated metal sheeting. The latter at no. 94 are short-sheeted and likely original. Roof eaves are relatively deep and, at least no. 92 has exposed rafter ends. Each roof also has an original metal flue near the ridgeline.

Walls at each house are clad in painted timber boarding – vertical boards at no. 92 and (horizontal) weatherboards at no. 94.

Glazing at both places is extensive with both including 'window walls'. These timber-framed floor-to-ceiling elements are present in the front section of no. 92, to both the east (Sandy Court) and west elevations, returning to the short south wall, and are comprised of large central panes, most of which appear to be top-hung awnings, with fixed glazed toplights and lower panes. No. 92 also has a bank (x6) in the rear half of its east elevation, which is formed from a tripartite arrangement of a central fixed pane with operable flanking windows. A similar 'window wall' is evident in the long south elevation of no. 94, broken up into two banks on either side of the entrance (concealed).

The carport (1983) and rear deck at no. 92 are later additions.



South elevation of no. 92, show low-pitched gable, vertical boards, and timber 'window walls'
(Source: RBA, November 2022)



Setback and screened south elevation of no. 94, with weatherboards and 'window wall' prominent
(Source: RBA, November 2022)

History

Contextual

The Mornington Peninsula Shire is encompassed within the unceded Country of the Bunurong people. Somers is a small beachside township that faces Western Port Bay towards Phillip Island. Early surveys described the area as coated in tea trees and heath with thick brushwood and scrub along the coastline.[1]

This locale formed part of the 16,880 acres (6,800 ha) *Coolart* (various spellings – the Aboriginal name for Sandy Point) pastoral run taken up by Alfred and Henry Meyrick in 1840.[2] A later proprietor, Joseph Hann, purchased 540 acres (218 ha) of the run as a pre-emptive right in 1856. *Coolart* (VHR H0759), located to the west of Somers, developed as a model farm with a grand homestead over the later 19th century under various prominent owners. Part of this holding was associated with the popular annual 'Lord Somers camps' (the namesake of the township) from the late 1920s, with a large portion declared a wildlife sanctuary (1939).

The encompassing Parish of Bittern was surveyed in 1860 as 'country lands' for selection or procurement by small-scale farmers, a gradual process that continued into the 1880s. The future extent of the township of Somers equated with Crown Allotments 138-140, which were sold in the mid-1870s. One of the original purchasers, David Mairs (circa 1821-1902) – a Ulsterman who had amassed a fortune on the Ballarat goldfields as a store owner – acquired most of these holdings (and others) over the late 19th century, on which he ran sheep.[3] Much of this estate remained owned by the Mairs family until 1922 when they sold 2,000 acres (809 ha) to rural developers Roland A. Barrett and Arthur E. Wiseman.

Barrett and Wiseman (later as Perpetual Investments) sought to capitalise on increased interest in the area – then known as Balnarring East – as a beach holiday destination, subdividing land edging the reserved foreshore under suggestive names and some distinctive subdivisions: 'South Beach', 'Palm Beach' with its central diamond-shaped reserve, and the similar 'Banksia Square'.[4] Covenants compelled a certain standard of dwelling, precluding 'beach shacks'. By 1928, *Table Talk* was declaring it as 'fast becoming Victoria's favourite seaside resort' with some thirty houses, a store, a post office, telegraphic facilities, and electricity/drainage on the horizon.[5]

Despite the interwar publicity, Somers (renamed 1930) remained a village, only expanding in the postwar years as it attracted military personnel from *HMAS Cerberus* and No 1 Initial RAAF Training School (at *Coolart*), 'New Australians' from the nearby migrant holding centre (1949-57), and retirees/weekenders from Melbourne.



'A walk to the beach, Somers', Rose Series postcard, 1950s
(Source: SLV)

1 Parish of Bittern, B397(2), Put-away Plan, Landata
2 'Coolart', *Victorian Heritage Database*
3 'The late Mr David Mairs', *Mornington Standard*, 26 July 1902, p2
4 Bruce Bennett, *All Our Somers: a history of Somers, Victoria,* 2000, p64-65
5 'The Romance of Palm Beach', *Table Talk*, 1 November 1928, p37. (Its editor was an early purchaser of the South Beach Estate.)

Place-Specific

The subject land is part of Crown Allotment 139 in the Parish of Bittern in the County of Mornington. This 139-acre (56 ha) holding was selected by David Mairs (circa 1821-1902), an Irish grazier and land speculator, in December 1874.[6] Mairs had immigrated to Victoria in 1849 and amassed a fortune on the Ballarat diggings. He was active in the Balnarring/Somers area by the 1860s, investing his wealth in land and agricultural development. At his death, aged 80, he owned over 3,000 acres in the district.[7]

From the 1920s, the Mairs family commenced subdividing its holdings in the Balnarring Beach/Somers area, selling a large proportion to rural developers Roland A. Barrett and Arthur E. Wiseman (see Contextual History).



1957 aerial photograph, with approximate location of 92 and 94 Tasman Road, then thick bushland, identified by the red star.
(Source: *Flinders Base Map Project*, Project no. 271, Run 16, Frame 91, Landata)

In 1959, Peers Coetmore – a married woman residing in Burwood, Melbourne – acquired two acres on the north side of Tasman Road (then described as an extension of Camp Hill Road).[8] A subdivision of this holding was approved in February 1961, creating Sandy Court.[9] Advertisements for the Sandy Court Estate, which included lots addressing Tasman Road, had started the year prior:

> Land. – 'We offer the remaining select Lots in the beautiful "Sandy Court" Estate, Tasman Road, close Stone's Store. Level sites, made rd. 3 min. excel, surf, beach, &c.: prices range 850-875, on LIBERAL TERMS of 50 dep., 10 mths., for up to 6 yrs.[10]

The property comprising 92 Tasman Road was purchased on 17 September 1963 by Cecil Herbert Haswell, a manager, who appears to have been a resident of Camberwell, Melbourne.[11] According to municipal valuation records, the extant house had been built by 1963.[12] It is evident in the 1966 aerial photograph that follows.

6 Certificate of title, vol. 755, folio 915; and 'The late Mr David Mairs', *Mornington Standard,* 26 July 1902, p2
7 Bennett, *All Our Somers,* p47
8 Certificate of Title, vol. 8245, folio 993
9 LP 53208, Landata
10 'Advertisements', *Age,* 19 January 1960, p39
11 Certificate of Title, vol. 8465, folio 877
12 Courtesy of the Mornington Shire Peninsula

The property at 94 Tasman Road was transferred to Alan George Cranston Mason, an engineer at Canterbury, Melbourne, in 1972.[13] However, the municipal valuation records provide a construction date of 1961 for the existing residence. The valuation dates are estimates, although generally fairly accurate, at least in the postwar period. It is possible that Coetmore, the propagator of the subdivision, had the house at no. 94 built as an investment or showpiece, later selling it to Mason. Or that Mason had erected the dwelling before officially acquiring the land.

The architectural character of the dwelling is certainly of the 1960s. Aerial photographs are difficult to interpret due to the density of the allotment's canopy. Alternatively, no. 94 may have been built in the 1970s – a testament to the enduring popularity of the postwar beach house type.

Both dwellings appear to have been utilised as 'weekenders' or holiday houses initially, with electoral rolls listing their occupants as Melbourne based.



1966 aerial photograph of the *Tasman Road Modernist House Pair* (circled). No. 92 is evident, with no. 94's allotment cloaked in foliage; however, on close inspection, what presents as a roof is visible at the rear of the allotment.
(Source: *Port Phillip Foreshore Project*, Project no. 552, Run 10, Frame 123, Landata)

13 Certificate of Title, vol 8913, folio 827

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.8 Making holiday estates

There was a great increase in beach houses after the advent of the motor car, particularly during the inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento.

Comparative Analysis

A core aspect of the Mornington Peninsula's broad postwar development and identity was the modern coastal 'weekender' and beach house. This typology varied from *avant-garde* architect designs, such as those of (Sir) Roy Grounds, Robin Boyd, and Chancellor & Patrick, to the more numerous modestly-scaled 'vernacular' dwellings. The latter were often built by owners or local builders utilising off-the-shelf plans, prefabrication models, and/or commercial pre-cut/modular components.

The *Tasman Road Modernist House Pair* belong to this more self-effacing and economical variant, albeit this class accommodated considerable diversity. Informed by older Peninsula building traditions, it emphasised timber, 'fibro' (fibre-cement), and other durable, even experimental materials, and was strongly influenced by the architect-rendered examples and a plethora of published sources, including design magazines and organisations like the *Small Homes Services* – all of which heralded the virtues of a 'progressive' 'good life' modernism.[14]

Such an adapted and simplified layperson interpretation of 'modern' architecture – what architectural historian Conrad Hamann describes as 'urbanity-with-its-hair down' and 'feather-light line and plane' – came to define the postwar Peninsula, particularly in the seasonal coastal townships of Somers, Balnarring, and Merricks from the late 1940s.[15]

The value of the vernacular 'weekender' and beach house in the cultural landscape of the Peninsula has been increasingly recognised, as has its fragility in the face of contemporary development pressures.

Somers has only a limited number of Heritage Overlays (HOs), with the most comparable that of the *Palm Beach Estate* (HO290). It is interwar/postwar precinct, the significance of which is chiefly based on its subdivision pattern and street alignment. Some 1940s/50s houses with 'weekender'/beach house characteristics are identified as contributory but are largely concealed by vegetation and difficult to assess. Despite the historical prevalence of this typology in Somers, it appears that many beach house examples have been demolished or modified. The relative intactness of the *Tasman Road Modernist House Pair* is distinguishing.

More broadly, while the number of postwar heritage-listed places in the municipality has grown in the last several years, examples of the 'vernacular' (not architect-designed) seaside residence remain underrepresented, especially the single-storey variant. The only identified comparable heritage place is:

- *House*, 5 Beverley Road, McCrae (HO416). Skillion-roofed house with deep eaves and walls clad in vertical battens, built circa 1959. Contrasting cream-brick chimney and terrace with wrought iron balustrade (diamond pattern). More elaborate (relatively) to the *Tasman Road Modernist House Pair*, likely due to the locality's more established environs at the time of construction.

Previous Assessment

None

14 Built Heritage Pty Ltd, 'Appendix C – Post-War Beach House Vernacular', in Context Pty Ltd, *Mornington Peninsula Shire Heritage Review, Area 2*, vol. 1, rev. September 2017, p41

15 Conrad Hamann, 'Architecture and its culture: what was it about the Peninsula?', in Rodney James (curator), *Out of the Square: Beach Architecture on the Mornington Peninsula*, 2008, np

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards and vertical boards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Tasman Road Modernist House Pair* at 92 and 94 Tasman Road, Somers, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by their title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

HAZELMERE

Address	143 Eramosa Road East, Somerville
Significance	Local
Construction Dates	Late 1910s
Period	Early Interwar
Date Inspected	March 2020



(Source: RBA, March 2022)

Statement of Significance

What is Significant?

Hazelmere at 143 Eramosa Road East, Somerville, is significant. It is a sizable Arts & Crafts bungalow constructed in the early interwar period for Alfred and Elizabeth (*née* Mentiplay) Thornell who operated a second-generation orchard on the surrounding property.

The significant elements of *Hazelmere* are its original cross-gabled roof form and footprint, including gable end detailing, weatherboard dado, walls of batten sheeting, recessed return verandah with splayed timber post and frieze, and corner bay window. Original openings are also significant, excluding the later addition metal-framed windows.

The mature trees, including the Monterey cypresses (*Hesperocyparis macrocarpa*), which line the west side of the driveway in line with the bungalow are original/early windbreak plantings and are complementary.

Non-original elements, including the rear verandah and addition, side verandah (east), and fencing, are not significant.

How is it Significant?

Hazelmere is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Hazelmere is of historical significance as an illustration of a large early interwar orchard house with strong associations with one of the foremost fruit-growing families in the district, the Thornells. The construction of this bungalow in the late 1910s, at the peak of the orcharding boom in the area, is indicative of a characteristic development pattern in the district – the hard-scrabble cultivation of an orchard property, culminating (often in the next generation) in a fine homestead. (Criterion A)

Hazelmere is of aesthetic significance as one of the more distinguished Arts & Crafts bungalow in the municipality. This architectural expression was generally less common across the district's interwar landscape. Still, *Hazelmere* is particularly distinctive for its unusually broad cross-gabled form and recessed return corner verandah with restrained rustic/naturalistic detailing. Other components, including its accented corner bay and mixed material palette – notched boards to the upper gable end with half-timbered sheeting and walls of weatherboard dados and batten sheeting – are more typical of the idiom but integral to the character of the place. Despite the loss of the original windows, the location and dimensions of the openings, including the recessed balconies in the gable ends (enclosed), remain interpretable. (Criterion E)

Description

Hazelmere is an attic-storey bungalow with an Arts & Crafts character located at a moderate setback from the east side of Eramosa Road East on a large, irregular, generally flat allotment in a rural setting. A high metal fence, recently provided, is present at the front and western side of the house, limiting public realm sightlines to the residence. Several mature indigenous/native trees, including Monterey cypresses (*Hesperocyparis macrocarpa*), also line the front perimeter and the west side of the gravel driveway (non-original) that runs alongside the house. The row of trees down the driveway is evident in the 1957 aerial photograph of the place (see below) and probably stems from the formative period of the site, planted as a windbreak.

The dwelling has a rectangular footprint with a substantial cross-gabled roof clad in non-original corrugated metal sheeting. Timber battens line the soffits. No original chimneys are visible from the road.

Both gables are particularly broad, with the street-facing end encompassing a return corner verandah. The gable ends display basic timber bargeboards, notched painted weatherboards (to the upper part), and half-timbered batten sheeting. The central openings in both gable ends were originally recessed balconies that have been enclosed with metal-framed windows. Small brackets support the front gable.

The verandah is supported by three timber square posts with distinctive brackets and frieze. These bulky, abstract timber elements feature geometric naturalistic cut-out motifs indicative of the Arts & Crafts movement. Defining the verandah wall's northwest corner is an accented bay window, which imparts an asymmetrical character to the place.

Hazelmere is a timber-framed building. Its façade has a weatherboard dado with batten sheeting to the upper wall, extending – it appears – to the recessed verandah wall. The later addition fencing now obscures visibility of the dado section from the public realm.[1] The west elevation is clad entirely in weatherboard. The finish of the east side wall and rear is not identifiable from the public realm.

While the original location and dimensions of openings have been retained, at least in the façade, verandah wall, and west elevation, the windows themselves have been recently replaced. Those to the façade were a pair of timber-framed double-hung sashes with toplights (three panes) of coloured glass (possibly a dark purple). This configuration appears to have been repeated for the bay window and for a pair of windows in the west elevation.[2]

Attached to the east elevation of *Hazelmere* is a skillion-roofed volume, possibly a verandah. It appears to have been constructed during the second half of the 20th century. Another skillion-roofed later addition is apparent to the rear of the primary residence.

Several outbuildings are at the broader property, including three large, corrugated metal sheds to the rear. These structures appear to be contemporary.

1 The weatherboard dado is visible on a Google Street View photograph dated September 2014.
2 Google Street View photographs, dated September 2014



Façade of the *Thornell Bungalow*
(Source: RBA, March 2020)



View to the original/early windbreak lining the west side of the garage at the *Thornell Bungalow*
(Source: RBA, March 2020)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. At its initial survey, the fluctuating locality that came to be known as Somerville was described as thickly wooded and traversed by various waterways. This area formed part of a 15,000 acres (6,000ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

From about 1858, when the Parish of Tyabb was demarcated, small-scale selectors moved into the area, clearing and fencing a patchwork of agricultural allotments.[3] The nucleus of a small community emerged initially along the intersection of Eramosa and Lower Somerville roads, which was quickly referred to as 'Somerville'. Within a decade, the hamlet was classed as a 'postal township' with a district population listed as 120.[4]

Over the late 19th century, the locale's reputation for orcharding and tree nurseries intensified. It became a key stretch of a notable commercial fruit-growing belt in Victoria that stretched south to Tyabb and Red Hill. This primary industry was encouraged by government support, favourable climatic and soil conditions, and the establishment of the Somerville station along the Frankston-Stony Point line in 1889, which linked the growers to metropolitan and international markets. The arrival of the rail triggered subdivision and civic/commercial development in the station's vicinity, which became the new focal point for a township.

After a campaign from the local progress association, Somerville was gazetted as a township in October 1901.[5] A few years later, the municipal offices of the Frankston and Hasting Shire were relocated to the township (1903).[6] In 1905, the township's population was recorded as 160 with another 350 people spread across its extensive, well-tilled hinterland.

The adoption of more efficient farming practices and cool storage technologies led to boom conditions for orcharding during the Federation years. While still arduous and laborious, orcharding life for some became more profitable and a lynchpin of the region's economy, community and self-identity. This shift from the formative, often subsistence, phase of cultivating fruit trees and mixed farming was reflected in more handsome and permanent buildings, including more respectable orchardist and township houses:

> Somerville has always ranked as one of the more important apple and pear growing districts of the State, and if one is to judge by the rapidity with which the bush land of the district is giving place to neatly planted orchards, this centre is in no fear of falling from grace as one of the largest fruit-producing settlements in the south …[7]

Both *St Andrews Church* (1904, HO279) and *Mechanics Hall* (HO316, 1891/1916) also date from this growth period. At the height of the orcharding industry, in the early 1920s, the township swelled to over 600 before plateauing over the late interwar and postwar periods. In the 1960s, as the region industrialised and many multigenerational orchardists shifted east to Gippsland, Somerville was earmarked by planning authorities as an urban growth centre. In subsequent decades, its built footprint has far exceeded that of the historic township.



'Township of Somerville', Station Street
(Source: *Weekly Times*, 12 June 1926, p52)



'Pruning pear trees', Somerville
(Source: *Weekly Times*, 12 June 1926, p52)

3 *Country Lands, Paris of Tyab (Tyabb)*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/160165
4 Robert P. Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p31
5 'Somerville, *Mornington Standard*, 13 June 1901, p2; and *Mornington Standard*, 31 October 1901, p3
6 'News of the Week', *Mornington Standard*, 6 December 1902, p2; and *Australian Handbook*, Gordon and Gotch, 1905, p479
7 'Fruitgrowing', *Australasian*, 10 December 1921, p13

Place-Specific

The subject land derives from Crown Allotment 15 in the Parish of Tyabb, Country of Mornington. Initial land sales began in 1858; however, most lots failed to sell in these first auctions.[8] The large 116-acre (approx. 50ha) Crown Allotment 15 was selected by brothers Henry and John Thornell in 1860, when it was described as being of 'medium quality, moderately timbered, and supplied with fresh water from numerous permanent water-holes'.[9]



Extract from the Tyabb Parish map with the eventual extent of Crown Allotment 15 in dashed red. Crown Allotment 14 is shown as undivided. (Source: J.K. Deck, *No. 110 Country Lands*, Public Lands Office, 1858, SLV)

Henry (1815-1901) and John (1818-99) Thornell were born in Gloucestershire, England, arriving in Victoria in the early to mid-1850s with their wives and children.[10] In England, their father's occupation was a hatter, with John recorded as a coal miner, suggesting that the brothers had little to no agricultural experience.[11] Despite this, the Thornell brothers were amongst the earliest to establish orchards and nurseries in the Somerville area.[12] The Thornell family were also prominent Methodists, who contributed substantially to the establishment of the movement in the area.[13]

Both brothers constructed dwellings at Crown Allotment 15. Henry's house, which addressed Eramosa Road (East) in the western part of the holding, had been built by at least 1870, when it was marked on a map related to his selection of Crown

8 *Argus*, 30 December 1858, p5
9 'Somerville: Jubilee of Methodist Church', *Frankston and Somerville Standard*, 18 October 1935, p3; and *Argus*, 29 December 1858, p3
10 Some secondary sources suggest that Henry and John were cousins, however the probate records for John Thornell indicate that they were brothers, with Alfred Thornell (Henry's son) noting that John was his uncle. (PROV, VPRS 7591, P0002, 80/364, Henry Thornell: Will; Grant of Probate)
11 The National Archives of the UK, *Census Returns of England and Wales*, England, 1841, p55
12 Leila Shaw, *The Way We Were: Adventures, feats and experiences of pioneering families of the Mornington Peninsula*, Somerville, Tyabb & District Heritage Society, 1998, passim; and 'Progressive Somerville', *Mornington Standard*, 16 July 1896, p3
13 For instance, see 'Somerville: Jubilee of Methodist Church', *Frankston and Somerville Standard*, 18 October 1935, p3

Allotment 14A.[14] It had been demolished by 1957 (see aerial photograph below). John's cottage was in the south, set back from Lower Somerville Road and remains.[15]



John H. Thornell in his dotage with fruit trees in the background.
(Source: Familysearch.org)



John Thornell with Mary (*née* Hollyock)
(Source: Familysearch.org)

Relatively early, Henry and John were joined in the orcharding business – the success of which often depended on familial strategies – by their sons, extending the orcharding reputation and property of the family throughout the district.[16] The reported showings of the Thornell family at various agricultural shows in the period are copious, while various sons were notably active in the influentially Somerville Fruitgrowers' Association well into the 20th century.[17]

Following John, then Henry's death in 1901, Crown Allotment 15 was broken up unevenly between the latter's son, Alfred Thornell (96 acres) and daughter, Jane (20 acres).[18] The subject land formed part of Alfred's inheritance. Born in Somerville, Alfred had married Elizabeth Mentiplay in 1895, with whom he had two children.

Alfred (1862-1944) continued to run the property as an orchard under the name 'Hazelmere'. He may initially have occupied his father's residence, although he may have offered for rent in 1903: 'Good Three-Roomed House with Vineyard and Garden … [*at*] Thornell, Hazelmere, Somerville.'[19] At Alfred's death in 1944, the local newspaper reported that he had the 'unique experience of having made his home on the same property, during the whole of his life'.[20]

The form and characteristics of *Hazelmere* are suggestive of having been constructed in the 1910s (the rate book evidence is difficult to interpret).

14 Selection file, CA14A, PROV
15 John Thornell's weatherboard cottage, now at 43 Lower Somerville Road, is also recommended for a heritage overlay by this study.
16 Thomas Thornell (John's son), for instance, owned Crown Allotment 34 at the corner of Bungower and Tyabb-Tooradin roads and entered into a formal partnership with his father.
17 'The Cranbourne Agricultural Show', *Australasian*, 8 March 1879, p24; 'Mornington', *South Bourke and Mornington Journal,* 7 July 1886, p3
18 PROV, VPRS 7591, P0002, 80/364, Henry Thornell: Will; Grant of Probate, p5
19 'Advertising', *Mornington Standard*, 23 May 1903, p2
20 'Somerville', *Standard*, 25 May 1944, p2

In 1935, Alfred's orchard, which he was working with his son-in-law, John E. Shelton, was the highlight of a feature article in the *Weekly Times*:

> "Hazelmere" as the property is named, is not one large orchard. The system has been to select the most suitable locations in the 110 acres embraced by the place and plant them, and the 40 acres now under orchard are in five different sections. Some areas are still in their virgin state, with a liberal covering of light gums, Manuka scrub, and bracken fern, and these will be brought into production when convenient and desirable … This year's crop of fruit is well up to the average, and when I visited the property last week, the packing and grading of apples was in progress. The Jonathan variety predominates, but attention also is given to Five Crown, Statesman (or Chandler), Granny Smith, Yates, Delicious, and Gravenstein.[21]

The article also reported seven acres 'under pears', 1200 fowls, and 80 pigs at Crown Allotment 15.

There is a gap in the ownership of *Hazelmere* with the next available records indicating that Romeo and Bruna Benvenuto and Bettolatti were in ownership by at least 1963.[22] The Bettolattis subdivided the property in 1988.[23]

The 1957 aerial photograph of *Hazelmere* reproduced below depicts the original footprint of the residence, which is shown in a garden setting. The existing windbreak plantings to the west of the dwelling are shown, as is a curved front garden path. The original driveway was located to the east of the house (since relocated to the west). Orchards, paddocks/fields, and various outbuildings characterise the broader setting.



1957 aerial photograph of *Hazelmere* with the residence indicated
(Source: *Flinders Base Map Project*, Run 3, Frame 27, Landata)

21 Tillage, 'Somerville Orchardist Has High Regard For Pigs and Poultry', *Weekly Times*, 30 March 1935, p48

22 Romeo Bettolatti arrived in Western Australia from Italy in 1950, with Bruna following two years later (Passenger Lists, Fremantle, Western Australia, 1952, NAA). Electoral records show that the Bettolatti family were residing on Lower Somerville Road by 1963, with Romeo's occupation noted as a farmer and Bruna as 'home duties'. (Electoral rolls, Flinders/Hastings, 1963, p5, Ancestry.com.au)

23 Certificate of title, vol. 9861, folio 394

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Comparative Analysis

Hazelmere is a former orchardist house. The 20th-century versions of this typology on the Mornington Peninsula, while primarily defined by the occupation of its residents, also revolved around the achievement of a comfortable, 'respectable' built image that engaged with popular period design idioms. While such qualities are not unique attributes in the context of rural housing, their presence across the orchard belt of the district, often in open, rural settings, confers visual prominence and supports the interpretation of former/current agricultural land uses and the lifestyle of the orchardists in the district; a key aspect of the municipality's historic social fabric.

Hazelmere is an example of an Arts & Crafts bungalow from the early interwar years in the municipality. Drawn from an amalgam of west coast American housing forms, English vernacular trends, and well-established Australian design approaches, which were heavily promoted by building magazines and institutions post-WWI, the bungalow grew rapidly in popularity across the nation. It became emblematic of respectable housing in the interwar period, both in the suburbs and country areas. Their desirability bolstered by a perceived ruggedness and homely informality, scope for individual variation, and connections to the suburban ideal.

Bungalows remain widespread in the district, although only a few have been included in the Mornington Peninsula's Schedule to the Heritage Overlay. The majority of this building stock can be described as Californian or Arts & Crafts style bungalows and typically have gabled forms, 'heavy' porches, and walls of weatherboard and/or batten sheeting (less commonly, brick). The Arts & Crafts expression generally displays steeper or broader roof pitches, feature a verandah or porch and/or diagonally situated bay windows. Their decoration often is more abstracted/naturalistic or more rugged, with an emphasis on craftsmanship – in the vein of the Arts & Crafts Movement. The more substantial versions had an attic storey, which often incorporated a recessed balcony in the gable end/s.

Two heritage-listed bungalows in the municipality are in agricultural settings like *Hazelmere*. Both are large in scale and highly distinctive:

- *Unthank Farm House, Trees, Garden*, 261 Coolart Road, Tyabb (HO273). Substantial interwar timber bungalow with a transverse gabled form with projecting gable wings at either end and verandah running between. Described as a 'English Domestic' in style. Its symmetrical façade is unusual for the typology. Well concealed from the public realm.
- *Mundowie, Trees*, 71 Loders Road, Moorooduc (HO300). Attic-storey weatherboard Federation Bungalow style homestead with a gambrel roof and broken back return verandah, clad in terracotta tiles. Also screened by plantings from Loders Road.

Of the few heritage-listed Arts & Crafts bungalows in the municipality, all are town-based:

- *House and Tree*, 1 Burong Court, Mount Eliza (HO379). The other notable example is the Arts & Crafts bungalow in the municipality, built in the early 1920s. While similar in ethos to *Hazelmere*, its form and composition are different – featuring a distinctive roof form with a transverse gable intersected by a broad street-facing gable and balanced façade, including a façade spanning verandah. Related bungalow type at 5 Turnbull Street, Mornington (HO395).
- *House*, 2/56 Queen Street, Mornington (HO392). A voluminous attic-storey Arts & Crafts bungalow with picturesque jerkin-head roof and faceted bay window. It is timber framed with weatherboard dado and strapped batten sheeting.

Hazelmere is distinguished within the municipality's limited examples of Arts & Crafts bungalows for its unusually broad cross-gabled form. Its scale also stamps it as a relatively commodious Arts & Crafts residence, particularly when viewed in the historical context of its development – the hard-earned, quiet prosperity of a second-generation branch of a well-known orcharding family. While its intactness has been diminished by the recent loss of its original paired sash windows and three-paned toplights, such a change is reversible and offset by the distinctiveness of the design and its broad orcharding/rural setting.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'House', 143 Eramosa Road East, Somerville, p613

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards and batten sheeting)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Hazelmere at 143 Eramosa Road East, Somerville, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial image below, which is defined by a polygon that extends from the building line to Eramosa Road East, 20 metres to the east and west, and 5 metres from the rear.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, April 2022)

SOMERVILLE EAST RESIDENTIAL GROUP

Address	1/32, 1/38, 45, and 60B Eramosa Road East + 1033 and 1035 Frankston-Flinders Road, Somerville
Significance	Local
Construction Dates	1910s to 1930s
Period	Federation and interwar
Date Inspected	December 2020 and March 2022



60B Eramosa Road East
(Source: RBA, March 2022)

Statement of Significance

What is Significant?

The *Somerville East Residential Group* at 1/32, 1/38, 45, and 60B Eramosa Road East and 1033 and 1035 Frankston-Flinders Road, Somerville, is significant. It consists of six houses, four of which date to the Federation period and two to the interwar years.

The general significant elements are the original form and footprints of the residences, including pitched roofs (hipped or gambrel, usually with a gable end), original brick chimneys, walls with weatherboard cladding, and timber-framed double-hung sash windows.

The Federation period houses feature verandahs and are located at 1/38, 45, 60B Eramosa Road East and 1035 Frankston-Flinders Road. Other significant elements are the cast iron frieze and decorative glass at the entry to no. 1/38, the fretwork screen at no. 45, the timber ladder frieze to no. 60B, and the gable end detailing and diagonal bay to no. 1035.

The interwar period dwellings display porches and are located at 1/32 Eramosa Road East and 1033 Frankston-Flinders Road. Other significant elements include their gable end detailing, the battened sheeting to the upper part of the wall, and the stone front fence at no. 1033.

Later addition components, including the skillion to the east side of 60B Eramosa Road East, are not significant.

How is it Significant?

The *Somerville East Residential Group* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Somerville East Residential Group* is of historical significance as a small remnant group of housing in Somerville. These dwellings are among the few urban examples that illustrate the early 20th-century phase in the then-small township. Much of this development layer has been subsumed by more intensive development from the 1970s. Most of the dwellings were either built for or owned for many years by orcharding families in the area, including the Murrays and Thornells (and some of the houses were surrounded by orchards at least until WWII), while others were associated with local business owners in the township (Moore – a baker, Martin – a blacksmith). As such, their early documented history is reflective of the close-knit nature of the Sommerville community during the Federation and interwar years.
(Criterion A)

The *Somerville East Residential Group* is of representative significance as a generally intact group of timber-framed housing dating from the Federation and interwar periods. The dwellings, mostly clad in weatherboards, are good examples of various popular design approaches, namely, Victorian Survival (1/38 Eramosa Road East), Queen Anne style (45 and 60B Eramosa Road East,1035 Frankston-Flinders Road), and bungalow idioms(1/32 Eramosa Road East and 1033 Frankston-Flinders Road). Picturesque roofs denote the Federation layer, with gambrels and tall chimneys and an offset/corner verandah embellished by turned timber posts and timber or cast iron detailing also contributing to their character. The fine stained glass at the entry to 1/38 Eramosa Road East is noteworthy. Typical of the bungalow type, the interwar period houses have lower/broader roofs with boxed-framed windows to the front and a smaller verandah or porch. The house at 1033 Frankston-Flinders Road is distinguished by its employment of battened sheeting to the upper part of the walls. (Criterion D)

Description

The group is formed by six houses located on the east side of the township (east of the railway), addressing the two main thoroughfares – Eramosa Road East and Frankston-Flinders roads.

The terrain is generally flat and the houses are largely visible from the public realm. The fences are mostly timber picket, though not likely original, except for one original stone fence (1033 Frankston-Flinders Road). The houses are set back in gardens with areas of lawn and planting.

The roofs are all pitched and are clad in corrugated metal sheeting. All houses retain one or more original chimneys. The walls are generally painted weatherboard and the façade configuration is usually asymmetric, except for 1/38 Eramosa Road East, which has a symmetrical configuration. The windows are all timber-framed, universally with double-hung sashes.

The four Federation period houses have stepper gambrel or hipped roofs. Three display a front gable indicative of the Queen Anne style. One has a symmetrical façade indicative of the Victorian Survival mode, which is a continuation of a largely Victorian period format into the Federation period or early 20th century.

The Queen Anne style is characterised by asymmetrical massing, complex/picturesque roof forms (commonly high-pitched hipped roofs with gablets), and dominant gable ends. Other common features are tall brick chimneys, offset/corner verandahs with timber detailing (turned posts and fretwork frieze, although some have cast iron detailing) and bay windows, often with casements.

The Victorian Survival mode, as evidenced at 1/38 Eramosa Road East, is a hybrid style and examples of this style vary. Typically, the houses appear to be broadly indicative of the all-encompassing Italianate idiom of the late 19th century, however, with some detailing or material palette more commonly associated with the early 20th century/Federation period. In this case, the

employment of a steeply pitched gambrel roof with tall red brick chimneys and the Art Nouveau-influenced glass at the entry situates this building in the latter century.

The two Interwar period houses have broader, lower pitched roofs – also hipped and with a front gable and are generally indicative of the bungalow type. The upper sashes are multi-paned and are larger (mostly consisting of three units) than those from the earlier Federation period. The entry is by a smaller porch or the like rather than an extensive verandah.

The bungalow style evolved from a combination of international and domestic sources, primarily the English Arts & Crafts movement and American – particularly Californian – domestic architecture, itself influenced by a Japanese design mode. In the years after the First World War, the bungalow became ubiquitous in Australian suburbs, with regional variations reflective of local climate and material availability. In the municipality, affordable and easy-to-install battened fibre-cement ('fibro') sheeting became the favoured material palette for beachside holiday houses, often combined with a weatherboard base or dado.

Details of each house in the precinct are outlined in the following table. RBA took all photographs during fieldwork in December 2020 and March 2022.

Address and Image	Details
1/32 Eramosa Road East  (Source: RBA, March 2022)	Interwar period, bungalow Relocated post-1984 Broad hipped and gable roof, exposed rafter ends, brick chimney to east elevation. Gable end clad in wide vertical boards of alternating lengths, with paired openings for ventilation below the apex. Brackets support the projecting gable, and soffit lined with timber boards. Windows with multipaned upper sashes to façade – one boxed-framed and a faceted bay window with a flat roof and wide soffit. The entry is recessed with a Tudor arch profile and original paired multi-paned doors and accessed by brick stairs.
1/38 Eramosa Road East  (Source: RBA, March 2022)	Federation period, Victorian Survival Gambrel roof, two red brick chimneys with projecting courses to the cap. Bull nose verandah with turned timber posts and cast iron frieze. Symmetrical façade, partly obscured, however has a central entry with two panelled timber door with decorative glass and sidelights, and flanking double-hung sash windows.[1] The leadlight and stained glass typical of the period, displaying an Art Nouveau influence.

[1] Images from July 2011 available at https://www.domain.com.au/property-profile/38-eramosa-road-east-somerville-vic-3912

Address and Image	Details
45 Eramosa Road East - *Arden Lea*  (Source: RBA, March 2022)	Late Federation period (or early interwar period), Queen Anne style Corner location, partly obscured Gambrel roof, two brick chimneys with rendered band, exposed rafter ends to the soffit. Font gable featuring a fretwork screen and notched weatherboards. Windows with multi-paned upper sashes to projecting bay, Verandah with turned timber posts and frieze removed, entry with sidelight, Common type though more distinctive than most.
60B Eramosa Road East  (Source: RBA, March 2022)	Federation period, Queen Anne style Gambrel roof, one brick chimney with roughcast rendered band, exposed rafter ends to the soffit. Font gable featuring battens and roughcast finish. Double-hung sash windows, paired with hood to projecting bay. Verandah with turned timber posts, ladder frieze and timber deck, and entry with sidelight. Skillion addition (circa 2020) to east side.
1033 Frankston-Flinders Road  (Source: RBA, March 2022)	Interwar period, mid-1930s, bungalow Broad hipped and gable roof, brick chimney. The 1984 aerial (refer below) suggests it originally had a terracotta tiled roof. Gable end with curved bargeboard, wide soffit. Walls with weatherboards to lower part and battened sheeting above. Boxed frame windows with multi-paned upper sashes, paired/tripled brackets, and a hood supported by decorative brackets. Side porch with timber posts and door glazed to upper part. Original stone fence to front boundary.

Address and Image	Details
1035 Frankston-Flinders Road  (Source: RBA, March 2022)	Federation period, circa 1914, Queen Anne style Hipped and gable roof. The 1984 aerial indicates (refer below) that the roof cladding has been painted green, typical of the early 20th century. Three brick chimneys, overpainted with banding to caps. Projecting gable end with battened sheeting and finial, hood removed. Diagonal corner bay with small gable.[2] Windows with narrow double hung sashes and Queen Anne sills. Return verandah with turned timber posts and frieze removed, entry with sidelights, band of shingles or notched boards

2 Images from August 2008 available at https://www.realestate.com.au/property/1035-frankston-flinders-rd-somerville-vic-3912 show an inset coved ceiling section to the living room, accessed March 2023

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. At its initial survey, the fluctuating locality that came to be known as Somerville was described as thickly wooded and traversed by various waterways. This area formed part of a 15,000 acres (6,000ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

From about 1858, when the Parish of Tyabb was demarcated, small-scale selectors moved into the area, clearing and fencing a patchwork of agricultural allotments.[3] The nucleus of a small community emerged initially along the intersection of Eramosa and Lower Somerville roads, which was quickly referred to as 'Somerville'. Within a decade, the hamlet was classed as a 'postal township' with a district population listed as 120.[4]

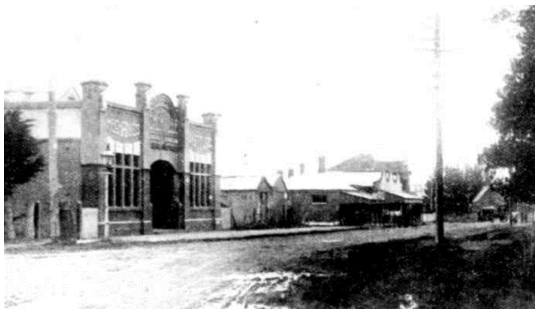
Over the late 19th century, the locale's reputation for orcharding and tree nurseries intensified. It became a key stretch of a notable commercial fruit-growing belt in Victoria that stretched south to Tyabb and Red Hill. This primary industry was encouraged by government support, favourable climatic and soil conditions, and the establishment of the Somerville station along the Frankston-Stony Point line in 1889, which linked the growers to metropolitan and international markets. The arrival of the rail triggered subdivision and civic/commercial development in the station's vicinity, which became the new focal point for a township.

After a campaign from the local progress association, Somerville was gazetted as a township in October 1901.[5] A few years later, the municipal offices of the Frankston and Hasting Shire were relocated to the township (1903).[6] In 1905, the township's population was recorded as 160 with another 350 people spread across its extensive, well-tilled hinterland.

The adoption of more efficient farming practices and cool storage technologies led to boom conditions for orcharding during the Federation years. While still arduous and laborious, orcharding life for some became more profitable and a lynchpin of the region's economy, community and self-identity. This shift from the formative, often subsistence, phase of cultivating fruit trees and mixed farming was reflected in more handsome and permanent buildings, including more respectable orchardist and township houses:

> Somerville has always ranked as one of the more important apple and pear growing districts of the State, and if one is to judge by the rapidity with which the bush land of the district is giving place to neatly planted orchards, this centre is in no fear of falling from grace as one of the largest fruit-producing settlements in the south …[7]

Both *St Andrews Church* (1904, HO279) and *Mechanics Hall* (HO316, 1891/1916) also date from this growth period. At the height of the orcharding industry, in the early 1920s, the township swelled to over 600 before plateauing over the late interwar and postwar periods. In the 1960s, as the region industrialised and many multigenerational orchardists shifted east to Gippsland, Somerville was earmarked by planning authorities as an urban growth centre. In subsequent decades, its built footprint has far exceeded that of the historic township.



'Township of Somerville', Station Street
(Source: *Weekly Times*, 12 June 1926, p52)



'Pruning pear trees', Somerville
(Source: *Weekly Times*, 12 June 1926, p52)

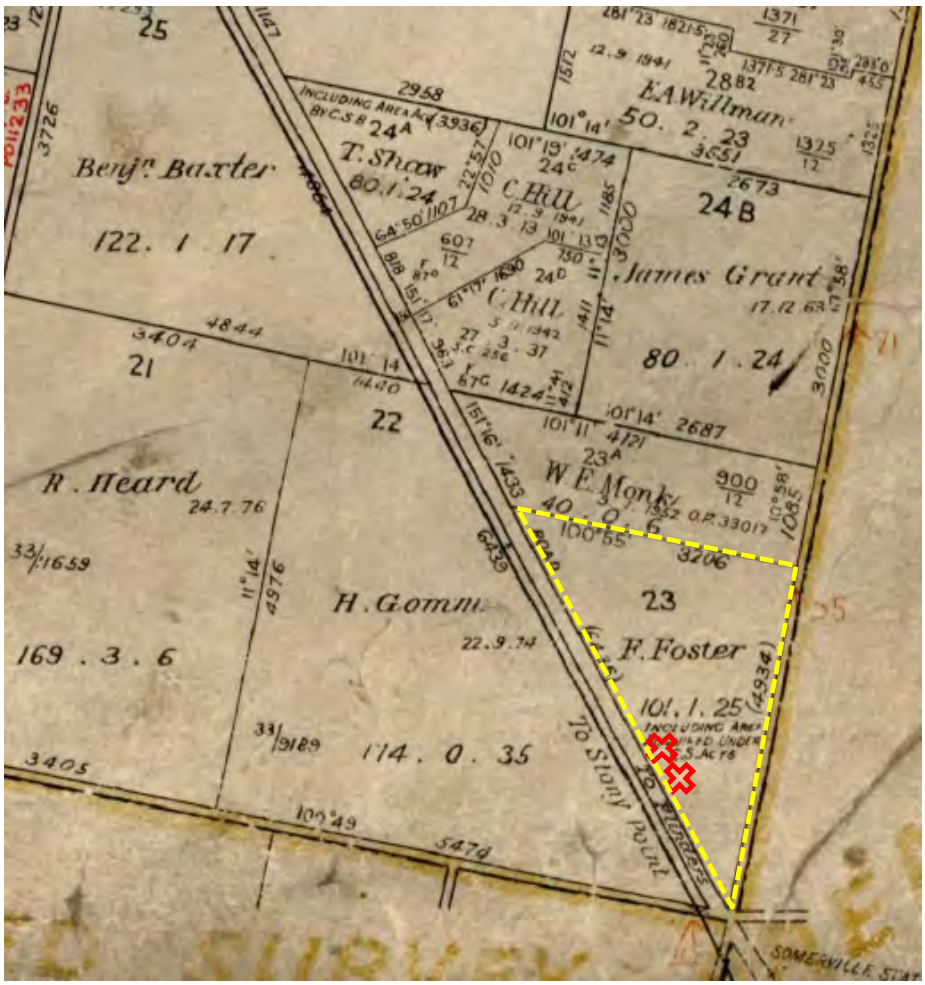
3 *Country Lands, Paris of Tyab (Tyabb)*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/160165
4 Robert P. Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p31
5 'Somerville, *Mornington Standard*, 13 June 1901, p2; and *Mornington Standard*, 31 October 1901, p3
6 'News of the Week', *Mornington Standard*, 6 December 1902, p2; and *Australian Handbook*, Gordon and Gotch, 1905, p479
7 'Fruitgrowing', *Australasian*, 10 December 1921, p13

Place-Specific

Somerville is located at the junction of three parishes and the land associated with the six relevant houses in the precinct is situated in two of these parishes (Country of Mornington). The two houses on the Frankston-Flinders Road are encompassed within the Parish of Frankston and the four on Eramosa Road East are within the Parish of Tyabb

Frankston-Flinders Road

The land to the west of Grant Road is located in the Parish of Frankston. The two adjoining sites at 1033 and 1035 Frankston-Flinders Road were part of Crown Portion 23, which comprised over 101 acres (41 ha) and acquired Felix Foster (date unknown but likely circa 1860s/1870s).



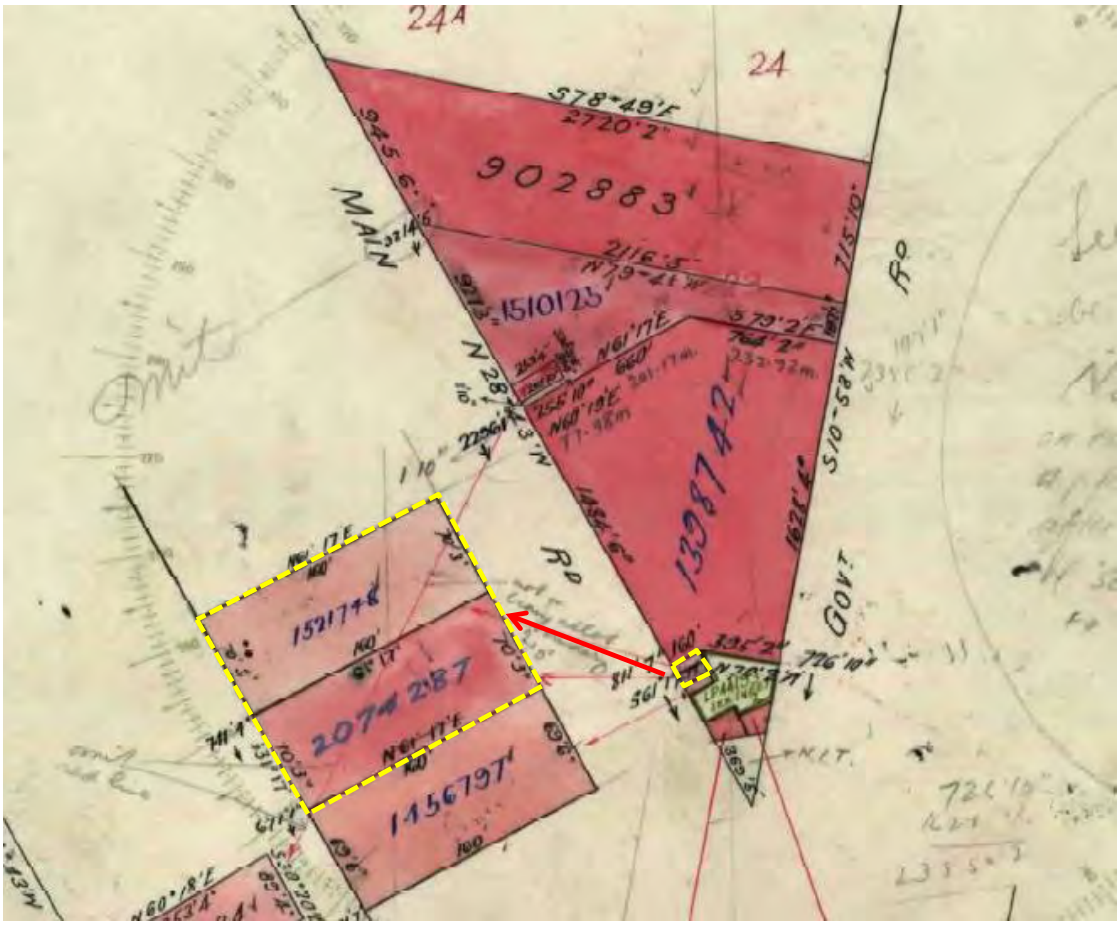
Crown Portion 23 (dashed) and approximate location of 1033 + 1035 Frankston-Flinders Road identified
(Source: Parish of Frankston, F87(5), PROV)

Foster lived in the area during the late 19th century. For instance, he was recorded as a Somerville-based butcher during the 1880s before moving to Crib Point.[8] In 1886, Foster continued to be identified as the owner of Crown Portion 23.[9]

8 Bruce Bennett, The *Butcher, the baker, the ….*, 2008, p24
9 Plan of the 1886 'Almondbush Estate (refer below)

By September 1891, Crown Portion 23 had been acquired by Thomas Thornell of Somerville. He died in 1913, and the land was inherited by one of his sons, Arthur Thomas Thornell, a local nurseryman, in 1914.[10] While Arthur Thomas officially did not acquire the crown portion until 1914, he is identified in the 1910 rate books as the owner.[11]

Crown Portion 23 was subdivided by Thornell into varying-sized parcels from 1920, with a few smaller/suburban-sized allotments created at the southern end (towards Eramosa Road), including the 1033 and 1035 Frankston-Flinders Road.



Subdivision of the land on Frankston-Flinders Road, nos 1033 and 1035 outlined in dashed yellow
(Certificate of Title, vol. 2381, folio 077)

1035 Frankston-Flinders Road

The extant house at 1035 Frankston-Flinders Road was probably built for Arthur Thomas Thornell during 1914, as it is first listed in the rate books of that year.[12]

He retained the site until May 1947, when it was transferred to Lois June McIllroy of South Yarra. Her ownership was brief. In the June of that year, the property was acquired by Joseph Edward Unthank, a farmer residing at Hastings Road (Frankston Flinders), Somerville. In 1956, it came to be jointly owned with his wife Mary Fitzgerald Unthank. The couple presumably resided

10 Certificate of Title, vol. 2381, folio 077. This is the first Torrens title to be issued for Crown Portion 23

11 Shire of Frankston and Hastings Rate Books, 1910, entry 149; 1912, entry 1494. The land was said to be 99 acres and had an NAV of £45 in 1910 but increased to £74 in 1912.

12 Shire of Frankston and Hastings Rate Books, 1914, entry 1713. The value however remained at £74. The value increased to £100 in 1915, entry no. 1936.

there as on the title, their address is noted as 'Hastings Road [*i.e. the Frankston-Flinders Road*], Somerville'. In 1958, it was transferred to the Dick and Mona Franklin of Gisborne.[13]

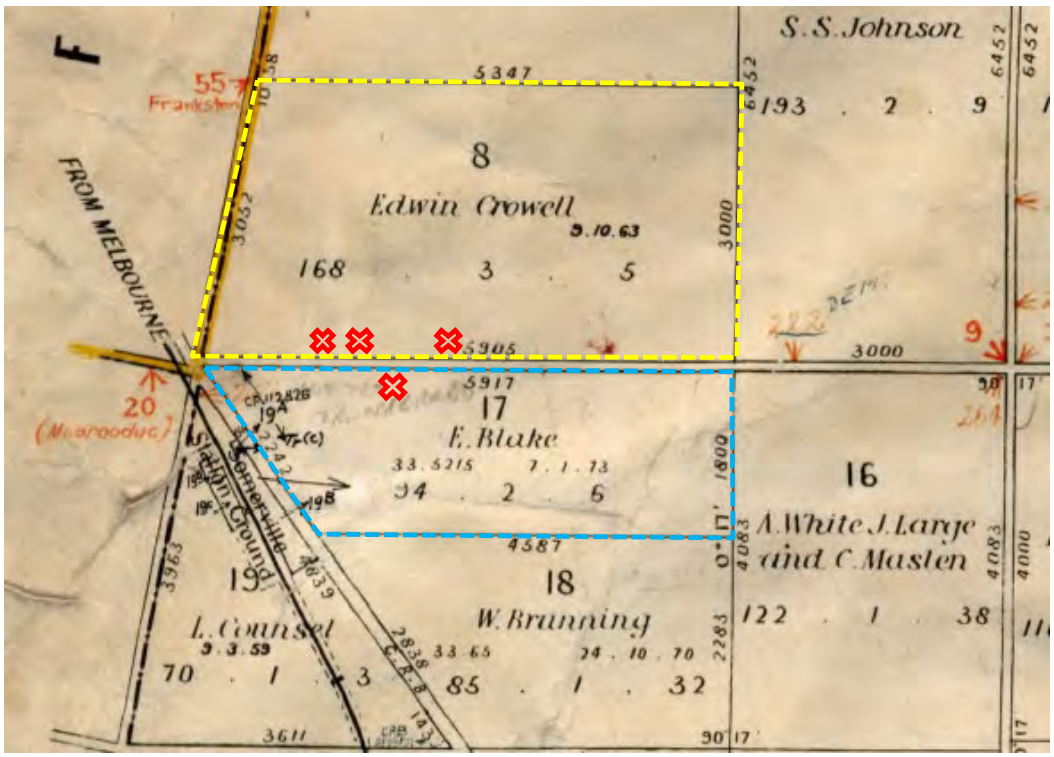
1033 Frankston-Flinders Road

The parcel of land associated with 1033 Flinders Frankston Road was pegged out in April 1933, when it was transferred to Charles Arthur Moore, baker of Somerville, who retained the site until 1957.[14] The house was likely built during the mid-1930s and is evident on the following 1939 aerial photograph.

In 1913, the Moores took over the pre-existing bakery at 30 Eramosa Road East (H0277).[15] The bakery had been established by Mark and Elizabeth Thornell during the early 1890s at the site, known as *Lisdoonvarna*.[16] There were two Charles Moore's – Charles and Charles Arthur - residing at Somerville during the 1930s both of whom were identified as bakers.[17] The business was successful and well-known in the vicinity as they delivered to Moorooduc, Tyabb, Pearcedale and Baxter. The bakery operated at the Eramosa Road site until 1951, when the Moore's moved to a new premise opposite the hotel in Station Street. The latter closed about 1962 after being taken over by Home Pride.[18]

Four houses on Eramosa Road East

The four houses located on Eramosa Road East (Parish of Tyabb) relate to the land east of the line of Grant (north) and Jones (south) roads.



Parish of Tyabb showing approximate location of the four houses on Eramosa Road East (from left to right, nos 1/32, 1/38, 45 and 60B), and the crown portions (dashed) (Source: Parish Plan, T125(6), PROV)

13 Certificate of Title, vol. 7012, folio 355

14 Certificate of Title, vol. 5837 folio 247. In 1957, it was transferred to George and Ethel Graves of Kyvalley (near Kyabram), who owned it until 1966.

15 Leila Shaw, *The Way We Were – adventures, feats and experiences of pioneering families of the Mornington Peninsula*, 1998, p165

16 Graeme Butler & Assoc, *Hastings District Heritage Study*, 2001, vol 1, app1, p144

17 Electoral Roles, 1934, p70; 1942, p91

18 Bruce Bennett, *The Butcher, the baker, the …*, p114

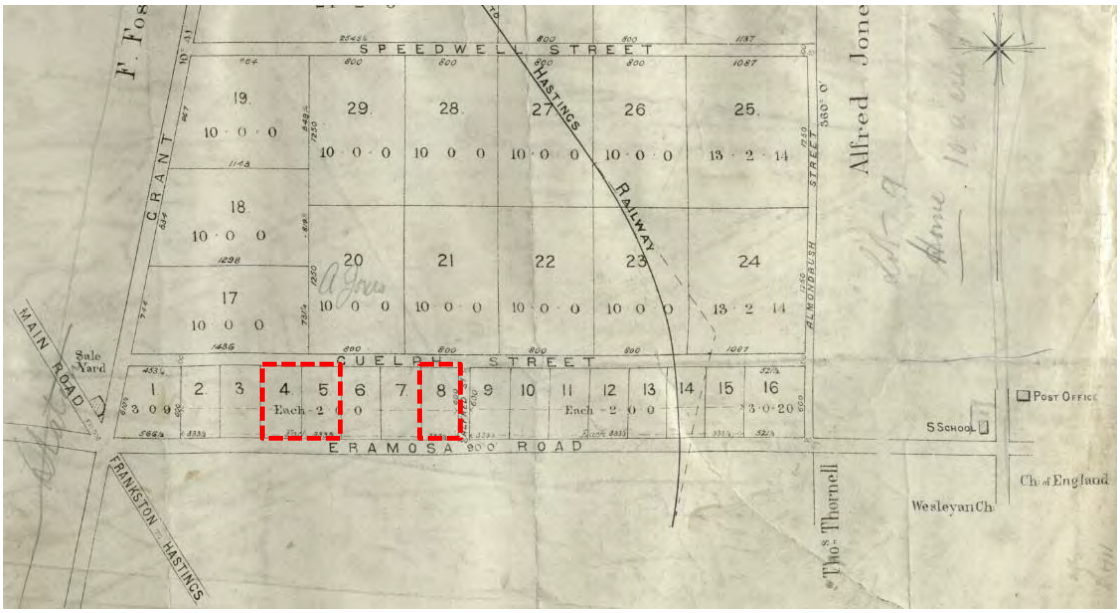
North Side of Eramosa Road East – nos 1/32, 1/38 and 60B

Three sites on the north side of Eramosa Road East – those at 1/32, 1/38, and 60B Eramosa Road East – derive from the original large holding of nearly 169 acres identified as Crown Portion 8. It was purchased by Edwin Levi Crowell at a rate of £1 per acre and was sold at land sales held in October 1863.[19] Crown Portion 8, along with the adjacent portion to the north, no. 7, was acquired by Alfred Jones, of Almond Bush, Snapper Point (Mornington) in December 1868.[20] Jones was a local entity and his notable, family home built in 1890 – the Tower House at 1146 Frankston-Flinders Road, Somerville (HO465).

Some twenty years later, in 1886, Alfred Jones subdivided his extensive holdings as the Almondbush Estate. The subdivision included 35 allotments – a mixture of township blocks (generally 2 acres) along the east side of Eramosa Road (extending through to Guelph Street) with larger farm blocks to the north, ranging from 10 to about 33 acres. On the following pamphlet, the Almondbush Estate was advertised as 'a rare opportunity of Market Gardeners and Orchard Proprietors'.

Most of the allotments were sold in May 1886 according to the following press report:

> Mesers Patterson and Sons … report having held a most successful sale of the Somerville Township, being part of the. Almond Bush Estate, on Saturday afternoon. There was a good attendance of mostly local people, and spirited demand for the land, as it was all (with the exception of two allotments, which were withdrawn) rapidly disposed of ….[21]



Almondbush Estate of 1886, highlighting the lots on which nos 1/32, 1/38, and 60B Eramosa Road East (for left to right) are located (Source: SLV, Haughton Collection)

At the time of the subdivision, the proposed railway was to be located to the east of the existing line, built in 1889, and cutting across the subdivision, when Lower Somerville Road was the centre of the town, where the school, Post Office and churches were located. Subsequently, the centre of town moved westwards.

Three sites in the precinct derive from the Almondbush Estate – 1/32, 1/38 and 60B Eramosa Road East – and the prices paid at the auction varied between paid per acre slightly from £7 5s/acre (lot 5), £7 10s/acre (lot 4), and £8/acre (lot 8).[22]

19 'Crown Land Sales', (*Melbourne) Leader*, 10 October 1863, p15; Certificate of Title, vol. 68, folio 502
20 Certificate of Title, vol. 292, folio 312. The total holdings were about 342 acres.
21 'Sales of Property', *Weekly Times*, 8 May 1886, p5
22 'Sales of Property', *Weekly Times*, 8 May 1886, p5

1/32 Eramosa Road East

In July 1886, Elizabeth Thornell acquired the two-acre Lot 4 relating to 1/32 Eramosa Road East (as well as nos 30 and 34). *Lisdoonvarna* was built soon after at no. 30 (H0277) for the family.

After Elizabeth's death, her eldest daughter Mary Ann Thornell (1878-1960), spinster, inherited Lot 4 in 1924 and retained it until her death in 1960.[23] By 1939 (refer to the following aerial photograph), a small building was constructed to the front boundary of what is now 32 Eramosa Road East. This structure was possibly a packing shed as most of Lot 4 was being used as an orchard (along with most of Lot 5, then owned by the Thornells).

Mary Ann's probate was granted to four family members in 1961, who initially subdivided the 2-acre parcel into six equal parts in 1962, but then four unequal parts in 1994.[24]

By 1984, no. 32 was defined as a separate site but was vacant (refer to following aerial) – the earlier small structure and orchard had been removed (however, a house had been erected at no. 34).

The house was relocated to the site by 2008.[25] In 2009, the subdivision creating the three parts of no. 32 was enacted – driveway (common property) and two parts – nos 1/32 and 2/32.[26] Relocation of timber buildings is not an uncommon circumstance on the Mornington Peninsula.

1/38 Eramosa Road East

Lot 5, along with Lot 6, were acquired by James Moore, a police constable residing at Frankston, in May 1887. He briefly held the land before being sold to Adam Clapperton in 1888, with the Mercantile Bank of Australia becoming the proprietor in 1896. James Henry Thornell, a farmer of Clyde, acquired it in 1902, then, in turn, Elizabeth Thornell, wife of Mark, gardener of Somerville, in December 1904.[27]

The house at 1/38 Eramosa Road East, known as *Frampton*, was built circa 1913 for Elizabeth and Mark Thornell, [28] after the Moores took over the bakery at no. 30. The earliest reference to *Frampton* relates to death notice of their eldest son, William John in August 1913.[29]

In February 1924, Elizabeth separated the two original lots (nos 5 and 6).[30] She transferred them to her two youngest children, both daughters – Ruby Elizabeth (1886-1973) and Hannah Fideles (1888-1967),[31] who had both married for a few years.

Lot 5, relating to 38 Eramosa Road East, was transferred to Ruby Elizabeth Conroy of Cardinia, wife of Michael, farmer.[32]. In 1915, Michael Conroy had married Ruby Elizabeth Thornell, second daughter of Mr and Mrs Mark Thornell.[33]

On the 1939 aerial photograph, the existing house was surrounded by orchards.

In 1957, Ruby subdivided lot 5 into three parts, retaining the narrower middle portion (no. 38) and creating nos 36 and 40, which she divested herself of. She retained the central house block until her death in 1973.[34]

On the 1984 aerial, houses at nos 36 and 40 had been erected.

23 Certificate of Title, vol. 1837, folio 310
24 Certificate of Title, vol. 1837, folio 310
25 Google Street View
26 Plan of Subdivision, PS629120J
27 Certificate of Title, vol. 1914, folio 754
28 Leila Shaw, *The Way we Were … adventures, feats and experiences of pioneering families of the Mornington Peninsula*, p164
29 *Argus*, 4 August 1913, p1
30 Certificate of Title, vol. 1914, folio 754
31 Shaw, *The Way we Were …*, p164
32 Certificate of Title, vol. 4814, folio 637
33 'Marriage', *Tribune*, 9 December 1915, p5
34 Certificate of Title, vol. 4814, folio 637

60B Eramosa Road East

60B Eramosa Road East is part of Lot 8 of the Almondbush subdivision, a two-acre parcel on the west corner of Alfred Street, which was sold to John Scott, a local gardener, in May 1886. In November 1912, a local blacksmith, William Martin, became the proprietor.[35] This may be the local blacksmith Wally Martin, born in Scotland, who had a shop on Eramosa Road East.[36] Given the style of the extant house, it is likely that it was built for him.

Martin died in March 1920, and three years after the probate was granted, the property was transferred to Cecilia Mentiplay, a spinster of Somerville, who retained it for some 37 years until his death in December 1960.[37] Subsequently, lot 8 was subdivided into four lots in 1968, with the 60B Eramosa Road East property equating with lot 2, which was transferred to Colin Campbell Mentiplay.[38]

45 Eramosa Road East

The site at 45 Eramosa Road East derives from Crown Portion 17 acquired by Captain Edward Blake in 1873. This parcel consisted of over 94 acres and was selected under Section 33 of the Land Act 1869.[39] However, on the original title Richard Blake, residing at French Island, was identified as the owner.[40] Richard Blake, who was recently married, was the eldest son of Captain Edward.[41]

In 1880, George Napier Turner, a Melbourne-based wool agent, acquired CP17. The holdings were subsequently subdivided by the Commercial Bank of Australia from 1896. [42] In 1906, Eliza Martin, identified as a married woman of Somerville, acquired nearly 13 acres on Eramosa Road.[43]

In 1921, James Edmund Murray, a local orchardist, acquired over 10 acres including the subject land.[44] It is likely that the house was built soon after for him, given it is a transitional example – largely Queen Anne in style but without a projecting gable typical of the Federation period.



Arden Lea (45 Eramosa Road East) in 1992 with timber ladder frieze and brackets, etc
(Source: L Shaw, *The Way we Were …*, p242)

35 Certificate of Title, vol 1837, fol. 306
36 Shaw, *The Way we Were …*, p177
37 Certificate of Title, vol 1837, fol. 306
38 Subdivision plan LP81331
39 Parish Plan, the selection files are held at PROV, VPRS 629, no. 5215.
40 Certificate of Title, vol. 573, folio 526
41 'Marriages', *Argus*, 28 March 1872, p4
42 Certificate of Title, vol 1175, folio 941. The title is torn and details of some of the transactions are uncertain.
43 Certificate of Title, vol. 3166, folio 141
44 Certificate of Title, 4415, folio 996

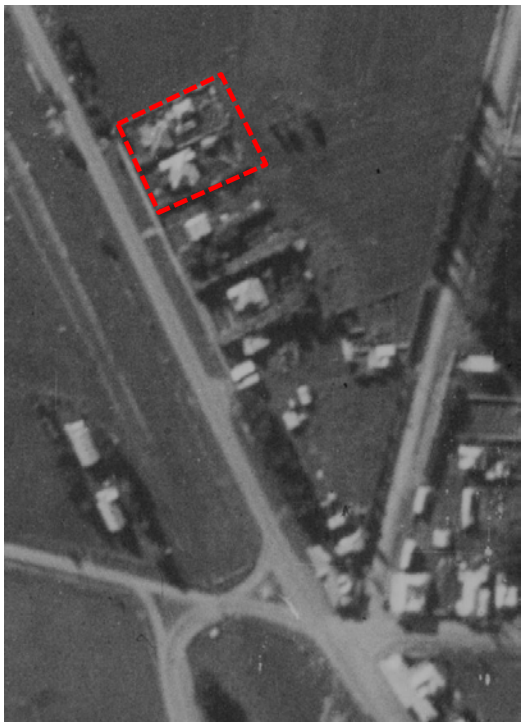
James Murray died eight years later, in July 1929. It was reported that he 'was a well-known resident of Somerville and, though he had no family and his wife predeceased him, leaves many relatives in that district'.[45] His wife, Annie Maria Murray, had died in July 1927.[46]

His brother Augustus (Gus) Richard Murray, a local orchardist, inherited the house in November 1929.[47] Augustus had married Edith Maude Hawken in 1919. They had four girls. The youngest, Barbara McGrath (nee Murray), recalled moving there when she was aged two and that the house had been bequeathed to them by her mother's sister and her husband, who was her father's brother. The family had an orchard outside the township [48] By this time, the house came to be known as *Arden Lea* when it was noted as the residence of Leila Murray in 1934, who won a story competition.[49]

The holdings remained largely intact until after Gus died in 1959 when it was acquired by Brendan Ignatius Conroy of Eramosa Road, Somerville. Over the latter part of the 20th century, they were gradually subdivided into the extant parcel of land. In 1962, two equal parcels were created, with the subject site being part of a parcel of over 5 acres (lot 1).[50] Three years later, the latter was divided into two unequal parts, with the holdings (lot 2) associated with the subject site being reduced to about 3½ acres.[51] In 1971, further subdivision occurred creating Roslyn Road.[52] With the parcel of land associated with 45 Eramosa Road East (lot 18) being excised (along with no. 47 or lot 19).[53]

Aerials and Maps

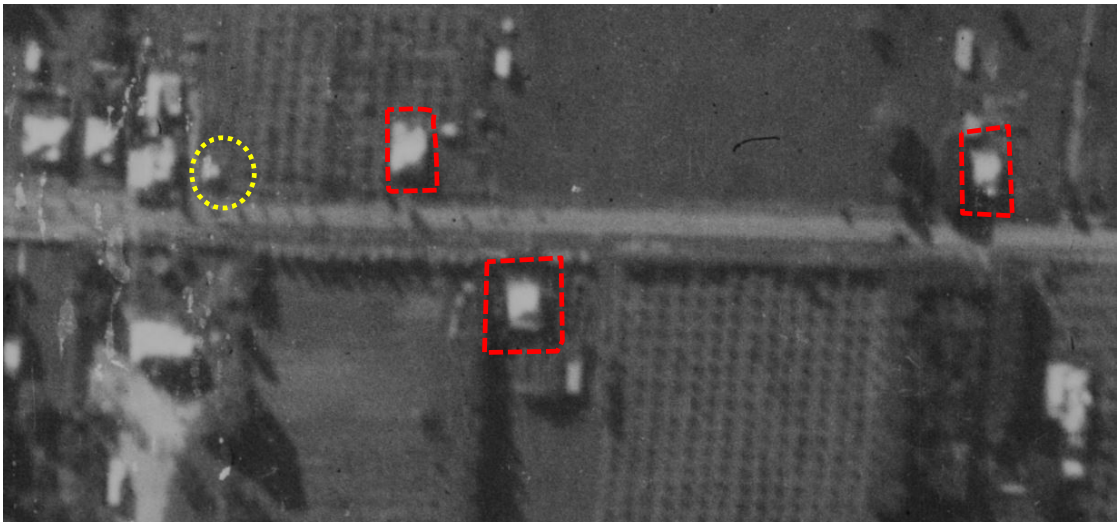
Five of the houses are evident in the following 1939 aerial photograph. It shows that the two houses on Frankston-Flinders Road, nos 1033 and 1035, represented the northern extent of development in Somerville at that time.



June 1939 aerial photograph with the 1033 and 1035 Frankston-Flinders Road outlined (Source: Map 3065, Run 12, Frame 6767, Geoscience)

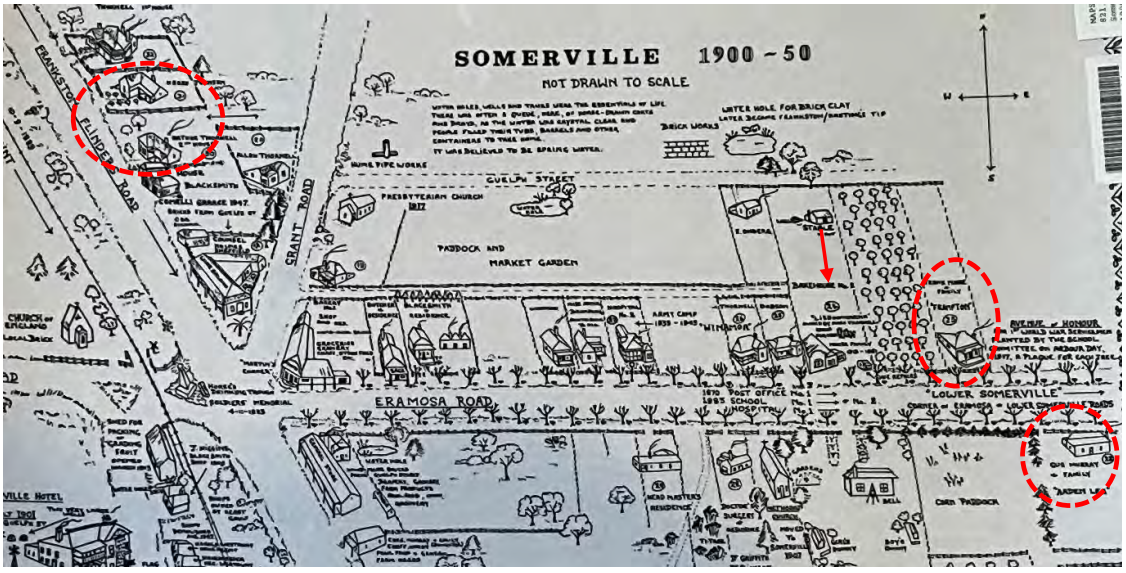
45 'Mr J. E. Henry', *Frankston and Somerville Standard*, 3 August 1929, p1
46 'Obituary', *Frankston and Somerville Standard*, 1 July 1927, p4
47 Certificate of Title, 4415, folio 996
48 Shaw, *The Way we Were …*, pp241-242
49 'A Story Competition', *Argus*, 24 February 1934, p8
50 Certificates of Title, 4415, folio 996; vol. 8272, folio 051
51 Certificate of Title, 8333, folio 397
52 Subdivision Plan LP92,139
53 Certificate of Title, 8543, folio 604

Some of the houses along Eramosa Road East were set in orchards in what is now the central part of Somerville.



Aerial photograph, June 1939 – showing future location of no. 1/32 (circled), though showing an earlier building (possibly a packing shed) and 1/38, 45 and 60B Eramosa Road East (rectangles)
(Source: Map 3065, Run 12, Frame 6767, Geoscience Australia)

The Leila Shaw hand-drawn map of Somerville 1900-50 shows four of the houses but does not extend eastwards along to capture 60B.



Four of the six houses are noted: 1033 and 1035 Frankston-Flinders Road, and 1/38 and 45 Eramosa Road East
(SLV, Leila Shaw [*compiled and drawn*], Somerville 1900-50, 1991)

The following 1984 aerial photograph depicts five of the houses, that is all except for 1/32 Eramosa Road East.



Aerial photograph March 1984, showing the five pre-existing houses (red) and the vacant site at 1/38 Eramosa Road East (yellow)
The earlier roof cladding is evident on the two house at 1033 (tiled) and 1035 (green paint) Frankston-Flinders Road
(Source: CADC2722, run 4E, frame 619, Geoscience Australia)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.1 Selecting township sites and planning settlements

> One settlement that was not planned as such was Somerville, where the early focal point of the community seemed to hover around the corner of what is now Eramosa Road and Lower Somerville Road. It was here that the first school and church were opened in 1864. During the decade before an official post office was established in the school, in November 1870, letters were sent by mail bag to James and Elizabeth Grant's home for collection. Between 1872 and 1890 the Post Office operated once more at Grant's house, part of which still stands on the north east corner of Eramosa East and Lower Somerville Roads.373 In 1887 Somerville was classified as a 'post town' at the 'centre of a magnificent orchard district' with a state school and church and a population of 50.
>
> When the Frankston-Stony Point Railway line passed through in 1889, Somerville railway station was located to the west of the church and school. It was not long until the focus of the community moved there too. The Post Office moved to the station and a Mechanics Institute hall was built opposite the station in the early 1890s. Somerville seemed to develop quite rapidly after this, reaching a population of 200 by 1895.

Comparative Analysis

The *Somerville East Residential Group* is an example of remnant early 20th-century housing in a township in the more rural, eastern part of the municipality. It represents the early stage of development in the Somerville area, of which limited stock survives. According to the 'Dwelling Age Analysis' undertaken by Council in 2019, only 1 per cent of the existing housing at Somerville predates 1940.[54]

There is one small precinct in Somerville along the west side of the railway – Station Street Residential Precinct (HO317), mostly on the west side of the street (nos 30 to 64), with one site on the east side, no. 41. It is larger than the *Somerville East Residential Group* and includes a more diverse array of buildings. The houses date from the Victorian, Federation and interwar periods and are predominantly timber-framed with one polychrome brick example. There are a few interspersed non-contributory

54 Ethos Urban, 'Mornington Peninsula Neighbourhood Character Study – Background Report', March 2019, p291

places. The precinct also includes a former bank at no. 64. Among the houses are a few miner's cottage types with gabled roofs, Queen Anne style houses, and bungalows.

Other comparable houses dating to the Federation and interwar years in the Somerville area are mostly (former) farmhouses located south of the central part of the township, except for the former hospital and a part commercial building on Eramosa Road East. Most of these houses are more elaborate or substantial.

- 18 Eramosa Road East (HO276). The former *Somerville Private Hospital* is a substantial timber-framed in Queen Anne style which retains a distinctive fretwork frieze and among the most ornate houses in the area.
- 193 Jones Road (HO295). Highfold & trees is a Queen Anne style timber house with a hipped and gable rood. It has a fretwork frieze to the verandah and a rear two-storey addition.
- 26 Lower Somerville Road (HO303). The *Clarke Orchard House* dates to 1908-09 and is mostly concealed by planting to the front boundary. The Queen Anne style house has a gambrel roof and timber frieze to the verandah.
- 9 Two Bays Drive (HO323). *Two Bays House* is a substantial, red brick Federation bungalow is well set back from the road and has few comparisons in the area. It includes a sprocketed roof to the turret/tower.
- 83 Bungower Road (HO269). Thomas Brunning's farm includes a circa 1920s red brick bungalow with a tile-clad pyramidal roof and timber verandah.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage places):

- 1/32 Eramosa Road East identified as 'House', 32 Eramosa Road East, Somerville: Typical.
- No. 1/38 identified as 'House', 38 Eramosa Road East: Typical - Local.
- No. 45 Eramosa Road East as 'House', Eramosa Road East: Typical - Local
- 1033 Frankston-Flinders Road as 'House', 1033 Frankston-Flinders Road: Typical.
- No. 1035 as 'Farm House', 1035 Frankston-Flinders Road: Typical - Local

Recommendations

Heritage Overlay Schedule Controls

External Paint Controls	Yes (weatherboards)
Internal Alteration Controls	No
Tree Controls	No
Solar energy system controls	Yes
Outbuildings and/or Fences	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Somerville East Residential Group* is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown on the map below being the parcel of land associated with 1/32, 1/38, 45, and 60B Eramosa Road East, and 1035 Frankston-Flinders Road, Somerville, and the front part of the parcel associated with 1033 Frankston-Flinders Road (excluding the new house to the rear).



1033 and 1035 Frankston-Flinders Road, Somerville



1/32, 1/38, 45, and 60B Eramosa Road East, Somerville

Recommended extent of heritage overlay
(Source: Nearmap, December 2022)

AVENEL

Address	151 Eramosa Road East, Somerville
Significance	Local
Construction Dates	Circa 1924
Period	Interwar
Date Inspected	December 2020



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

Avenel at 151 Eramosa Road East, Somerville, is significant. The California style bungalow was constructed circa 1924 for orchardist and pig farmer John Edward Shelton and wife Dorothy Margaret (*née* Thornell) Shelton.

The significant elements at the *Avenel* are its original form and footprint, including its double-tiered gabled roof, gabled ventilator, and notched weatherboards, walls of square-edged profile timber weatherboard, verandah posts and brackets, and boxed paired casements and sashes with multipaned glazing, and small pair of square windows (east elevation).

Fencing, outbuildings and later additions to the bungalow are not significant.

How is it Significant?

Avenel is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Avenel is of historical significance as a good example of an interwar orchardist bungalow in a rural setting. Its associations with the locally well-known John E. Shelton and the Thornells – both prominent orcharding families – are also of note, reflecting the close-knit nature of the early 20th-century Somerville community. (Criterion A)

Avenel is of aesthetic significance as a distinctive and generally intact example of a modest timber Californian-style bungalow in the municipality. While a common interwar typology in the district, *Avenel* stands out for its rustic character, which revolves around its conspicuous porch – its heavy gabled roof contrasted by the lightness of the abstracted Arts & Crafts-influenced supporting timber posts and muscular brackets. The front paired windows with multipaned upper sections of relatively thick timber glazing bars further underlies this homely, vernacular disposition. (Criterion E)

Description

Avenel is a single-storey Arts & Crafts style residence situated on a regular, generally flat allotment on the south side of Eramosa Road East in rural surroundings. The residence maintains a deep setback, with public realm viewing of the building limited due to the presence of mature trees and foliage, including a tall Brush box situated in the front yard. These plantings appear to date from the late 20th century.

A timber post and wire fencing are apparent but non-original. The allotment contains two gravel driveways, with one driveway located on the west side providing access to *Avenel* and the other driveway located on the east side of the allotment leading to rear sheds and outbuildings.



Avenel façade.
(Source: RBA, December 2020)

Avenel has a square footprint with a street-facing double-tiered gable roof clad in non-original corrugated metal sheeting. No chimneys remain; however, there is a metal flue on the east roof plane, which could be early. The eave overhang is medium and the soffit is lined with battens. Both gable ends appear to be finished in notched weatherboards and has curved timber brackets. The major gable end also has a central small square ventilator. Exposed rafter ends define the intersection of the gables with the wall plane.

The minor gable is positioned asymmetrically and surmounts a small verandah. In contrast, the deeply recessed entrance door is centrally located and flanked by boxed/bracketed paired timber-framed windows (in the east, casements, in the west double-hung sashes). The upper half of these windows are multipaned. The existing door is timber and glazed, likely a later addition. The timber-framed sidelight is original and includes patterned glazing to the upper panel; to the lower, diagonal boarding is apparent, but may not be original. The verandah section of the wall is also set back. Such shifting wall panes strongly articulate the façade.

The verandah is supported by three square timber posts with a solid/abstracted timber frieze and brackets. These elements have a geometric quality, with the intersection of the bracket and frieze displaying a stepped cut-out motif and incorporating shallow pointed arches – all in contrast to the often-fine fretwork of the Federation years. The concrete deck is effectively at grade and may be a replacement.

Avenel is a timber-framed building clad in painted weatherboard with a square-edged profile.

In the east elevation of the primary footprint, a pair of small square timber-framed boxed windows with multipaned and pronounced bracketed lintel is visible.

Attached to the east elevation is a non-original skillion-roofed volume also clad in weatherboard and a tripartite bank of timber-framed/multipaned casements in the north section.

Attached to the rear of the residence appear two later additions, one of which features a skillion roof that extends partly from the east of the residence.

There are several outbuildings at the place, including a gabled corrugated metal garage with attached lean-to west of the bungalow. These elements date from the second half of the 20th century.



View to *Avenel* from the west showing the mature Brush box tree and corrugated metal shed adjacent to the bungalow
(Source: RBA, December 2020)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. At its initial survey, the fluctuating locality that came to be known as Somerville was described as thickly wooded and traversed by various waterways. This area formed part of a 15,000 acres (6,000ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

From about 1858, when the Parish of Tyabb was demarcated, small-scale selectors moved into the area, clearing and fencing a patchwork of agricultural allotments.[1] The nucleus of a small community emerged initially along the intersection of Eramosa and Lower Somerville roads, which was quickly referred to as 'Somerville'. Within a decade, the hamlet was classed as a 'postal township' with a district population listed as 120.[2]

Over the late 19th century, the locale's reputation for orcharding and tree nurseries intensified. It became a key stretch of a notable commercial fruit-growing belt in Victoria that stretched south to Tyabb and Red Hill. This primary industry was encouraged by government support, favourable climatic and soil conditions, and the establishment of the Somerville station along the Frankston-Stony Point line in 1889, which linked the growers to metropolitan and international markets. The arrival of the rail triggered subdivision and civic/commercial development in the station's vicinity, which became the new focal point for a township.

After a campaign from the local progress association, Somerville was gazetted as a township in October 1901.[3] A few years later, the municipal offices of the Frankston and Hasting Shire were relocated to the township (1903).[4] In 1905, the township's population was recorded as 160 with another 350 people spread across its extensive, well-tilled hinterland.

The adoption of more efficient farming practices and cool storage technologies led to boom conditions for orcharding during the Federation years. While still arduous and laborious, orcharding life for some became more profitable and a lynchpin of the region's economy, community and self-identity. This shift from the formative, often subsistence, phase of cultivating fruit trees and mixed farming was reflected in more handsome and permanent buildings, including more respectable orchardist and township houses:

> Somerville has always ranked as one of the more important apple and pear growing districts of the State, and if one is to judge by the rapidity with which the bush land of the district is giving place to neatly planted orchards, this centre is in no fear of falling from grace as one of the largest fruit-producing settlements in the south …[5]

Both *St Andrews Church* (1904, HO279) and *Mechanics Hall* (HO316, 1891/1916) also date from this growth period. At the height of the orcharding industry, in the early 1920s, the township swelled to over 600 before plateauing over the late interwar and postwar periods. In the 1960s, as the region industrialised and many multigenerational orchardists shifted east to Gippsland, Somerville was earmarked by planning authorities as an urban growth centre. In subsequent decades, its built footprint has far exceeded that of the historic township.



'Township of Somerville', Station Street
(Source: *Weekly Times*, 12 June 1926, p52)



'Pruning pear trees', Somerville
(Source: *Weekly Times*, 12 June 1926, p52)

1 *Country Lands, Paris of Tyab (Tyabb)*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/160165
2 Robert P. Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p31
3 'Somerville, *Mornington Standard*, 13 June 1901, p2; and *Mornington Standard*, 31 October 1901, p3
4 'News of the Week', *Mornington Standard*, 6 December 1902, p2; and *Australian Handbook*, Gordon and Gotch, 1905, p479
5 'Fruitgrowing', *Australasian*, 10 December 1921, p13

Place-Specific

The land derives from Crown Allotment 14A in the Parish of Tyabb, Country of Mornington. Land sales in Tyabb began in 1858; however, most lots failed to sell in these first auctions.[6] Crown Allotment 14A was initially part of the approximately 234 acre (95ha) Crown Allotment 14. In 1870, Henry Thornell – who was developing the block in the west (CA 15) with his brother John as an orchard – selected part 60 acres of CA 14, creating CA 14A. The land had been described a decade or so earlier in its survey as of 'medium quality, moderately timbered, and supplied with fresh water from numerous permanent water-holes'.[7] In the selection/leasing forms for Crown Allotment 14A, Henry noted that he did not reside on the land, instead living on Crown Allotment 15. He put about four and half acres of CA 14A under potato cultivation.[8]



Extract from an early map of Tyabb Parish with Crown Allotment 14A shaded red.
(Source: Tyabb, Country of Mornington, 1928, SLV)

Henry (1815-1901) and John (1818-99) Thornell were born in Gloucestershire, England, arriving in Victoria in the early to mid-1850s with their wives and children.[9] In England, their father's occupation was a hatter, with John recorded as a coal miner, suggesting that the brothers had little to no agricultural experience.[10] Despite this, the Thornell brothers were amongst the earliest to establish orchards and nurseries in the Somerville area, becoming prominent orchardists in the district.[11] Relatively early, the brothers were joined in the farming business by Henry's sons and several nephews of John. The brothers gradually shifted focus from orcharding and farming to running a commercial nursery, at one time selling as many as 20,000 'nursery stuff' in the one year.[12]

Various male family members became closely involved in the Somerville Fruitgrowers' Association – an influential local organisation in the region that remained well into the 20th century. The Thornell family were also prominent Methodists, who contributed substantially to the establishment of the movement in the area.[13]

Upon Henry's death in 1901, Crown Allotment 14A (along with the majority of Allotment 15) was left to his son, Alfred Thornell, who was also a fruit grower.[14]

6 *Argus*, 30 December 1858, p5
7 *Argus*, 29 December 1858, p3
8 PROV, VRPS 625/P000049, Selection file CA14A,
9 Some secondary sources suggest that Henry and John were cousins, however the probate records for John Thornell indicate that they were brothers, with Alfred Thornell (Henry's son) noting that John was his uncle. (PROV, VPRS 7591, P0002, 80/364, Henry Thornell: Will; Grant of Probate)
10 The National Archives of the UK, *Census Returns of England and Wales*, England, 1841, p55
11 Leila Shaw, *The Way We Were: Adventures, feats and experiences of pioneering families of the Mornington Peninsula*, Somerville, Tyabb & District Heritage Society, 1998, passim; and 'Progressive Somerville', *Mornington Standard*, 16 July 1896, p3
12 'Progressive Somerville', *Mornington Standard*, 16 July 1896, p3
13 For instance, see 'Somerville: Jubilee of Methodist Church', *Frankston and Somerville Standard*, 18 October 1935, p3
14 PROV, VPRS 7591, P0002, 80/364, Henry Thornell: Will; Grant of Probate, p5

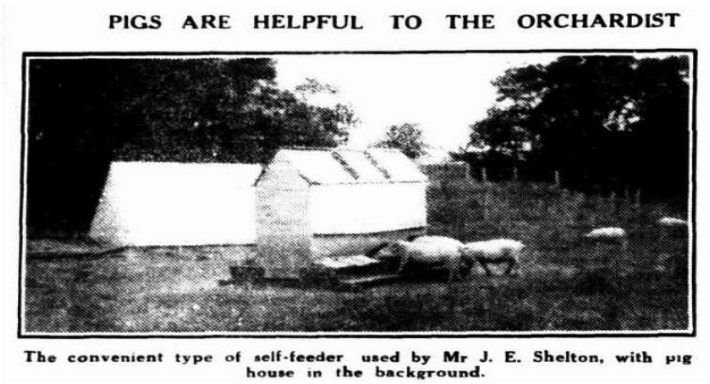


Survey of Somerville area, dated 1891, with Crown Allotment 14A, then owned by Henry Thornell, in dashed red. Note spaced trees symbolise 'light timber'. (Source: T. Slater, *Mornington Peninsula – Frankston Mornington Hastings*, VPRS 8168/P0002, M/DEF58, PROV)

In 1924, three acres of Crown Allotment 14A – the subject land – was transferred to John Edward Shelton (1900-1958), who had married Alfred Thornell's daughter, Dorothy (1900-1948), that year.[15] Around this time, it appears that the subject bungalow was constructed as a family seat for John and Dorothy, with the Shelton's appearing in the 1924 electoral roll at 'Avenel', Eramosa Road.[16]

Shelton appears to have been in partnership with Alfred and was noted for his innovative orchard management approach, which revolved around free-roaming pigs.[17] The Shelton family were also heavily involved in the local Methodist and Somerville community, with John acting as a scout master.[18] In 1940, Shelton acquired the remaining parts of CA 14A.[19]




PIGS ARE HELPFUL TO THE ORCHARDIST

The convenient type of self-feeder used by Mr J. E. Shelton, with pig house in the background.

(Above) Photograph of Shelton's pigs on Alfred Thornell's orchard/farm. (Source: *Weekly Times*, 30 March 1935, p48)

(Left) John Shelton
(Source: *Weekly Times*, 31 May 1950, p54)

15 Victoria. Births, Deaths, and Marriages, John Edward Shelton and Dorothy Margaret Thornell, 14146/1924; Alfred and his wife Elizabeth (nee Mentiply) also had a son, Edgar Allen, who died serving the AIF in World War One.
16 Electoral rolls, Australia, Victoria, Flinders, Dorothy Margaret Shelton, 1925, p55
17 'Pigs are helpful to the orchardist', Weekly Times, 30 March 1935, p48; 'Pigs thrive on waste fruit', *Weekly Times*, 28 March 1945, p12; and 'Why do orchardists neglect pigs?', *Weekly Times*, 22 April 1939 p21; 'Somerville', *Standard*, 21 March 1946, p6; and 'Church notes Frankston Methodist', *Standard*, 24 July 1942, p4
18 'More folk who live at Somerville', *Weekly Times*, 14 October 1953, p78
19 Certificate of title, vol. 6416, folio 109

Crown Allotment 14A was placed under a caveat upon Shelton's death in June 1958. John's will stated that the land was to pass to Dorothy Shelton, who had died ten years previously, and to William Henry Shelton.[20] It is unclear who William was, as John and Dorothy only had one son, Edgar Ian (who died during WWI), and a foster son Noel.[21] The caveat lasted until 1964, when the land was transferred to Alexander Francis Bell and Valma May Bell, who may have been living at the property as the certificate of title notes the Bell's resided as 'Avenel'.[22]

From 1964, the land passed through a series of owners, until it was purchased by Nicholas John Roberts in 1984, who further subdivides the property.[23]

An aerial photograph of *Avenel* from 1957 (see below) depicts the original footprint of the bungalow, although showing a rear verandah that was replaced by the extant addition. Extensive windbreaks either side of the house have also not survived.



1957 aerial photograph of *Avenel* – red circle.
(Source: *Flinders Base Map Project*, Run 3, Frame 27, Landata)

20 Certificate of title, Vol. 6416, folio 109
21 'Family notices', *Argus*, 5 November 1948, p10
22 Certificate of title, Vol. 6416, folio 109; and 'Round Somerville and Tyabb', *Weekly Times,* 1 March 1941, p7
23 Landata, LP200974; Certificate of title, Vol. 6416, folio 109

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Comparative Analysis

Avenel is a former orchardist house. The 20th-century versions of this typology on the Mornington Peninsula, while primarily defined by the occupation of its residents, also revolved around the achievement of a comfortable, 'respectable' built image that engaged with popular period design idioms. While such qualities are not unique attributes in the context of rural housing, their presence across the orchard belt of the district, often in open, rural settings, confers visual prominence and supports the interpretation of former/current agricultural land uses and the lifestyle of the orchardists in the district; a key aspect of the municipality's historic social fabric.

Avenel is an example of a modest California style bungalow from the early interwar years in the municipality. Drawn from an amalgam of west coast American housing forms, English vernacular trends, and well-established Australian design approaches, which were heavily promoted by building magazines and institutions post-WWI, the bungalow grew rapidly in popularity across the nation. It became emblematic of respectable housing in the interwar period, both in the suburbs and country areas. Their desirability was bolstered by a perceived ruggedness and homely informality, scope for individual variation, and connections to the suburban ideal.

The Californian bungalow type is diverse, but the Mornington Peninsula Shire was often characterised by a primary transverse or street-facing roofs (generally gables) with low pitches, horizontal massing, and intersecting gabled porches or verandah, which often provided a visual focus in the façade. Walls were chiefly of lightweight cladding, namely weatherboard and/or batten sheeting. Masonry examples are rarer.

There are only a few interwar California style bungalows included in the Mornington Peninsula's Schedule to the Heritage Overlay comparable to *Avenel*, with most contained within precincts or better described as Arts & Crafts in character. Two rendered examples of California bungalows follow albeit both have a different expression to *Avenel*:

- *Mount Lavinia*, 195 Palmerston Avenue, Dromana (HO156). Restrained 1930s asymmetrical bungalow with a double tiered gable roof and rendered walls. Screened from the street by plantings.
- *Lurnea*, 359 Point Nepean Road, Dromana (HO169). A large L-shaped bungalow at a corner with attached shop. Walls finished in a roughcast render.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'farm house', Eramosa Road East, Somerville, p613

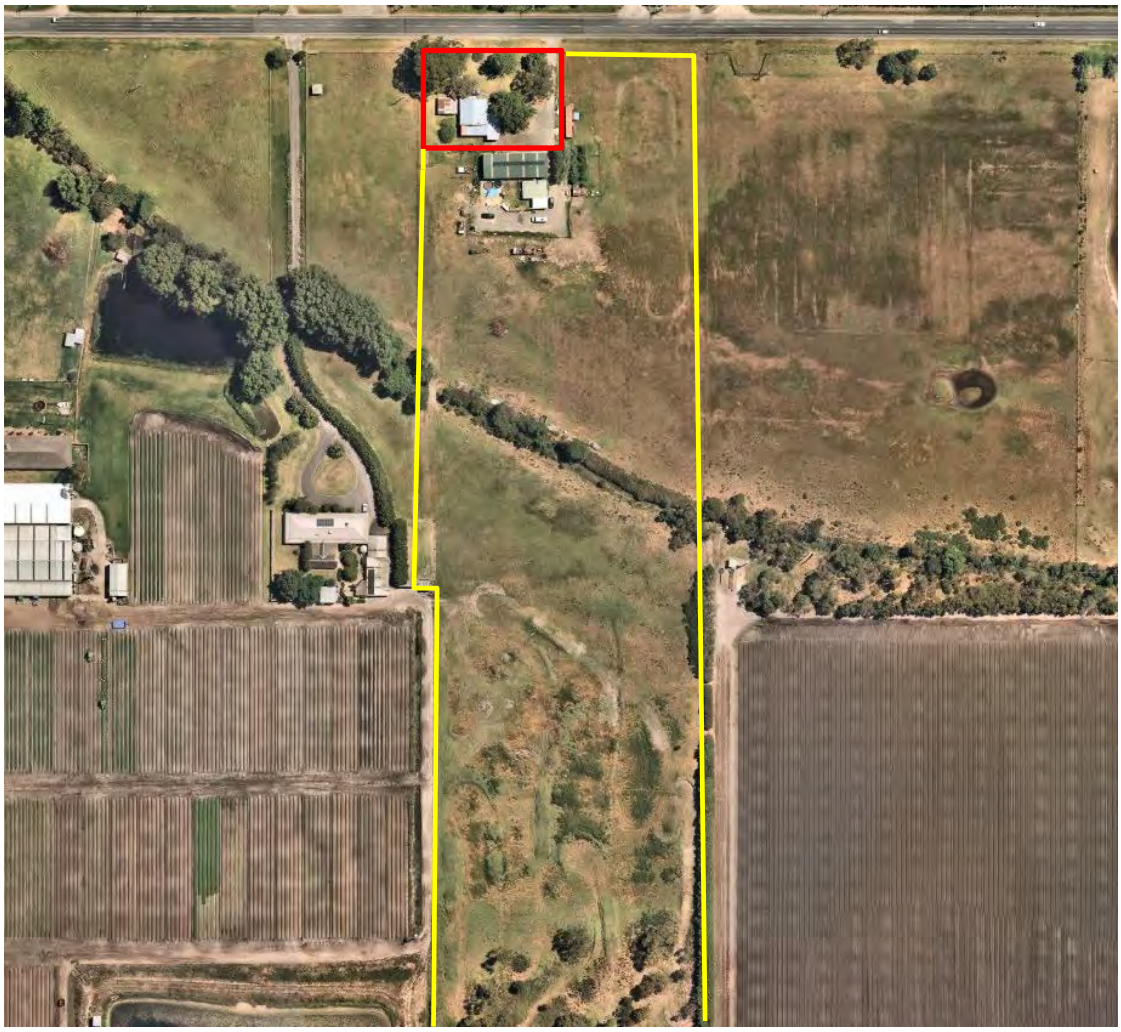
Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboads)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Avenel at 151 Eramosa Road East, Somerville, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial map, which is defined by a polygon that extends from the building line to Eramosa Road East, 25 metres to the east, the property boundary in the west, and 5 metres from the rear (excluding the rear shed).



Recommended extent of the Heritage Overlay (red line) with the property outlined in yellow
(Source: Nearmap, April 2022)

SHEPHERD ORCHARD COMPLEX

Address	157 Eramosa Road East, Somerville
Significance	Local
Construction Dates	Late 1870s to circa 1913
Period	Late Victorian, Federation
Date Inspected	December 2020



Façade (north elevation) of the *Homestead*
(Source: realestate.com.au, May 2015)

Statement of Significance

What is Significant?

The *Shepherd Orchard Complex* at 157 Eramosa Road East, Somerville, is significant. It encompasses a cluster of three buildings related to the early development of the place – a *Cottage* (late 1870s/80s), a *Timber Outbuilding* (late 19th century), and *Homestead* (circa 1914). The property formed part of a larger Crown Allotment that was selected by William Henry Shepherd, the eldest son of an early Somerville orchardist and nurseryman, William Andrew Shepherd, in 1879. The *Cottage* is believed to have been built soon after in the late 1870s or early 1880s, when William began developing his selection as an orchard/nursery while continuing in partnership with his father (W.A. Shepherd & Sons) at their widely known Somerville enterprise, 'Perfections Nursery'. The *Timber Outbuilding*, which likely served as a packing shed and/or barn, was also likely erected in the late 19th century. The more substantial house was built in circa 1913. The complex and selected allotment remained in possession of the Shepherd family until at least the 1970s.

The significant elements at the *Shepherd Orchard Complex* are:

- *Cottage* – primary roof (likely gabled), verandah, walls of weatherboard, and original openings (excluding the central door itself),
- *Timber Outbuilding* – gabled roof, short-sheet corrugated metal, 'bush poles', walls of unpainted weatherboard, attached skillion volume (west elevation), and
- *Homestead* – gambrel roof, timber finials, three brick chimneys, exposed rafter ends, hipped verandah, cast iron frieze and brackets, square timber columns, and remaining original windows and doors.

Other buildings at the place, including the carport, garage (attached to the south elevation of the *Timber Shed*), chicken pen, and rear shed, and all landscape elements are not significant.

How is it Significant?

The *Shepherd Orchard Complex* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Shepherd Orchard Complex* is of historical significance as a good and generally intact illustration of its type in the Somerville area, that of a small cluster of multi-phase residences with a voluminous outbuilding, which had materialised over the late 19th and early 20th century in response to the maturation of the orchard. Examples of such complexes with different layers of development are now less commonly found in the municipality but reflect an important land use and orchardist way of life. The selector William Henry Shepherd belonged to a foremost fruit-growing family in the area and was himself well-known in orchard circles as a partner in the famed Perfections Nursery and for his involvement in the Somerville Fruitgrowers' Association. The contrast between the modest *Cottage* and the commodious *Homestead* is expressive of the shift in orcharding fortunes from the late Victorian and Federation periods and the consolidation of agricultural activity in the district. (Criterion A)

The *Shepherd Orchard Complex* is of representative significance for the capacity of the *Cottage*, *Timber Outbuilding*, and *Homestead* to be appreciated, both individually and collectively, as part of an evolved traditional farmstead and broader agricultural landscape. The *Cottage* is evocative of the modest dwellings constructed by selectors in the foundational phase of orcharding in the area. Its contrast with the larger, more comfortable *Homestead* is reflective of rising quality of life and greater diversity of domestic design in the Federation period. As an example of the Victorian Survival mode, an uncommon example in the municipality, the *Homestead* displays a distinctive blending of classicised/filigree elements (proportions, symmetry, cast iron frieze/brackets) with then more contemporary design trends (gambrel roof, exposed rafter ends). The considerable *Timber Outbuilding* presents as a late 19th-century utilitarian packing shed and/or barn with a 'bush poles' frame emblematic of vernacular carpentry traditions, which is now rare at the level of an outbuilding in the municipality. The consistent material palette of timber and corrugated metal sheeting is a unifying element across the complex. (Criterion D)

Description

The *Shepherd Orchard Complex* is situated on the south side of Eramosa Road East in rural surroundings near the middle of a large, undulating rectangular allotment. Public realm views of the buildings are limited due to their deep setback from the road and the presence of an array of mature trees, most of which appear to have been planted in the second half of the 20th century.

A brick-paved driveway provides access to the buildings. Its entrance is flanked by post and rail timber fencing, which is non-original. Metal fencing is mostly utilised elsewhere at the property. In the northwest part of the holding is a considerable artificial dam and the channelised Watson Creek runs the rear of the property, which is predominantly given over to paddocks.
The significant buildings that comprise the *Shepherd Orchard Complex* are described herein as the *Homestead*, *Cottage*, and *Timber Outbuilding*. The location of these places is depicted in the aerial photograph below, which is followed by specific descriptions. Non-significant outbuildings are not discussed.

Homestead (circa 1913)

The *Homestead* is situated at the end of the driveway and faces Eramosa Road East. It has a square footprint with a gambrel roof clad in non-original corrugated metal sheeting. Short eaves and exposed rafter ends are also apparent. There are three tall variegated (red/browns) brick chimneys with corbelled caps and expressed external breasts (pair on the eastern elevation, one on the west). There may have been the fourth chimney, forming a western pair. Both gable ends feature a timber finial and are clad in painted weatherboard.

A hipped verandah extends the façade of the *Homestead* (north elevation). It is original and supported by four squared timber columns, at least one of which has a classicised capital. The verandah has an elaborate metal frieze and brackets. Such a decorative element, which is likely original, references the older filigree tradition of the late Victorian period and bestows more of a transitional character to the *Homestead*.

The *Homestead* is of timber-framed construction and clad in painted weatherboard. Its façade is symmetrical with a central door (timber, four panelled) and flanking timber-framed, double-hung sashes. Such a balanced composition was less typical during the Federation period and is reflective of what can be termed the Victorian Survival mode. This approach – not uncommon in regional areas, where a level of design conservatism often held sway – saw the continuation of entrenched late 19th-century approaches (symmetry, cast iron decoration) alongside the more Arts & Craft-influenced characteristics of the Federation years (gambrel roof, exposed rafters).

Attached to the rear of the *Homestead* is a later addition skillion wing with a side verandah that partly extends along the west elevation of the original footprint. There is also a non-original gambrel-roofed volume linked to the south elevation of the skillion.



Aerial photograph of the *Shepherd Orchard Complex*, facing south
(Source: Nearmap, February 2021)

Cottage (late 1870s/80s)

The *Cottage* is a modest building located on the northeast side of the driveway as it hooks into the centre of the *Shepherd Orchard Complex*. Its rear and southeast (side) elevation has been effectively encased by plantings, which obscure its roof form. However, a gable roof form is presumed based on typology and the evidence of a historical aerial photograph (see below). It is likely clad in corrugated metal sheeting (initially, possibly timber shingles). It is not evident whether a chimney/s or rear volume, such as a lean-to, is present.

There is a skillion verandah to the façade (southeast elevation) of the *Cottage*. It likely extended the entire width of the frontage, although a small section of the roof (northeast) now appears to be missing. A pair of unpainted square timber posts support the verandah, which has a deck of timber battens.

The *Cottage* is of timber-framed construction and clad in unpainted weatherboards (probably square-edged) and corner stop (vertical strip of timber). It is indicative of the simplified, symmetrical timber cottage common over the mid-to-late 19th century in country Victoria, featuring a central entrance (interwar door) flanked by timber-framed double-hung sashes. It is not apparent if there are other openings in the building. Detailing appears restrained with only some lightly moulded framing evident. While architecturally unassuming, such a cottage would likely have presented as a respectable building in the context of 1870s/80s Somerville.



Façade (southeast elevation) of the *Cottage*, facing north towards Eramosa Road East
(Source: realestate.com.au, May 2015)

Timber Outbuilding

The *Timber Outbuilding* is located perpendicular to the south side of the driveway's end. It was likely constructed as a combination packing shed/barn for the Shepherd family's orchards and relates to the 19th-century development phase of the place when the orchards were mature enough to bear fruit.

It is a double-height building with an elongated, rectangular footprint capped by a gabled roof clad in short-sheeted corrugated metal, which is likely early fabric. A skillion volume is attached to the west elevation. The latter was also visible in the 1957 aerial photograph (see below) when it was replicated in the east. This lean-to volume has since been removed, exposing the west elevation of the gabled form.

Thick bush poles set in the ground are evident as a component (likely main) of the *Timber Shed's* structural framing. Bush poles were commonly pit-sawn, split or axed and associated with the bush carpentry tradition, which infers a 'make do' approach to building. Such an approach was common – often by necessity – in rural contexts, particularly earlier phases, and generally utilised local timbers.

Visible walls are clad in unpainted weatherboard, some of which appears to be of different lengths. The concrete floor is a later addition.



East elevation of the *Timber Shed* facing towards Eramosa Road East
(Source: Source: realestate.com.au, May 2015)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. At its initial survey, the fluctuating locality that came to be known as Somerville was described as thickly wooded and traversed by various waterways. This area formed part of a 15,000 acres (6,000ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

From about 1858, when the Parish of Tyabb was demarcated, small-scale selectors moved into the area, clearing and fencing a patchwork of agricultural allotments.[1] The nucleus of a small community emerged initially along the intersection of Eramosa and Lower Somerville roads, which was quickly referred to as 'Somerville'. Within a decade, the hamlet was classed as a 'postal township' with a district population listed as 120.[2]

Over the late 19th century, the locale's reputation for orcharding and tree nurseries intensified. It became a key stretch of a notable commercial fruit-growing belt in Victoria that stretched south to Tyabb and Red Hill. This primary industry was encouraged by government support, favourable climatic and soil conditions, and the establishment of the Somerville station along the Frankston-Stony Point line in 1889, which linked the growers to metropolitan and international markets. The arrival of the rail triggered subdivision and civic/commercial development in the station's vicinity, which became the new focal point for a township.

After a campaign from the local progress association, Somerville was gazetted as a township in October 1901.[3] A few years later, the municipal offices of the Frankston and Hasting Shire were relocated to the township (1903).[4] In 1905, the township's population was recorded as 160 with another 350 people spread across its extensive, well-tilled hinterland.

The adoption of more efficient farming practices and cool storage technologies led to boom conditions for orcharding during the Federation years. While still arduous and laborious, orcharding life for some became more profitable and a lynchpin of the region's economy, community and self-identity. This shift from the formative, often subsistence, phase of cultivating fruit trees and mixed farming was reflected in more handsome and permanent buildings, including more respectable orchardist and township houses:

> Somerville has always ranked as one of the more important apple and pear growing districts of the State, and if one is to judge by the rapidity with which the bush land of the district is giving place to neatly planted orchards, this centre is in no fear of falling from grace as one of the largest fruit-producing settlements in the south …[5]

Both *St Andrews Church* (1904, HO279) and *Mechanics Hall* (HO316, 1891/1916) also date from this growth period. At the height of the orcharding industry, in the early 1920s, the township swelled to over 600 before plateauing over the late interwar and postwar periods. In the 1960s, as the region industrialised and many multigenerational orchardists shifted east to Gippsland, Somerville was earmarked by planning authorities as an urban growth centre. In subsequent decades, its built footprint has far exceeded that of the historic township.



'Township of Somerville', Station Street
(Source: *Weekly Times*, 12 June 1926, p52)



'Pruning pear trees', Somerville
(Source: *Weekly Times*, 12 June 1926, p52)

1 *Country Lands, Paris of Tyab (Tyabb)*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/160165
2 Robert P. Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p31
3 'Somerville, *Mornington Standard*, 13 June 1901, p2; and *Mornington Standard*, 31 October 1901, p3
4 'News of the Week', *Mornington Standard*, 6 December 1902, p2; and *Australian Handbook*, Gordon and Gotch, 1905, p479
5 'Fruitgrowing', *Australasian*, 10 December 1921, p13

Place-Specific

The subject land derives from Crown Allotment 14 in the Parish of Tyabb, Country of Mornington. This ultimately 174 acres (70 ha) holding was selected by the twenty-one-year-old William Henry Shepherd in 1879.[6] At its initial survey, it was described as 'Good agricultural land', 'thickly wooded' with 'Gums & honeysuckles'. Prior to its selection, this area formed part of the 15,000 acres 'Bangunyan' (an approximation of a Bunurong word) pastoral run.



Extract from an early map of Tyabb Parish with the eventual extent of Crown Allotment 14 shaded red – at this stage it was shown as larger (234 acres) and had not been selected by Shepherd
(Source: J.K. Deck, *No. 110 Country Lands*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/107787)

William Henry Shepherd (1854-1913) was the oldest son of William Andrew Shepherd (1826-1909), who had arrived in Victoria from England in the early 1850s as a trained horticulturalist. Shepherd Senior worked as a gardener in the Melbourne Royal Botanic Gardens before selecting Crown Allotment 12 in the Parish of Tyabb in 1862. His family was one of the earliest to establish orchards in the Somerville area, noting the favourable climatic and soil attributes for fruit growing. Shepherd Snr imported fruit trees from England and established a 'pioneering' nursery that became regionally prominent, specialising in 'ornamental' and apple trees, including cultivating the nationally famed apple variant 'Shepherds' Perfection'.

By the early 1880s, Shepherd Snr had brought both of his sons, William H. and George Edward Shepherd (1859-1932), into partnership, running 'Perfections Nursery' at Crown Allotment 12 under the trade name as W.A. Shepherd & Sons.[7] The Shepherd men were prominent practitioners and advocates for fruit growing in the district. William, in particular, was a noteworthy figure in the Somerville Fruitgrowers' Association – an influential local organisation well into the 20th century. As part of the financing of the centennial publication *Victoria and its Metropolis* (1888), a wide array of figures of varying note was offered the opportunity to submit a brief biography for volume 2 on the proviso they agreed to purchase two copies of the work. William was one of six men in the Somerville area who was selected and participated:

6 Selection file, 626/P0000, VPRS 5357, PROV

7 *Early pioneer families of Victoria & Riverina*, p246; 'Progressive Somerville: The Nurseries and Orchards', *Mornington Standard*, 25 June 1896, p3

> [*William H. Shepherd*] is a native of this colony, born in South Yarra. He went to Tyabb in February 1860. When twenty-one years of age he selected 175 acres of land [*Crown Allotment 14*], and commenced business as a market gardener. The land on which he is located now is his freehold property, and he finds the soil suitable for all kinds of nursery plants, and of fruit, with the exception of oranges and lemons. Mr Shepherd is married, and has a family of two sons.[8]

William H. Shepherd's selection of Crown Allotment 14 may have been part of a broader family strategy to enlarge their orcharding/nursery holdings in the district. An 1882 article in the *Leader* outlining the growth of the fruit industry in the Somerville area commented that the Shepherd family:

> now possess about 400 acres, 175 acres [*that is, Crown Allotment* 14] having been selected by the eldest son five or six years ago. In this selection is an orchard of nine acres planted four years ago. The two older orchards contain fourteen acres, besides four acres devoted to a tree nursery. The oldest of these orchards surrounds the house, the other is half a mile away, and the new ground better than a mile in the opposite direction, so that the orchards are a good distance apart; but people in the country think little of such a distance; they jump upon a horse, and, flying off in a canter, are soon at the end of their journey and back again.[9]

An earlier article in the *Australasian* described William H. Shepherd's selection as 'similar in character' to the main nursery/orchard with 'fruit-growing and fruit-tree raising having been made the principal business':

> The nursery stock, about 20,000 trees, occupying close upon nine acres, forms a very fine sight. The health of the trees is perfect; there are no indications of fungoid or other affections. Apricots on cherry plums (the best and hardiest stock) are making vigorous growth; nor can less be said of any of the stock in this clearing.[10]

In light of the above *Leader* article's reference to orchard cultivation commencing at Crown Allotment 14 in the late 1870s, it seems likely that William actively took up this large property soon after his selection. Under the *Land Act 1862 (*Duffy Act) provisions, selectors could acquire land under a lease arrangement before exercising their right to purchase. The lessee was required to improve the value of the holding, such as through cultivation, fencing, or the provision of a habitable building (although this clause was withdrawn in 1863).[11] William purchased Crown Allotment 14 outright in 1885.[12]

The *Cottage* was likely the first dwelling erected at the property by William for his emergent orchard. He married Lucy Shepherd (*née* Brunning) (1861-1938), the daughter of another celebrated Somerville nurseryman, in 1882 with whom he had three sons and a daughter over the decade.[13] The one-room *Cottage* appears to have been their family home.

The *Timber Shed* was probably built after the cottage as the orchards came into maturation as a private packing facility for fruit, likely during the late 19th century.

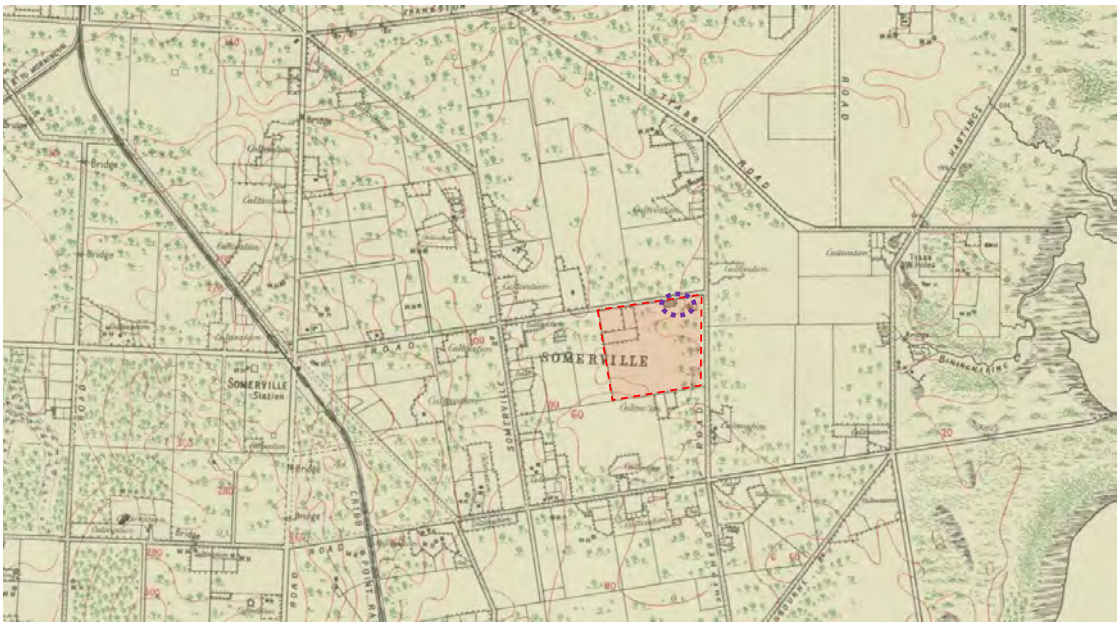
The more sizable *Homestead* was constructed around 1913.[14] Its comparative architectural fineness and permanence were demonstrative of the Shepherd family's consolidation at the property as well as the uptick in prosperity experienced by many of the long-tenured Somerville orchards during the Federation years due to an embrace of cooling technologies and enhanced rail access to Melbourne and international markets for fruit and produce.

William apparently kept a diary between 1884 and 1900, which has been archived at the State Library of Victoria.[15] At his death in 1913, William's probate listed his main assets as the 174-acre holding (Crown Allotment 14), upon which was a six-roomed 'wooden dwelling', the *Homestead*, a 'detached building' of three rooms, likely the *Cottage*, and 'usual outbuildings', which probably included the *Timber Shed*. His orchard at this point was listed as 'about 30 acres'.[16]

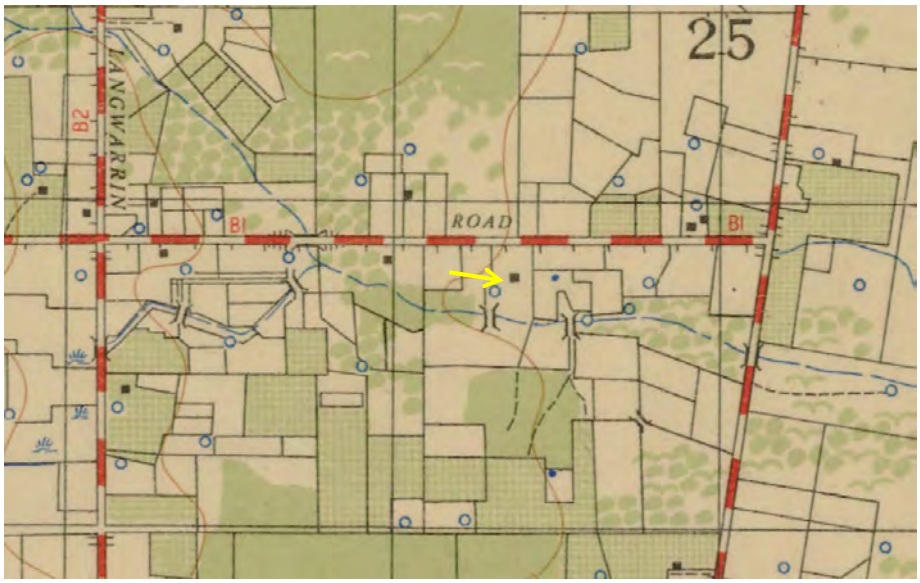
The orchard/nursery was transferred to Lucy Shepherd and, William Andrew Shepherd (sometimes listed with the middle name Henry), the oldest son. In 1938, the second son, George Ernest Shepherd, became the proprietor.[17] During the 1940s,

8 Alexander Sutherland, *Victoria and its Metropolis*, vol. 2, 1888
9 'Orchards in the Western Port District', *Leader*, 11 February 1882, p9
10 'The Mornington Orchards And Fruit-Tree Nurseries', *Australasian*, 29 January 1881, p25
11 Phillipa Nelson and Lesley Alves, *Lands Guide: A guide to finding records of Crown Land at Public Record Office Victoria*, PROV, 2009, p50
12 Certificate of Title, vol. 1792, folio 368
13 William Andrew Shepherd (1885-1961), George Ernest Shepherd (1889-1969), and Isabel Elsie Shepherd (1887-1954) – Public family tree, ancestry.com.au
14 The evidence in the rate book (Shire of Frankston & Hastings) is difficult to interpret due to the scant details included
15 At the time of assessment, this manuscript was unable to be sourced by SLV staff.
16 Valuation £2,182 - William H. Shepherd: Grant of probate, VPRS 28/P0003, 128/703, PROV
17 Certificate of Title, vol. 1792, folio 368

Perfections Nursery relocated to Moorooduc, with the Shepherd family acquiring part of the Two Bay Nursery.[18] The *Shepherd Orchard Complex* property was broken up in the late 1970s amongst family members.[19]



Survey of Somerville area, dated 1891, with Crown Allotment 14, then owned by William Henry Shepherd, shaded in red
Note spaced trees symbolise 'light timber' – unusually for this generally accurate map no buildings are shown at the site, although they may be included in the small 'cultivated' section circled in purple
(Source: T. Slater, *Mornington Peninsula – Frankston Mornington Hastings*, VPRS 8168/P0002, M/DEF58, PROV)



Map of Somerville, dated 1943, area with the *Homestead* indicated by the yellow arrow – refer to link below for legend
This map does not appear to have generally marked outbuildings
(Source: Australia 1:25 000, no. 859-5, zone 7, Victoria, Somerville, SLV, http://handle.slv.vic.gov.au/10381/116674)

18 Graeme Butler & Associates, *Hastings District Heritage Study*, *Volume 2,* Mornington Peninsula Shire Council, 2001, p22
19 Certificate of Title, vol. 9443, folio 224

The aerial photograph below, dated 1957, depicts the original footprint of the *Shepherd Orchard Complex* buildings. Note that the rear volume to the *Homestead* appears to have been replaced or heavily modified by the extant rear wing.



Aerial photograph of the *Shepherd Orchard Complex*, dated 1957
(Source: *Flinders Base Map Project*, Run 3, Frame 27, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Comparative Analysis

Few rural places in the Mornington Peninsula included in the Schedule of the Heritage Overlay (HO) illustrate multiple surviving layers of development in the manner of the *Shepherd Orchard Complex*. The *Wilson Farm Complex, Trees* (HO272) at 114 Coolart Road, Tuerong, is an example with a mid-1920s timber Federation Bungalow house and gabled packing shed (date unclear) apparent. For the most part, the orchard-related sites in the district only comprise a single period residence, generally Federation or interwar, or a mid-Victorian dwelling (sometimes of 'primitive'/vernacular construction), which has sometimes been much altered and reclad in weatherboard.

The late 1870s/early 1880s *Cottage* at the *Shepherded Orchard Complex* reflects a once common form of housing in the district; small dwellings constructed from a frame of timber studs or lights posts and clad with sawn weatherboards with a roof of short-length corrugated metal sheeting or, possibly, shingles (few if the latter remain). Such buildings stemmed from the rural cottages of English farm labourers and proliferated in Melbourne and across its hinterland from the 1840s as the local steam sawmilling industry proliferated, fed by the mass importation of softwoods.[20] Itinerant carpenters or owner-occupants often constructed these cottages by cost and labour-effective rule of thumb and emphasis on well-tried proportions.

[20] Robert Moore and Sheridan Burke, *Australian Cottages*, Landsowne, 1993, passim

Other comparable heritage-listed early houses in the municipality are:

- *Koonoona*, 51 Merricks Road, Merricks (VHR/H695, HO137). An unusually well-preserved 1860s selectors cottage of interesting vernacular construction with a hipped roof clad mostly in Morewood & Roger's galvanised iron tiles and weatherboard additions. Partially concealed from the public realm.
- *Hut*, 10 Sandy Road, Fingal (HO226). Symmetrical two-roomed wattle-and-daub cottage with remnant six-paned sashes, believed to be early 1860s. Visible from Sandy Road.
- 565 Tucks Road, Shoreham (HO96). A 1860s cottage of 'primitive' construction (slabs, saplings, packed and plastered mud, shingled roof) with a hipped roof located above Stony Creek at an exceedingly deep set back from Tucks Road (remote views are attainable from Frankston-Flinders Road).[21]
- *James Grant Farm Complex*, 138 Eramosa Road, Somerville (HO278). A circa 1863 gabled weatherboard cottage, believed to be much altered, and concealed from the public domain.
- *Little Breda*, 3 Byrnes Road, Shoreham (HO36). Aa small gabled roofed, weatherboard cottage with symmetrical façade (multipaned windows) and return verandah (shielded from the street by front hedge and cypresses). Some Italianate detailing (bracketed cornice). It may date from the 1860s and is considered the earliest remaining residence in Shoreham.
- *Tuck House*, 4404 Frankston-Flinders Road, Flinders (HO84). A humble dwelling with a transverse gabled roof clad in corrugated metal sheeting (authentic if not original), possibly constructed of wattle and daub but clad with beaded and square-edged timber boards. Built around 1870 by Henry Tuck, a regionally prominent farmer. Not visible from the public realm but appeared intact (symmetrical front, multipaned windows) at its last assessment.[22]
- 43 Lower Somerville Road, Somerville (recommended for a HO in this study). An early 1860s selector weatherboard dwelling in the 'miners' cottage' typology of a double gable (with the rear likely an addition) with distinctive zigzag side roofline. Also, symmetrical and verandahed but with a more elaborate four-panelled timber door with flanking sidelights. Visual relationship with a postwar house (not significant).

There are several private and government/co-operative cool stores and packing sheds subject to HOs in the municipality; however, those known are all derived from the 20th century. The *Timber Shed* (dating requires confirmation) is then a rare survivor of the 'rude' bush carpentry type of packing shed or barn in the district.

There are several instances of Federation period orchardist houses affected by a HO in the municipality. In general, such residences present as generally more restrained timber versions of the Arts & Craft or Queen Anne-style residences constructed in Melbourne at the same time. Like their urban/suburban counterparts, the Mornington Peninsula equivalents reflected an engagement with decorative timberwork and the creation of a pleasing picturesque composition. However, the orchardist homes tended to have less complex roof forms and plans. Instead, gambrel roofs clad in 'tin' (corrugated metal sheeting) were favoured, along with verandahs and walls of weatherboard. The largest and most finely detailed instance of the Federation timber type in the locale is the *Somerville Private Hospital (Former)* at 18 Eramosa Road (HO276), built in 1913. No other instances of the Victorian Survival mode – as illustrated by the *Homestead* at the *Shepherded Orchard Complex* – have been noted in the district, although such an approach was not uncommon in rural areas.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'House, trees', 157 Eramosa Road East, Somerville, p613

21 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, p91 (3 Byrnes Road) and p228 (565 Tucks Road)
22 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, p211

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (Timber Shed)
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Shepherd Orchard Complex* at 157 Eramosa Road East, Somerville, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial image below, which is defined by a polygon that extends from the building line of the *Homestead* to Eramosa Road East and to the property boundary in the east, and west of the *Timber Outbuilding* by a nominal 10 metres and in line with its rear elevation (excluding the rear addition to the *Timber Outbuilding*).



Recommended extent of the Heritage Overlay (red line) with the property outlined in yellow (Source: Nearmap, November 2021)

STOCKTON COOLSTORE (FORMER)

Address	1316 Frankston-Flinders Road, Somerville
Significance	Local
Construction Date	1955
Period	Postwar
Date Inspected	December 2020



(Source: RBA, January 2022)

Statement of Significance

What is Significant?

The *Stockton Coolstore (Former)* at 1316 Frankston-Flinders Road, Somerville, is significant. It was constructed in 1955 at the behest of two prominent orcharding families in the Somerville-Tyabb area – the Stockton and Dennett families – in place of a longstanding roadside kiosk/stall run by Alfred Edwin Dennett. The building operated as central storage, packaging, and retail point for the various orcharding properties run by the Stocktons and Dennetts into the late 20th century. Its commercial use continues into the contemporary period.

The significant elements of the coolstore are its original gabled and northern and western skillion-roofed forms, short-sheeted corrugated metal sheets (roof cladding), weatherboard-clad gable ends, slatted soffits, walls of battened fibre cement sheeting, including the broad rectangular pattern that characterised the frontage, and tripartite transom window above the main entrance.

Non-original elements, including signage, front verandah, southern metal-clad volume, fencing, and the car park, are not significant.

How is it Significant?

The *Stockton Coolstore (Former)* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Stockton Coolstore (Former)* is of historical significance as a private postwar example of its type. The outcome of two leading orcharding families in the Sommerville-Tyabb district, the Dennetts and Stocktons, seeking to centralise a core aspect of their fruit-growing operations. The storage, packaging, and sale of fruit are integral to the development of the locality. These themes are potently expressed by the municipality's remaining stock of coolstores. (Criterion A)

The *Stockton Coolstore (Former)* is of representative significance as a good and generally intact example of a private-enterprise coolstore. Its gabled and skillion-roofed form and utilitarian character are evocative of its type in the municipality and readily recognisable. Its battened fibre cement cladding is also reflective of its postwar origins and distinguishes the *Stockton Coolstore* from other timber or corrugated metal-clad instances of its type in the municipality. (Criterion D)

Description

The *Stockton Coolstore (Former)* is a large-scale building located off the west side of the Frankston-Flinders Road on the southern outskirts of Somerville in rural surrounds. Its setback has been largely hard paved over to the front part and is now employed for parking. Timber post-and-rail fences line the rectangular, generally level allotment.

The original form of the coolstore is comprised of the street-facing broad gable section and the attached skillion wings to the north and rear (west). The gable retains original or early short-sheeted corrugated metal cladding, while the skillion sections have contemporary continuous metal sheeting. The gable ends are clad in painted timber weatherboards and have a slatted soffit. Bands of skylights in the northern skillion volume are likely non-original.

Signage at the building is contemporary but is located in traditional locations (gable end and middle row of the front-wall cladding).

The walls of the coolstore are predominantly clad in painted battened fibre cement sheeting arranged, for the front elevation (elevation), in a wide repeated rectangular pattern. This cladding is likely original or has been replaced in kind. The base course was initially uncovered with timber stumps visible; however, by 2020, this element had been concealed with timber boards and sheeting, creating a more defined plinth. The same sheeting is evident on the skillion volume's north and south elevation, although some vertical-orientated sections are included. The rear of the building was not inspected.

Surmounting the main double-width entrance in the façade (northern skillion wing) is a timber-framed transom window with a tripartite arrangement. This element is likely original. There are at least two large openings in the north and south elevations of the original skillion wings (likely loading bays), which have metal doors and are original. Sliding windows in these walls appear to be later insertions.

The skillion-roofed verandah at the main entrance with concrete slab deck and the cubic metal-clad volume attached to the south elevation of the coolstore are contemporary additions.

The coolstore operates as a retailer of fresh vegetables and fruit (the 'Sommerville Greengrocer' at the time of assessment).



Aerial photograph of the *Stockton Coolstore (Former)* with the original roof shaded red
(Source: Nearmap, February 2010)



Circa 2019 photograph of the *Stockton Coolstore (Former)* frontage, prior to the enclosure of the base course.
(Source: courtesy of the Mornington Peninsula Shire)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[1] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[2]

From the late 1850s, these pastoral runs were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[3]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the 1860s and 1870s, apple and pear growing became well-established between Somerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. The opening of the Stony Point railway (1889) provided rapid access to the Melbourne and overseas markets, which made the industry highly profitable.[4] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Small (3 to 10 acres) and large (30 to 60 acres) orchard holdings worked by families, often for several generations, predominated. The industry also employed a multitude of itinerant workers – mostly female – in the laborious tasks of fruit picking and packing.

In Red Hill and Main Ridge, many workers were recent immigrants from Italy and later brought land in these localities, forming a distinct presence.[5] From the early 1900s, the widespread adoption of refrigerated cool stores in the area supported a veritable boom in the district's fruit-growing industry, making it one of the largest in Victoria. Cool stores were vital as they allowed growers to store their products safely until the market was favourable. State government incentivised fruit production, including constructing many of the largest cool stores. These were soon taken over by local co-operatives, which continued to build new stores and develop those existing into the postwar period. As the scale of production increased over the 20th century, the number of packing sheds – both related to co-operative cool stores or erected on private land – increased.[6] Orcharding remained the region's mainstay until the 1970s when industrial and residential development and the proliferation of hobby farms began to push many fruit growers eastwards into Gippsland.[7]



Posed scene within Somerville's Packing Shed (demolished), 1940s. (Source: Somerville, Tyabb & District Heritage Society via Culture Victoria, available online)

1 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
2 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
3 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
4 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9
5 Jill Phillips, 'History Corner: Little Italy', *Hill 'N' Ridge*, July 2018, Issue 57, p9, available online
6 Leila Shaw, *She's Apples: a history of fruit tree nurseries, orchards & cool stores, 1853-1994*, Tyabb, 1996, p6
7 'Tyabb', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 43 of the Parish of Tyabb, Country of Mornington. This approximately 94-acre (38 ha) was acquired by the Irish-born Loughlin Lawrence Counsel in late 1872.[8] A surveyor and civil engineer, Counsel (1792-75) was a prolific buyer of land during Tyabb's early sales.[9] At its survey in the late 1850s, this property formed part of a stretch of plain characterised as 'Excellent pasture lands, thickly wooded, with Gum cherry and lightwood.'[10]

The early titles for Crown Allotment 43 are difficult to interpret; however, in 1886, it was transferred to George Thornell (1852-1913), a member of a prominent Somerville/Tyabb-based family of early orchardists and nurserymen.[11] Thornell broke up the holding over the late 1880s but retained the northern half, including the subject land. At his death in 1913, this property ended up in the possession of his son, Henry Ernest Thornell (1880-1974).[12] It is not known whether either of the Thornells actively developed the property. The major orcharding/agricultural estates of both are believed to have been elsewhere.

Henry Thornell transferred the property to Sidney Wilmot Croft (d. 1937), of 'Messrs Croft Bros store' (spirits and groceries) in Somerville in 1919. Alfred Edwin Dennett was then listed as the owner in 1928.[13] It is likely that Dennett had been leasing the land for several years prior from Croft, possibly as early as 1920, when he was identified in the regional press among the 'who's who' of orchardists on the Mornington Peninsula, which also equates with his appearance in the *Sands & McDougall's Directory of Victoria* for the first time the following year.[14] Dennett developed the holding as a prize-winning apple orchard and dairy, selling his produce from a roadside stall/kiosk that the *Stockton Coolstore (Former)* later replaced.[15]

Alfred E. Dennett (1886-1971), born in Sussex, England, immigrated to Melbourne in around 1913-15 with his younger brother, both gave their profession as gardeners.[16] Alfred is understood to have also served in the British navy – starting at age 15. His wife, Rosa Eleanor Inkpen (married 1912), with whom he had eight children, followed him to Somerville later.[17]





(Above) Alfred E. Dennett with daughter, Sylvia (May), out the front of their popular roadside stall/kiosk, believed to have been at the subject land.
(Source: Shirley Davies, Beryl Stockton and Pauline Esler, *Hastings – People and Places*, vol.2, Hastings-Western Port Historical Society, 2006, p36)

(Left) 'Mr A. E. Dennett of Somerville with his case of Jonathans chosen as the best in the Melbourne Town Hall this week. The apples will be sent to the King'. Expertly packed by his daughter Rose Stockton, early 1930s.
(Source: Hastings-Western Port Historical Society, MP Local History Network)

8 *Tyabb Country of Mornington*, T125, PROV, VPRS16171, PROV
9 Public family trees, ancestry.com.au
10 *Plan of the Parish of Tyabb, Country of Mornington*, 1858, T124, Put-away maps, Landata
11 Certificate of Title, vol. 1505, folio 898
12 Certificate of Title, vol. 1697, folio 386
13 Certificate of Title, vol. 3818, folio 475
14 'The Somerville District', *Mornington Standard*, 24 September 1920, p4; *Sands & McDougall's Directory of Victoria*, 1921, p1299 (there was generally a year or so lag between a change in address for listing in the *Directory*)
15 Shirley Davies, Beryl Stockton and Pauline Esler, *Hastings – People and Places*, vol.2, Hastings-Western Port Historical Society, 2006, p37
16 Davies, Stockton and Elser, *Hastings – People and Places,* pp36-7
17 Davies, Stockton and Esler, *Hastings – People and Places*, p37

In 1935, Dennett's oldest daughter, Rosa, married Alfred ('Alf') Stockton, a member of another well-known orchardist family in the Somerville-Tyabb area.[18] By the postwar years, the Dennetts and Stocktons apparently decided to establish a building as central storage, packing, and sales point for their collective produce, drawn from several orcharding developments in the broader area. The well-known location of the Dennett roadside stall/kiosk was selected as the site. A local contractor, Perc Twyford, was engaged to construct the existing coolstore, which occurred in 1955.[19]

A year after construction, A.E. Dennett excised the coolstore from his orchard property, with ownership transferred to three of his children – Alfred, Kenneth, and Frederick – all of whom were listed as orchardists.[20] Purportedly, the place rapidly became known as 'Stocktons Coolstore' as it was run by 'Alf' and Rosa Stockton into the late 1960s. Their descendants continued to operate it over the late 20th century and into the contemporary period.[21]



1957 aerial photograph of the *Stockton Coolstore*, circled in red. The primary gabled form with skillion attachments in the north and west (rear) are apparent. Note that the building was initially accessed from the north via the driveway to the Dennett orchard/homestead.
(Source: *Flinders Base Map Project*, Run 5, Frame 205, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Comparative Analysis

The dominance of orchards in the central and western parts of the Mornington Peninsula between the 1860s and late 20th century resulted in a distinctive cultural landscape of orchards, planted wind-breaks and shelterbelts, damns, roads and tracks (some unsealed), railways, orchard residences, and corrugated water tanks. Prominent among built elements are the remaining cooling stores and packing sheds. These buildings, generally gabled and clad in weatherboard, fibre-cement ('fibro'), corrugated

18 'Wedding. Stockton-Dennett', *Argus*, 20 September 1935, p11
19 'Historic Western Port Retail Site', *Western Port News*, 26 February 2020, p8
20 Certificate of Title, vol. 3818, folio 475
21 'Historic Western Port Retail Site', *Western Port News*, 26 February 2020, p8

metal sheeting, or a mixture, feature double doors (often sliding) for ease of access and range widely in scale. Such sheds were designed as functional buildings that could be enlarged with skillion-roofed volumes or extended.

Differentiating between a coolstore building and a packing shed requires documentary evidence, local knowledge, or an internal inspection. In many cases, both packing and refrigerated storage functions were combined under the same roof. Generally, coolstores often incorporate more elaborate components and internal spatial arrangements, such as cooling towers and chambers, engine rooms, offices, etc.

Coolstores developed over the 1910s and 1920s in line with advances in refrigeration technology. These buildings contained at least two chambers, with packaged fruit placed in the first compartment at outside temperatures and slowly cooled before being transferred to the main chamber, which kept the fruit at an unchanged temperature. Such a process – of which there was a myriad of variations – dramatically improved the condition of the fruit and prolonged its seasonal availability, enabling orchardists to supply distant markets and better manage supply and demand.[22] Various insulation methods for the chamber walls were employed, with some evidence that packing the walls with wood shavings was common on the Mornington Peninsula. High ceilings and specialised duct and ventilation systems are also standard internal features of coolstores.

The state government appears to have constructed the first coolstore in the district at Tyabb in 1914. Local agricultural co-operatives took advantage of changed legislation in 1915 to acquire government coolstores and run them on a communal basis as well as construct new coolstore facilities (Somerville, Hastings, Merricks North, and Red Hill), typically in the vicinity of the railway heads. The coolstores at Sommerville and Hastings have since been demolished. From the 1930s, in particular, some of the larger orchardists also constructed their own private coolstores.[23] There were an estimated 70 of these in the municipality by the mid-1960s.[24] Many appear not to have survived.

There are several coolstore buildings included on the Schedule of the Heritage Overlay (HO) for the Mornington Peninsula Shire. These include two of the former co-operative coolstores:

- *Former Government Cool Store*, 13 Peacock Road, Tyabb (HO313, part of HO289). A mammoth coolstore/packing shed complex with hipped, gabled, sawtooth, and skillion roofed sections close to Tyabb railway station. Walls are predominantly weatherboards. The sprawling building was established in 1914 to the design of the Public Works Department. Additions occurred during the 1920s and mid-1940s when it was operated by the local co-operative. The pre-eminent surviving example of its type in the municipality.
- [Red Hill] *Co-operative Cool Store*, 165 Shoreham Road, Red Hill South (HO314). Only the gabled corrugated metal appears to relate to the orcharding phase of the place. It was a packing shed built in 1930 to replace an earlier coolstore/packing shed that had been destroyed by fire. The new coolstore was a commodious detached weatherboard structure built immediately west, but it has since been demolished. There was also a railway siding at the rear.[25]

A small number of private coolstores are also subject to heritage protection:

- *Two Bays Orchard Packing Sheds*, 475 Moorooduc Highway, Moorooduc (HO139). A substantial collection of private coolstore and packing buildings associated with what was once the Peninsula's most extensive orchard developed, it is believed from the 1910s. The footprint and fabric are much altered.
- *John Brunning & Sons Complex, Trees*, 48 O'Neills Road, Sommerville (HO311). A large private gabled coolstore/packing shed of weatherboard and corrugated metal sheeting nearly encircled by a raised enclosed skillion loading platform, likely built circa 1931. The listing also includes two interwar bungalows and various trees.
- *The Barn, Merricks North Cool Store*, 51 Old Bittern-Dromana Road, Merricks North (HO310). A large postwar (1948) gabled coolstore building running lengthwise to the road with attached skillion volume in the west and north. Walls display a weatherboard dado and 'fibro' batten sheeting. Large, rectangular, multipaned windows are original. It was built for the Red Hill Co-operative to the design of a Box Hill architect, L.A. Young. There is an associated detached packing shed located to the east, but it is screened from the public realm.

22 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, p24
23 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p48
24 Shaw, *She's Apples*, p6
25 V.P.W., 'Fruitgrowing: Red Hill Cool Store', *Australasian*, 15 March 1930, p40

- *Devon Orchards Coolstore (Former)*, 1211-1219 Mornington-Flinders Road, Red Hill (recommended for a HO by this Study). A sizable gabled, weatherboard building constructed in 1939 for the noteworthy Jarman orcharding family as a private coolstore. It was the earliest private example of its type in the Red Hill area and notable for as the municipality's first totally automated coolstore.



Somerville Coolstore, destroyed by fire.
(Source: courtesy of Graeme Butler)



Red Hill Co-operative Packing Shed (left) and Coolstore (right, demolished). (Source: *Weekly Times*, 30 September 1933, p52)

The *Stockton Coolstore* is more readily compared with other private examples of its typology. The hulking government or co-operative built packing sheds and cool stores, which were often of double height and clustered in complexes, are effectively their own subset – reflecting public investment and pooled resources. The *Stockton Coolstore* is of a similar size and intactness level to other heritage-listed late interwar and postwar examples but is the only one entirely clad in fibre-cement sheeting, which is indicative of its mid-1950s construction. While likely a common instance of its type, the total number of interwar/postwar coolstores in the municipality has undergone attrition. These are prominent, often locally well-known buildings that make an important contribution to the cultural landscape of the Mornington Peninsula.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage* Study, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Stockton Fruit & Vegetables', 1312 Frankston-Flinders Road, Somerville, p614

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (batten sheeting and weatherboarding)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Stockton Coolstore (Former)* at 1316 Frankston-Flinders Road, Somerville, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, April 2022)

GLOSTERVILLE AND MORETON BAY FIG

Address	43 Lower Somerville Road, Somerville
Significance	Local
Construction Dates	1860s
Period	Mid-Victorian
Date Inspected	December 2020, March 2022



(Source: RBA, March 2022)

Statement of Significance

What is Significant?

Glosterville and Moreton Bay Fig at 43 Lower Somerville Road, Somerville, is significant. The front gabled section of the residence was constructed in the 1860s by the prominent orchardist/nurseryman John Thornell. The residence remained occupied by members of the Thornell family until at least the early 20th century.

The significant elements are the front gabled section of the place, including its associated brick chimney, intact walls of squared-edged weatherboards, convex-profile verandah roof with dentillated fascia and remnant cast-iron fringe and brackets, four-panelled door with sidelights (coloured glazing), toplights and transom window, and timber-framed double-hung sashes in the façade.

Also significant is the Moreton Bay fig (*Ficus macrophylla*) at the rear of *Glosterville*.

The rear parts of *Glosterville* are additions and not significant, excepting for the possibility that the middle-gabled section could contain elements of the original two-room wattle and daub wing (for instance, beneath sections of the weatherboard cladding). If such original elements come to light, further assessment should take place.

How is it Significant?

Glosterville and Moreton Bay Fig is of local historical, rarity, and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Glosterville and Moreton Bay Fig is of historical significance as a cottage dating from the 1860s in the Somerville area, a period in which the area was opened up for agricultural development. Surviving buildings dating from this early phase are rare in the locality and, more broadly, the municipality. The association between *Glosterville* as the family residence of John Thornell, a trailblazing orchardist and nurseryman in Somerville, is also of note. Weatherboard cottages like *Glosterville* were the formative basis of rural housing in the Mornington Peninsula and now form an important, evocative visual element within the cultural landscape of the district that reflects a way of life identified with 19th-century orcharding families. (Criteria A and B)

Glosterville is of representative significance as an example of a modest mid-19th century weatherboard, gabled cottage that would have once likely been common on the Mornington Peninsula. While requiring conservation work, it is generally intact. *Glosterville* is also distinguished from other more basic instances of its type by a greater articulation and detail, such as its verandah's dentiliated fascia, cast-iron brackets and fringe and the formal door unit with coloured glazing. Such elements, in nascent rural 1860s Somerville, would likely have bestowed some architectural standing to *Glosterville* – the residence of a successful, pioneering orchardist. The pairing of the cottage with the impressive backdrop canopy of the *Moreton Bay Fig*, which a member of the Thornell family likely planted, is picturesque. (Criterion D)

Description

Glosterville is a detached cottage situated well back from the east side of Lower Somerville Road on a large, generally flat, rural allotment. There is an area of lawn in front of the residence and the front boundary is run by a post and wire fence. Packed earth driveways are present on either side of the cottage.

Glosterville is comprised of three parts. At the front is a traverse gabled-roof section that dates from the 1860s, which is readily visible from Lower Somerville Road. The middle volume, which has a broad gable, is believed to have replaced an original wattle and daub wing, likely in the early 20th century. It is possible that some or all of the wattle and daub fabric was incorporated (clad over). This potentiality should be investigated further if change is proposed to this section. At the rear is a low-pitched or flat-roofed lean-to, also an addition.

All three parts of *Glosterville* are visible in the 1957 aerial photograph (the earliest available). The coupled gabled form has parallels with the 'Miners' Cottage' typology (zigzag side roofline) that often-reflected different construction phases, with new wings erected as required/allowed (family expansion, rising prosperity, etc.). In the case of *Glosterville*, heritage significance is only attributed to the front gabled section, the earliest surviving part.

Glosterville's gabled and skillion/flat roofs are clad in continuous corrugated metal sheeting.

At the rear of the front gable, now at the south end of the valley formed by the pair of gabled roofs, is a red brick chimney with a projecting cap. It is presumed an original or early feature related to the significant part of *Glosterville*. There is another brick chimney at the rear of the skillion volume. Its straight shaft suggests it is a mid-20th century element.

The original section is of timber-framed construction and clad in square-edged weatherboard with corner stops. Boards on the south elevation appear to be replacements. Remnant paint – a cream or light stone colour – is visible on the upper part of the façade and the side walls. It may not be original; however, the weatherboards would have been painted initially. The middle and rear sections are also clad in weatherboards.

A verandah runs the full length of *Glosterville's* frontage. It has a convex profile roof of corrugated metal sheeting, which is set below the eaves. The verandah retains its dentillated fascia and decorative cast-iron brackets and fringe, although both have missing sections. The existing stop-chamfered timber posts are similar to the original, albeit without their capitals. No floor is evident from the public realm. An undated photograph of the façade (see Place-Specific) appears only to show a raised verandah floor with bullnose edging in front of the door and possibly to the south, which would be unusual.

As typical of cottage design in the mid-Victorian period, Glosterville has a symmetrical façade. For the scale of the residence, the central entrance unit is relatively elaborate, featuring a mid-waisted four-panelled timber door, sidelights with coloured (indigo, burgundy) glazed panels (note upper/lower glazing bars), and a transom window with adjacent toplights. The door's architrave gestures to flanking columns through the inclusion of timber capitals. Adjacent to the door is a timber nameplate ('Glosterville'), which presumably dates to the Thornell's occupation (which continued into the 20th century).

On either side of the door are timber-framed, double-hung sashes. Their glazing is obscured by plywood boarding in parts but was initially known to have been two-paned (see Place-Specific). There are no openings in the side walls of *Glosterville*.

Glosterville appears to be in a state of disrepair, likely due to non-use, and there are signs of subsidence in the front wing. Nevertheless, it could be conserved, particularly with traditional carpentry techniques.

A mature Moreton Bay Fig (*Ficus macrophylla*) is located a few metres behind *Glosterville*. It has a thick, buttressed trunk and impressive canopy, a highly visible backdrop element to the dwelling from the public realm. South of the *Glosterville*, separated by the driveway, are two pairs of tall cypresses and Norfolk Island Pines (*Araucaria heterophylla*). The cypresses likely date from an earlier phase and are visible in a 1957 aerial photograph, with the pines probably following afterwards.

In the vicinity of the cottage are several other buildings, which are not included in the heritage overlay, including a 1960s brick and hipped-roof house (north of the cottage) and corrugated metal-clad outbuildings (largely obscured).



Close-up of *Glosterville's* façade
(Source: RBA, March 2022)

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. At its initial survey, the fluctuating locality that came to be known as Somerville was described as thickly wooded and traversed by various waterways. This area formed part of a 15,000 acres (6,000ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

From about 1858, when the Parish of Tyabb was demarcated, small-scale selectors moved into the area, clearing and fencing a patchwork of agricultural allotments.[1] The nucleus of a small community emerged initially along the intersection of Eramosa and Lower Somerville roads, which was quickly referred to as 'Somerville'. Within a decade, the hamlet was classed as a 'postal township' with a district population listed as 120.[2]

Over the late 19th century, the locale's reputation for orcharding and tree nurseries intensified. It became a key stretch of a notable commercial fruit-growing belt in Victoria that stretched south to Tyabb and Red Hill. This primary industry was encouraged by government support, favourable climatic and soil conditions, and the establishment of the Somerville station along the Frankston-Stony Point line in 1889, which linked the growers to metropolitan and international markets. The arrival of the rail triggered subdivision and civic/commercial development in the station's vicinity, which became the new focal point for a township.

After a campaign from the local progress association, Somerville was gazetted as a township in October 1901.[3] A few years later, the municipal offices of the Frankston and Hasting Shire were relocated to the township (1903).[4] In 1905, the township's population was recorded as 160 with another 350 people spread across its extensive, well-tilled hinterland.

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> Somerville has always ranked as one of the more important apple and pear growing districts of the State, and if one is to judge by the rapidity with which the bush land of the district is giving place to neatly planted orchards, this centre is in no fear of falling from grace as one of the largest fruit-producing settlements in the south …[5]

Both *St Andrews Church* (1904, HO279) and the *Mechanics Hall* (HO316, 1891/1916) also date from this period. At the height of the orcharding industry, in the early 1920s, the township swelled to over 600 before plateauing over the late interwar and postwar periods. In the 1960s, as the region industrialised and many multigenerational orchardists shifted east to Gippsland, Somerville was earmarked by planning authorities as an urban growth centre. In subsequent decades, its built footprint has far exceeded that of the historic township.



'Township of Somerville', Station Street
(Source: *Weekly Times*, 12 June 1926, p52)



'Pruning pear trees', Somerville
(Source: *Weekly Times*, 12 June 1926, p52)

1 *Country Lands, Paris of Tyab (Tyabb)*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/160165
2 Robert P. Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p31
3 'Somerville, *Mornington Standard*, 13 June 1901, p2; and *Mornington Standard*, 31 October 1901, p3
4 'News of the Week', *Mornington Standard*, 6 December 1902, p2; and *Australian Handbook*, Gordon and Gotch, 1905, p479
5 'Fruitgrowing', *Australasian*, 10 December 1921, p13

Place-Specific

The subject land derives from Crown Allotment 15 in the Parish of Tyabb, Country of Mornington. This 116-acre (approx. 50ha) holding was selected by brothers Henry and John Thornell, purportedly in 1860.[6] At the time, this area was described as of a 'medium quality, moderately timbered, and supplied with fresh water from numerous permanent water-holes'.[7]



Extract from an early map of Tyabb Parish with Crown Allotment 15 outlined in dashed red
(Source: J.K. Deck, *No. 110 Country Lands*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/107787)

Henry (1815-1901) and John (1818-99) Thornell, born in Gloucestershire, England, immigrated to Victoria in the early to mid-1850s, accompanied by wives and several children.[8] In England, their father's occupation was listed as a hatter, while John was recorded as a coal miner.[9] Despite their apparent lack of agricultural experience, the Thornell brothers were amongst the earliest to establish orchards and nurseries in the Somerville area, working in partnership initially, and their descendants remained prominent in the fruit-growing industry and local developments well into the 20th century.[10]

Both brothers were also ardent Methodists and played key roles in the church's development on the Mornington Peninsula.[11]

Early land records relating to Crown Allotment 15 and the Thornells' ownership have not been located; however, it is known that Henry had obtained freehold title to 50 acres in the north of this holding by at least the early 1870s and likely earlier. Henry's

6 'Somerville: Jubilee of Methodist Church', *Frankston and Somerville Standard*, 18 October 1935, p33
7 J.K. Deck, *No. 110 Country Lands*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/107787
8 Some secondary sources suggest that Henry and John were cousins, however, the probate records for John Thornell indicate that they were brothers, with Alfred Thornell (Henry's son) noting that John was his uncle. (*Henry Thornell: Will; Grant of Probate*, VPRS 7591, P0002, 80/364, PROV)
9 The National Archives of the UK, *Census Returns of England and Wales*, England, 1841, p55
10 Leila Shaw, *The Way We Were: Adventures, feats and experiences of pioneering families of the Mornington Peninsula*, Somerville, Tyabb & District Heritage Society, 1998, passim; and 'Progressive Somerville', *Mornington Standard*, 16 July 1896, p3
11 'Somerville: Jubilee of Methodist Church', *Frankston and Somerville Standard*, 18 October 1935, p3

residence addressed Eramosa Road East and was marked on a map prepared for his selection of the adjacent Crown Allotment 14A.[12] This house, which no longer remains, accommodated the first Methodist services held in the Somerville district.[13]
John Thornell took up the southern part of Crown Allotment 15 (66 acres), including the subject land, at a time 'when the surrounding country was in a very wild state, it being by no means an uncommon occurrence in those days for wild kangaroos to be shot at their door.'[14] He is believed to have been responsible for the building *Glosterville*, which was initially named 'Gloucestershire' after his birthplace. John resided there with his wife, Sarah Thornell (*née* Wiltshire) (1822-1887).[15]

The exact date of the cottage's construction is unknown but likely took place during the 1860s when the Thornell brothers were establishing their orchards and nursery enterprises. The fact that this residence was described as 'very old' in John's will (1899) further supports this conclusion.[16]

It is presumed that the Thornells were responsible for planting the Moreton Bay Fig and possibly the cypresses and Norfolk Pines – likely to shelter/shade and beautify the residence.

The will also described the house as comprised of four rooms – two of weatherboard, two of 'wattle and daub'. The front two-roomed section of *Glosterville* date from the John Thornell/1860s phase. The wattle/daub part was replaced by the extant middle gabled wing, likely during the early 20th century. The flat-roofed section at the back may date from the postwar period. All three sections of *Glosterville* are shown in a 1957 aerial photograph (see below). A stable, fowl house and fruit shed, along with a six-acre orchard, were also listed in the will as part of the property.[17]

John's major orchard and nursery activities appear to have been concentrated on a property he acquired nearby to *Glosterville* up on Eramosa Road. His agricultural activities were voluminous with 'as many as 20,000 of nursery stuff being sent away in one year' reported as having occurred in the late 19th century. John later entered into a partnership with his oldest son, Thomas Thornell (circa 1848-1913), who then took over the extensive Eramosa Road orchard/nursery, residing there in a homestead named *Camillia Cottage*.[18]

Following John's death, his share of Crown Allotment 15 was divided between his two living sons. John Thornell Junior (1857-1931) became the owner and occupant of *Glosterville*, inhabiting it with his wife Mary May (*née* Eaves) Thornell (1860-1943), with whom he had eleven children.[19] *Glosterville* appears to have remained in the Thornell family until the mid-20th century.

Glosterville is depicted in the 1957 aerial photograph below. All three sections of the dwelling can be seen on close inspection. The Moreton Bay fig, at the rear of the residence and south of the driveway, the two pairs of Bhutan Cypresses and Norfolk Island pines are also shown. Note the orchard plantings north of *Glosterville*, since gone. The existing salmon brick house at the property was likely built in the 1960s, possibly by husband-and-wife Romeo and Bruna Bettolatti, the next known owners at the place after the Thornells.[20]

12 Register of Applications for Certificates of Title (dated 1873), 63969, VPRS 460/P0002, PROV
13 'Somerville: Jubilee of Methodist Church', *Frankston and Somerville Standard*, 18 October 1935, p33
14 *John Thornell: Grant of probate*, VPRS 28/P0000, 72/436, PROV (see 'Statement of Accounts of Executors'); and 'Progressive Somerville: The Nurseries and Orchards: No. IV', *Mornington Standard*, 16 July 1896, p3
15 'Thornell.-On the 22 June, at his late residence, Gloucestershire Cottage, Somerville. John Thornell, aged 81 years. Colonists for 45 years; native of Gloucestershire, England. Highly respected by many friends.' (*Age*, 24 June 1899, p5)
16 *John Thornell: Grant of probate*, VPRS 28/P0000, 72/436, PROV (see 'Statement of Accounts of Executors')
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18 'Progressive Somerville: The Nurseries and Orchards: No. IV', *Mornington Standard*, 16 July 1896, p3
19 *John Thornell: Grant of probate*, VPRS 28/P0000, 72/436, PROV (see 'Statement of Accounts of Executors')
20 Certificate of Title, vol. 9838, folio 799



Undated photograph of *Glosterville*, likely late 1880s or 1890s. Two generations of occupants are shown. The figure seated on the settee in front of the door is likely John Thornell Senior; the flanking figures are that of his youngest surviving adult son, John Thornell (left) and the latter's wife, Mary (right). Their children are fanned out along the verandah. The latter's original likely chamfered square timber posts with capitals are visible. The elevated verandah floor with rounded edging is also evident in front of the central door, and possibly to the south (difficult to interpret). The contrasting light and dark paint hues are also evident. Note two-paned windows.
(Source: David Thornell, *John Henry Thornell*, 'Public Memory', FamilySearch.org)



Aerial photograph of *Glosterville* (yellow arrow), dated 1957. North is right of frame.
(Source: *Flinders Base Map Project*, Run 3, Frame 27, Landata)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

Comparative Analysis

Glosterville is classifiable as an orchardist dwelling through its association with John Thornell and subsequent family members, who were well-known in local fruit-growing activities. There are few 19th-century examples of this typology on the Mornington Peninsula, with most examples included on the Schedule to the Heritage Overlay dating from the Federation or interwar years when orcharding had become well-established. Examples of orchardist residences from the formative decades of the industry are far rarer. In general, particularly in the Somerville district, few buildings survive from the 1860s/70s.

While primarily defined by the occupation of its residents instead of architectural/stylistic features, the orchardist house typology often engages with contemporary metropolitan design currents. Additionally, most examples are usually situated near windbreaks or historical plantings and are often situated on larger holdings. The scale and detail of the residences are suggestive of the original owner's way of life and the relative development phase of the fruit industry (Victorian/embryonic, Federation/heyday, interwar/consolidated). Such dwellings are a key visual aspect of the municipality's historic social fabric.

Glosterville's original front section reflects a once common form of housing in the district; small dwellings constructed from a frame of timber studs or lights posts and clad with sawn weatherboards with a roof of short-length corrugated metal sheeting or shingles (few of the latter remain). Such buildings stemmed from the rural cottages of English farm labourers and proliferated in Melbourne and its rural hinterland from the 1840s, supported by the proliferation of steam sawmills and the mass importation of softwoods.[21] Itinerant carpenters or owner-occupants often constructed these cottages by cost/labour-effective rule of thumb and emphasis on well-tried/Georgian proportions, which were considered pleasing and decorous.

Other houses comparable in age to *Glosterville* on the east side of the Peninsula are:

- *James Grant Farm Complex*, 138 Eramosa Road, Somerville (HO278). A circa 1863 gabled weatherboard cottage, believed to be highly altered, and concealed from the public domain.
- *Koonoona*, 51 Merricks Road, Merricks (VHR/H695, HO137). An unusually well-preserved 1860s selectors cottage of interesting vernacular construction with a hipped roof clad mostly in Morewood & Roger's galvanised iron tiles and weatherboard additions. Partially concealed from the public realm. State-level of significance.
- *Hut*, 10 Sandy Road, Fingal (HO226). A symmetrical two-roomed wattle-and-daub cottage with remnant six-paned sashes, believed to date from the early 1860s. Visible from Sandy Road.
- 565 Tucks Road, Shoreham (HO96). An 1860s cottage of 'primitive' construction (slabs, saplings, packed and plastered mud, shingled roof) with a hipped roof located above Stony Creek (remote views are attainable from Frankston-Flinders Road).[22]
- *Little Breda*, 3 Byrnes Road, Shoreham (HO36). A small gabled roofed, weatherboard cottage with a symmetrical façade (multipaned windows) and return verandah (shielded from the street by a front hedge and cypresses). Some Italianate detailing (bracketed cornice). It may date from the 1860s and is considered the earliest remaining residence in Shoreham.
- *Tuck House*, 4404 Frankston-Flinders Road, Flinders (HO84). A humble dwelling with a traverse gabled roof clad in corrugated metal sheeting, possibly constructed of wattle and daub but now clad with beaded and square-edged timber boards. Built around 1870 by Henry Tuck, a regionally prominent farmer. Not visible from the public realm.[23]

Glosterville is one of the few remaining houses in the municipality that relates to the early post-contact phase of the municipality's development, particularly on the Western Port side of the Peninsula, which was more sparsely populated until the

21 Robert Moore and Sheridan Burke, *Australian Cottages*, Landsowne, 1993, passim
22 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, p91 (3 Byrnes Road) and p228 (565 Tucks Road)
23 Context, *Shire of Flinders Heritage Study: Inventory of Significant Places*, p211

postwar years. Its earliness is expressed by its gabled form, which was simpler to erect and more often employed in residential construction at the outset of agricultural development in an area. Hipped roofs tended to become more prevalent as a locale consolidated. At the same time, its decorative facade elements are more akin to those associated with the Italianate/classicised residences of the late 19th century. The combination of *Glosterville's* rudimentarily gabled form with fine decorative details is – now at least – distinctive.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'farm house', 43 Lower Somerville Road, Somerville, p619

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alterations controls	No
Tree controls	No
Solar energy system controls	Yes (Moreton Bay fig)
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

Glosterville at 43 Lower Somerville Road, Somerville, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial photograph below, which is defined by a polygon extending from the building line to Lower Somerville Road, to the south by 10 metres, to the north by 5 metres (due to adjacent house), and the rear to encompass the Moreton Bay Fig (18 metres).



Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

HOTEL SOMERVILLE

Address	84 Station Street, Somerville
Significance	Local
Construction Dates	1903
Period	Federation
Date Inspected	December 2020



Edward Street frontage
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Hotel Somerville* at 84 Station Street, Somerville, is significant. It was constructed in 1903 for Henry Gomm and designed by Francis J. Smart of Reed, Smart, and Tappin. The second storey was added over the original single-storey rear wing during the late 1950s in a matching aesthetic.

The original red brick section of the *Hotel Somerville* is significant, including the hipped roof form clad in terracotta tiles, chimneys with rendered caps, gable end, face brickwork (most of the exterior) and rough cast rendered walls (northern part, upper level), timber-framed sash windows (some with arched label mouldings), side door, and signage (Edward Street).

Later components, including the single-storey front sections and non-original parts to the rear, are not significant.

How is it Significant?

The *Hotel Somerville* is of local historical, rarity, aesthetic and social significance to the Mornington Peninsula Shire.

Why is it Significant

The *Hotel Somerville* is of historical and social significance as a landmark Federation period building within the township's centre. It illustrates an early and principal phase in the development of Somerville when several notable early buildings were constructed. The hotel is associated with the original owner, Henry Gomm, and subsequent family members (Gomms and Grafs), who retained proprietorship for nearly 75 years. Gomm was a prominent citizen and supported several key building projects across the nascent townscape. It is also important for its connections with the architect Francis Joseph Smart of the-then leading architectural firm Reed, Smart, and Tappin. *Hotel Somerville* is the practice's only known design on the Mornington Peninsula. As a longstanding country hotel – a site of local gathering and congeniality – it has also played a vital role in the social fabric of the locality. (Criteria A and G)

The *Hotel Somerville* is of aesthetic significance as a rare surviving example of the Queen Anne style applied to a commercial building in the municipality. It is also the only hotel constructed/surviving from the Federation period. It illustrates the hallmarks of that/those styles with its material palette – terracotta roof tiles, contrasting red brick and roughcast render to the walls and gable end. While partly altered, the *Hotel Somerville* remains recognisable stylistically and the Edward Street elevation is handsome and notably intact. (Criteria B and E)

Description

The *Somerville Hotel* is located on a corner site at the junction of Station and Edward streets. The building is large and incorporates the original section dating to the Federation period (1903), which is situated at the southern end of the property, and extensive single-storey additions dating to the late 20th and early 21st centuries.

The original part of the hotel is indicative of the Queen Anne style, much adapted from its English roots, which reflected a less formal aesthetic than most of the classicising architecture of the late Victorian period. This shift resulted from the growing influence of the Arts and Crafts Movement, with an emphasis on the employment of 'local/natural' materials.

Externally, the walls are mostly of face red brick, with the projecting northern section to the first floor having a roughcast rendered finish, which has been painted light grey. The brickwork is mostly stretcher bond and shows signs of mortar loss, likely associated with the removal of the paint applied to the whole exterior during the late 20th century. However, the original rear part of the south/Edward Street elevation (ground floor) is English bond.

Unusually for the typology, two original signage panels survive – the larger northern panel has a decorative, curvilinear moulding and the building name ‘Somerville Hotel’, while the smaller panel to the south elevation displays a rectilinear moulding and just ‘Hotel’.



The *Somerville Hotel* from the intersection of Eramosa Road West and Station Street (Source: RBA, December 2020)

The broad, hipped roof is clad in terracotta tiles, which may have been painted and the ridge cresting and finials have been long removed. Two tall brick chimneys pierce the roof with an upper rendered band – featuring roughcast panels framed by smooth render – and surmounted by terracotta chimney pots. The narrow soffit is lined with sheeting. The projecting front gable end has a wide bargeboard and beam and is supported on timber brackets. The chimney breast is articulated to its centre. The gable end is currently plain sheeting but originally features some battening and a lower curved member.

The windows are timber-framed and mostly double-hung sashes with segmental-arched brick lintels. Some of the windows also feature a label moulding of arched bricks and to the ground level of the south/Edward Street elevation is a larger semi-circular arched window, also with a label moulding. The sills are either basalt or rendered brick. Windows to the upper north elevation appear to be intact.

The rear part of the Edward Street elevation was single storey. The mid-20th century addition is evident by the subtle change in colour of the bricks (they are more varied) and the lack of change in the lintel brickwork (as the lintels are a metal plate). The sills are also brick (painted).

The two doorways to the Edward Street elevation are original, with four panelled timber doors and a highlight. The western doorway may have been a window originally. The eastern doorway has a basalt threshold, but the western one appears to be concrete.



Edward Street elevation with the first-storey addition outlined in dashed red
(Source: RBA, October 2020)

The ground floor of the main Station Street frontage has been altered and or obscured by extensive additions ground floor. Recently these have been rebuilt such that there is a small gap between the two sections along the south side/Edward Street such that there is a short return of brickwork and the original footprint is more interpretable. The recent additions to the southwest

have been clearly separated and also setback from the west wall of the rear wing such that the form remains apparent. This section consists of a red brick base with polycarbonate cladding above and a linking section clad in sheet metal.



Edward Street – new work in foreground, and original building in background
(Source: RBA, October 2020)

While the *Somerville Hotel* has undergone some modification and various elements have been removed, the extent of the original section remains apparent and interpretable. Its upper-level openings remain largely intact, and unusually the openings to the south side/Edward Street elevation at ground level and original signage survives.

History

Contextual

The Mornington Peninsula forms part of the extensive unceded Country of the Bunurong people. At its initial survey, the fluctuating locality that came to be known as Somerville was described as thickly wooded and traversed by various waterways. This area formed part of a 15,000 acres (6,000ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

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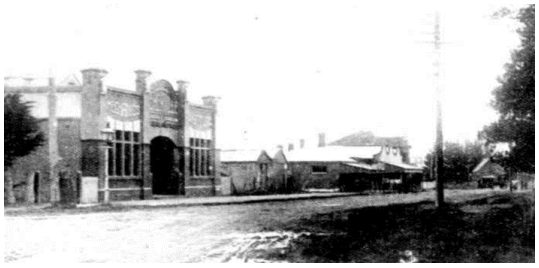
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'Township of Somerville', Station Street
(Source: *Weekly Times*, 12 June 1926, p52)

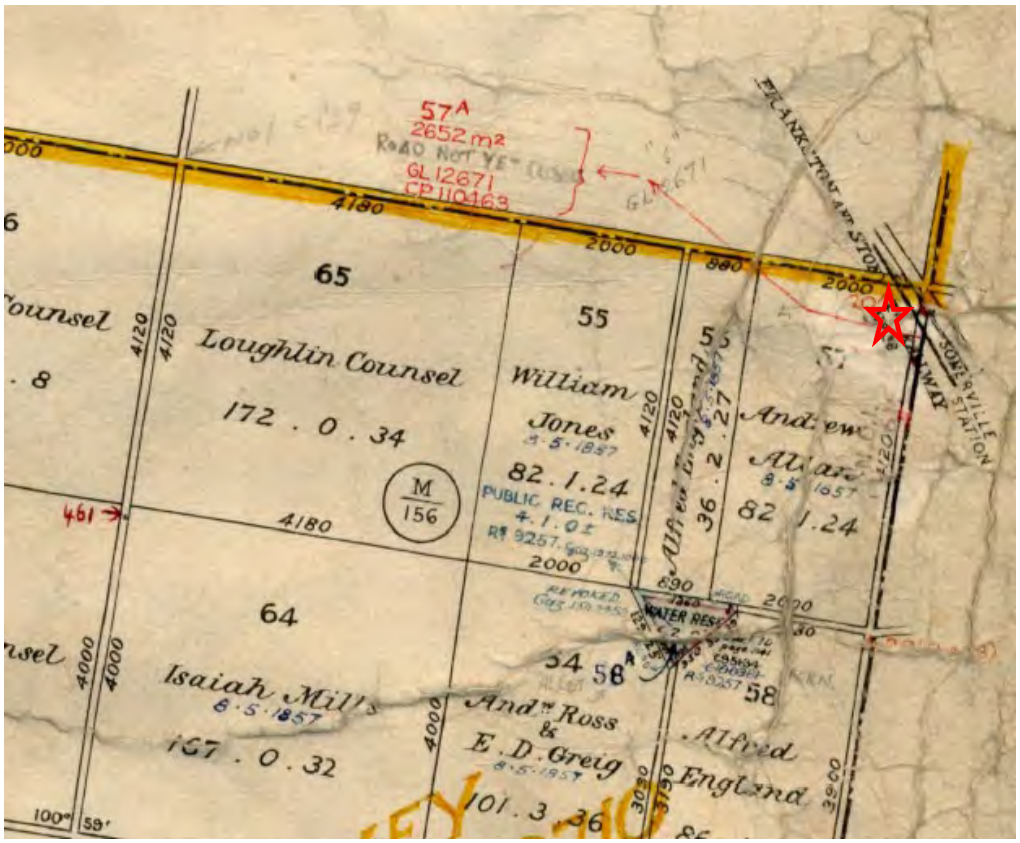


'Pruning pear trees', Somerville
(Source: *Weekly Times*, 12 June 1926, p52)

1 *Country Lands, Paris of Tyab (Tyabb)*, Public Lands Office, 1858, SLV, http://handle.slv.vic.gov.au/10381/160165
2 Robert P. Whitworth, *Bailliere's Victorian Gazetteer*, 1879, p31
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4 'News of the Week', *Mornington Standard*, 6 December 1902, p2; and *Australian Handbook*, Gordon and Gotch, 1905, p479
5 'Fruitgrowing', *Australasian*, 10 December 1921, p13

Place-Specific

The subject land derives from Crown Allotment 57 in the Parish of Moorooduc, Country of Mornington, which was acquired by Andrew Allan at a rate of £1/acre and consisted of nearly 82.5 acres (approx. 33 ha). This parcel was offered at the Crown Land sales held on 8 May 1857 as lot 5 of the eight 'Suburban' lots made available in the parish.[6]



Parish of Moorooduc, showing approximate location of the subject land
(Source: M161(8), PROV)

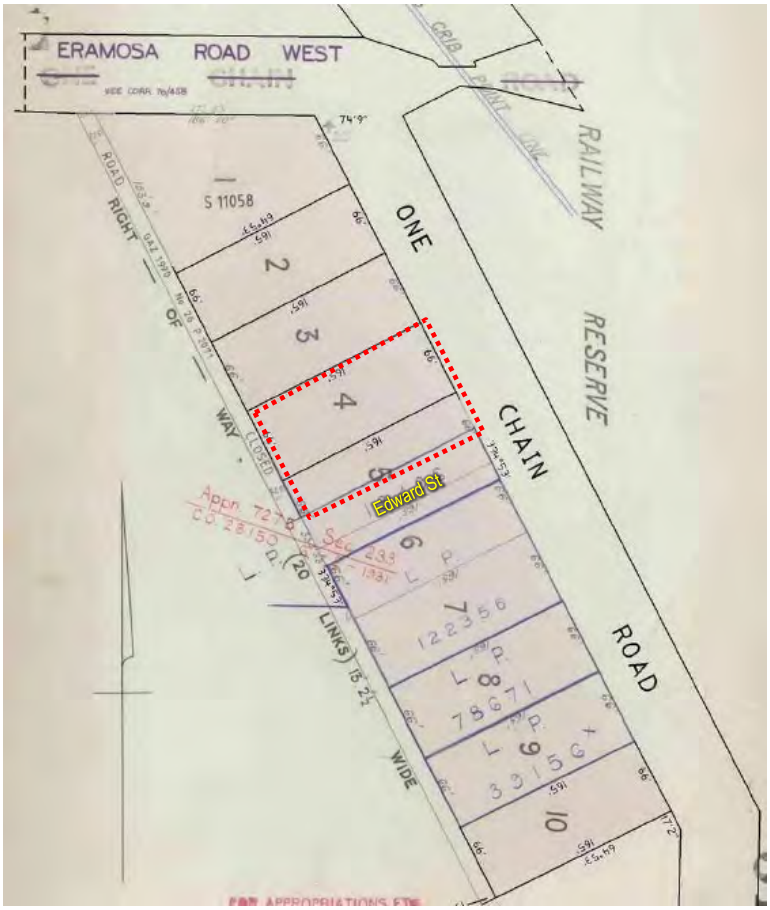
By 1890, when the first Torrens title was issued, the holding remained intact, except for the excision of land for the railway reducing the holding to about 81 acres. Henry Gomm was also recorded as the owner.[7]

Gomm (circa 1838-1917) had moved to Somerville in 1865 with his family after immigrating from England to Victoria in the early 1840s. He acquired various other holdings in the area, such as the 114-acre Crown Allotment 22, opposite on Eramosa Road West.[8] At his death, the *Mornington Standard* portrayed him as a well-known Somerville identity and benefactor:

> The late gentleman was very enthusiastic in all matters relating to the welfare of the district, his time, money and assistance being always proffered with the greatest willingness and alacrity. His liberality is too well known to require much comment as he donated the ground where stand both the local Mechanics' Institute and the Church of England.[9]

In 1891, Gomm undertook a small subdivision at the north-east corner of Crown Allotment 57, near the station, consisting of ten small parcels (66 x 165 feet).[10] Only one parcel was sold at that time and the hotel site – relating to lot four and half of lot five – was retained by members of the Gomm and related Graf families for another 82 years.

6 'Crown Land Sale', *Age*, 9 May 1857, p5
7 Certificate of Title, vol. 2307, folio 358
8 Parish Plan of Frankston, F87(5), Put-away Plans, Landata. Gomm selected Crown Allotment 22 in 1874.
9 'The Late Mr Henry Gomm', *Mornington Standard*, 28 April 1917, p2
10 Subdivision Plan, LP3165



1891 subdivision plan with the subject land outlined in dashed red and the future location of Edward Street identified
(Source: LP3165, Landata)

The subject land likely remained undeveloped for about another decade until an application was made for a victualler's license. Before the application could be made, a local poll was taken during August 1902 in the Shire of Frankston and Hastings to determine the community support:

> The ratepayers of the Centre riding will be asked to say 'Yes' or 'No' to the granting of a victualler's license for the Somerville township at the next municipal election in August. If the answer is in the affirmative then, without doubt, we shall, after much speculation, have the convenience referred to … [*the possibility*] to procure a meal or bed in the place … As the granting of a victualler's license is generally desired, there is no doubt, about the result of the poll.[11]

The poll was successful, for soon after, plans for the extant building were submitted to the Mornington Licensing Court by the architect Francis Joseph Smart of the renowned, Melbourne-based practice of Reed, Smart Tappin. Details of the hearing held on 8 December 1902 were reported in the local press:

> Henry Gomm applied for a conditional certificate, authorising the issue of a license for an hotel he proposed to erect at Somerville.
>
> Mr Smart, who appeared for applicant, said that Mr Gomm was an old resident of the district, who, was held in high esteem. He had, in different ways, done a lot for the advancement of Somerville, and proposed now to do still more by establishing a good hotel there. The recent poll of the rate payers on the matter had resulted in a majority signifying their wish for an extra license.
>
> Inspector McGann said the police had no objection to make.
>
> Mr Smart: Shall I call evidence as to the want of an hotel at Somerville?

11 'Somerville', *Mornington Standard*,15 March 1902, p3

> Mr Holmes P.M: The result of the poll gives us that.
>
> Francis Joseph Smart, architect, submitted plans and specifications of the proposed building. It was to be constructed of brick and weather board, with 9 bedrooms, and was estimated to cost £1750.
>
> The plans were approved by the Bench, who granted the application; building to be erected within 7 months, and in conformity with plans and specifications submitted.[12]

On 20 December 1902, tenders were sought by Reed, Smart and Tappin for the erection of the hotel at Somerville.[13]

By late September 1903, the building was almost complete:

> The handsome two-storied building opposite the station, being erected by Mr Gomm, is nearing completion. It is a handsome design in brick. With tiled roof, and has this sign worked in relief " Hotel Somerville." Whether the name is appropriate or not, it is plain, and those who run may read. Many are the remarks heard re the opening, but nothing to show the appreciation of the community to the builder in having supplied an accommodation house. It is to be hoped this will not be overlooked, then the opening will be celebrated in an appropriate manner.[14]

The *Hotel Somerville* was opened later in the year. The first major function was held at the site in early January 1904 when it was described as having been recently erected by Gomm, the honoured guest of the evening 'and the spacious dining hall was christened'. Elsewhere the premises were described as 'a fine palatial house'.[15]

Several historical images of the hotel document its original appearance, which included a two-storey timber verandah and terracotta tiled roof with ridge cresting and finials. The rear wing along Edward Street was initially a single-storey wing and a timber picket fence was used to the front and side boundaries.



Hotel Somerville around 1901, viewed from the south
(Source: *Standard*, 11 August 1971 via Mornington & District Historical Society)

Although the hotel was built for Henry Gomm, he was never the licensee. Instead, Charles James Davies, who operated the hotel with his wife, held the first license.[16] The Davies retained the license for about five years before it was transferred to Mr

12 'Mornington Licensing Court', *Mornington Standard*, 13 December 1902, p4
13 'Tenders', *Argus*, 20 December 1902, p3
14 'Somerville', *Mornington Standard*, 26 September 1903, p4
15 'A Somerville Townsman Honoured', *Mornington Standard*, 9 January 1904, p2
16 'Licensing Court', *Mornington Standard*, 23 January 1904, p5; Valda Cole, *Western Port – Pioneers and Preachers*, Melbourne 1975, p217

Charles Gray in late 1908.[17] In early 1913, George Frank Coop took over.[18] In both instances, reference was made in the local newspaper to their wives' involvement in running the hotel, particularly in relation to the provision of meals.[19] In addition, the hotel was repeatedly noted as being used as a venue for meetings of social and sporting clubs, various causes, and a general sociality.



Somerville Hotel, 1920s, from the north
(Source: http://home.vicnet.net.au/~stdhs/hotel.htm)

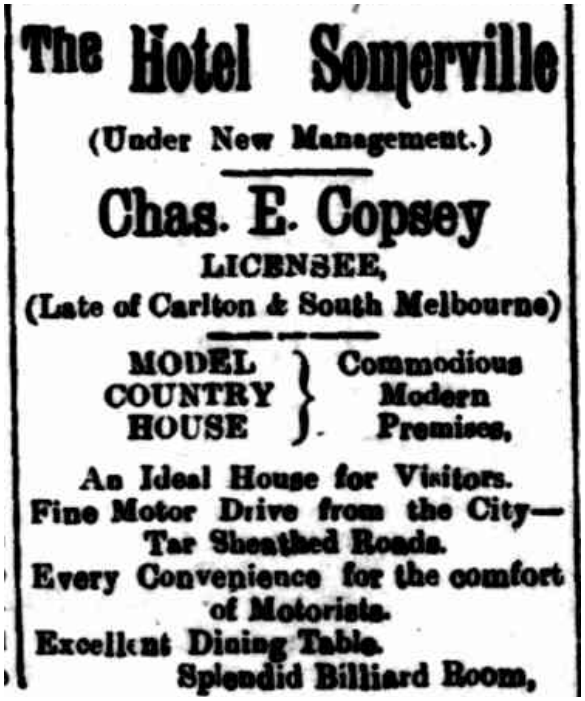
In the wake of Gomm's death (1917), ownership of the *Somerville Hotel* was granted to George Gomm (orchardist), Angelina May Gomm ('spinster') and John David Graf (civil servant), the husband of Henry Gomm's youngest daughter, Beatrice Ethel Gomm.[20]

In early 1919, Charles Copsey, an experienced publican, became the licensee, which was framed in the press as a boon for the place:

> Mr Chas. E. Copsey, the new licensee of the Hotel Somerville took, charge last week. Mr Copsey comes to the district with a fine record, and a thorough knowledge of his business. He has been vice-president of the Licensed Victuallers Association and formerly conducted hotels in both South Melbourne and Carlton. The high reputation of the Hotel Somerville should be still further enhanced under his management.[21]

17 *Mornington and Dromana Standard*, 5 December 1908, p2
18 *Williamstown Chronicle*, 30 November 1912, p2; and *Mornington Standard*, 4 January 1913, p2
19 'Somerville', *Mornington Standard*, 5 August 1916, p2, etc.
20 Certificate of Title, vol. 2307, folio 358
21 'Local and General', *Mornington Standard*, 22 February 1919, p2

By 1919, Copsey began advertising in the *Mornington Standard* to motor tourists and a contemporary image suggests that at least part of the hotel's custom was deriving from tourists.



The Hotel Somerville

(Under New Management.)

Chas. E. Copsey

LICENSEE,

(Late of Carlton & South Melbourne)

MODEL COUNTRY HOUSE } Commodious Modern Premises,

An Ideal House for Visitors.
Fine Motor Drive from the City—
Tar Sheathed Roads.
Every Convenience for the comfort of Motorists.
Excellent Dining Table.
Splendid Billiard Room,

(Source: *Mornington Standard*, 1 March 1919, p3)



Somerville Hotel, circa 1920 – note the roof of the rear wing was possibly clad in corrugated sheet metal
(Source: Somerville, Tyabb & District Heritage Society, Facebook page, post 15 June 2017)



1920s photograph of Station Street with the *Somerville Hotel* right of frame – note different signage and fence, rear wing roof possibly clad in sheet metal
(Source: http://home.vicnet.net.au/~stdhs/station_street.html)

In 1932, the license was transferred from Copsey to Frances Ada Brewer.[22] She retained it for twelve years before it was transferred to Frank John Brewer in 1944.[23] During Brewer's management, some renovations were undertaken for which tenders were sought:

> Tenders for painting and paper hanging inside and outside Somerville Hotel, Somerville. Labor and material. No tender necessarily accepted. Specifications at Hotel.[24]

In 1956, Sidney John Graf was the licensee and seeking to transfer it to Fredrick Morton Unthank of the Nyora Hotel.[25]

While ownership of the site was maintained with the Gromm-Graf family unit, it shifted between members. By 1955, it had passed to the son and daughter of David and Beatrice Gaff. The brother and sister pair retained the place for another 18 years before it was transferred to 'Somerville Hotel Investments' in 1973.[26]

In a 1957 aerial photograph, the front verandah of the *Somerville Hotel* appears to be in place.[27] As such, the single-storey additions with a parapet at the corner of Stations and Edward streets was likely undertaken circa 1960. The following 1971 image shows that the two single-storey sections to the front of the site had been constructed.

22 'Licenses Transferred', *Argus*, 13 September 1932, p9
23 'Victuallers' Licences', *Argus*, 2 December 1944, p18
24 'Tenders', *Frankston and Somerville Standard*, 7 February 1936, p5
25 'Victuallers' Licences', *Argus*, 19 May 1956, p16
26 Certificate of Title, vol. 5725, folio 945; vol. 5725, folio 945; and vol. 8128, folio 171
27 Bruce Bennett, *The Old General Store*, Melbourne 1997, p85



Somerville Hotel, 1971 – note roof cresting remains but the double-height verandah has been removed
(Source: https://bit.ly/3Joq4iz)



Somerville Hotel, 2010 with the exterior painted
(Source: Somerville, Tyabb & District Heritage Society, Facebook page, post 15 June 2017)

In 2015, various alterations and additions were undertaken, including rebuilding the front corner section and a new wing and the west end of Edward Street. The exterior was also depainted at this time. The Queensland based architectural firm, Cayas, were responsible for these works.

Francis Joseph Smart (1852-1907)

Born in Hobart, Smart married Eleanor Mary Ann Pyne in 1879.[28] She died due to childbirth complications in 1889, leaving Francis a young widower with four children.[29] One of his sons, Charles Pyne Smart (1882-1950), continued his architectural legacy, becoming a partner in the firm of Bates Smart. An obituary in the *Herald* provides a summary of Smart's architectural career, noting some major projects he was responsible for:

> Mr F. J. Smart was articled in his youth to the firm of Messrs Reed and Barnes, who were the architects for the Melbourne Exhibition. He afterwards entered the Education department [from 1873 to 1878], and was engaged for some years in important construction work in different parts of Victoria. He entered into private practice about twenty-live years ago [i.e. about 1882]. In partnership with Mr Henderson. The firm subsequently became known as Reed, Henderson and Smart; Reed, Smart, and Tappin; and finally Smart, Tappin, and Peebles.[30]
>
> (The) Deceased was noted for his ecclesiastical and educational building work. Among other edifices of which he was the architect may be mentioned Ormond College, the Wilson Hall [at the University of Melbourne], Public Library extensions, the Anglican Cathedral at Ballarat, Roman Catholic Cathedral at Bendigo, and Loretto Convent (Ballarat). To great skill and taste he added the quality of thoroughness, and was most highly appreciated as an architect. [31]

In 1903, Smart had been elected a fellow of the Royal Victorian Institute of Architects (RVIA), and at the time of his death was serving as its President.[32]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building Settlements and Towns

7.4 Early inns and hotels

Comparative Analysis

The *Hotel Somerville* is a rare example of an early 20th-century hotel in the municipality and one of few surviving early commercial buildings in the township.

Six hotels across the municipality are listed in the Mornington Peninsula Schedule to the Heritage Overlay. Three hotels date from the earlier Victorian period. Another at Hastings, the *Westernport Hotel*, also dates to this period but has been heavily modified:

- *Royal Hotel* (Schnapper Point Hotel) 770-773 Esplanade, Mornington (HO71). Initially constructed in 1859 to a design by A L. Smith, it was enlarged during the mid-1870s, and later the façade was remodelled (parapet and verandah added). possibly by Crouch & Wilson as part of the 1891 works to become a two-storey Italianate style building with rendered façade.
- *Grand Hotel*, 126-132 Main Street, Mornington (HO124). Originally a coffee palace and designed by William Pitt in 1889 with Mansard/French Renaissance Revival roofs. The polychrome brick exterior has been rendered and the original tower truncated. Windows to the ground floor have also been altered.
- *Continental Hotel*, 1-21 Ocean Beach Road, Sorrento (HO257, VHR/H1896). The four-storey Italianate style hotel was built in local limestone. It feature an interwar Moderne additions to front.

Another three heritage-listed hotels were constructed during the subsequent interwar period. Another two hotels in the municipality date to 1927 – at Flinders and Rye – but they have been considerably modified and neither is likely to reach the requisite threshold for heritage listing.

- *Portsea Hotel*, 3744-3746 Point Nepean Road, Portsea (HO202). A large 1927 two-storey hotel in the Tudor Revival style, designed by Chris A. Cowper, Murphy and Appleford. It has a picturesque gabled roofline and half-timbering to the first-floor walls and muti-paned upper sash windows. It has been altered, most recently with a large flat roof addition to the north.

28 Ancestry.com.au, public family tree
29 Victoria, Marriage Index 1837-1950, ref. no 4634; and https://www.findagrave.com/memorial/208253598/eleanor-maryann-smart
30 This firm subsequently became Bates, Smart however the Smart in reference was his son, Charles Pyne Smart (1882-1950).
31 'City Architect Passes', *Herald*, 10 August 1907, p6
32 Phillip Goad 9ed.), Bates Smart – 150 years of Australian Architecture, Melbourne 2004, p297; *Age*, 26 June 1907, p11

- *Dromana Hotel*, 151-153 Point Nepean Road (HO412). Howard Lawson designed the main front section in 1934 in a Spanish Mission style mode similar to some of his apartment blocks in South Yarra. It features paired barley sugar colonettes, circle and cross motifs to the balustrades, etc. An earlier Victorian section dating to 1862 survives at the rear. Openings have been enlarged to the ground floor and original windows replaced to the first floor.
- *Rosebud Hotel*, 1099-1125 Point Nepean Road, Rosebud (HO439). Constructed in 1939-40 to a design by Robert H McIntyre, who specialised in hotels, both new and remodelling existing buildings. The Streamlined Moderne style building in red brick has a horizontal emphasis, contrasting with the verticality of the tower element. There have been alterations and additions to front.

Few commercial/public buildings in the municipality that are heritage listed date to the Federation period with only one other key example in the Queen Anne or Arts & Crafts modes:

- *Former Sorrento and Post Office*, 10-16 Ocean Beach Road (Recommended in the Area 3 Study/Amendment C262morn). Built in 1905 by the PWD, the single-storey building has walls of red brick and roughcast render and a timber verandah with frieze.
- *Somerville Mechanics Institute*, 66 Station Street (HO316). The Free Style façade dates to 1916. While it has a similar material palette to the subject site, the character is markedly different in that it is has some classicising detailing and the roof is concealed by an elaborate parapet.

Two single-storey commercial buildings affected by HOs in Somerville date to the late 19th century:

- *Alan Nunn & Store*, 2 Eramosa Road East (HO275). This red brick building, constructed in 1889, has a hipped roof and quoined and rendered splayed corner. It has been considerably altered.
- *Thornells bakery, general shop and residence*, 30 Eramosa Road East (HO277). A largely intact, composite late Victorian building in polychrome brick with a small verandah with a cast iron fringe.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Somerville Hotel', Station Street, Somerville, p624

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Hotel Somerville* at 84 Station Street, Somerville, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial image below, which is defined by a polygon extending across the original portion of the hotel with a nominal 5 metres about that section (except where it extends along the boundary).



Recommended extent of the Heritage Overlay (red line) with the property boundary in yellow
(Source: Nearmap, December 2022)

BENTON HOUSE

Address	150 Coolart Road, Tuerong
Significance	Local
Construction Dates	Circa 1939
Period	Interwar
Date Inspected	March 2022



(Source: RBA, March 2022)

Statement of Significance

What is Significant?

Benton House at 150 Coolart Road, Tuerong is significant. It was likely constructed circa 1939 for the Cecil Gwalter Benton and his wife, Edna (*née* Scott), who were a prominent orcharding family in the district.

The significant elements of the *Benton House* are its original form and massing, the tile clad hipped roof, banded chimneys, clinker brick walls with soldier coursing to the lintels (possibly in tapestry brick), timber-framed double-hung sash windows, and original entry door.

In addition, the seven Canary Island Date Palms (*Phoenix canariensis*) to the north (in a row) and front are significant.

The gable roof, timber-framed building to the rear and fencing are not significant.

How is it Significant?

Benton House is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

Benton House is of historical significance as an interwar masonry orchard house set within an extensive garden landscape. The house maintains a strong associational value with a prominent local orchardist, Cecil Benton, and his family, who resided on and worked the holding. While the land had long been used as an orchard by Henry Unthank (a previous owner), Cecil Benton acquired the subject land in 1927 and, with his father, continued to develop the property to produce award-winning fruit. *Benton House* was built circa 1939, most likely for Cecil's upcoming marriage to Edna Scott in 1940. Benton maintained several key roles in the local orcharding district by acting on various fruit growers' committees, as a fruit inspector for the area, and as a delegate petitioning on behalf of local orchardists. *Benton House* is illustrative of the continued success maintained by the local orcharding industry into the mid-20th century, as orchardists built respectable houses for themselves and their families. (Criterion A)

Benton House is of representative significance as a substantial and generally intact example of a clinker brick orchardist house dating from the late 1930s. More commonly, such residences on the Western Port side of the municipality were timber-framed and most date to the earlier part of the 20th century (Federation and interwar periods). The *Benton House* features a restrained palette of materials and has a distinctive contained footprint under a hip roof form. It is complemented by the early plantings of Canary Island Date to the side and front of the house, which frame its façade. (Criterion D)

Description

The following description of *Benton House* relies partly upon public realm real estate images from 2013 and 2017.[1] While it is not possible to confirm the intactness of the façade, from the inspection and other images, it does appear to be so.

Benton House is a bungalow located on a large irregular allotment with an area of over 11,000 m^2 on the west side of Coolart Road, near the intersection with Graydens Road. The terrain is generally flat.

The building is setback some 15 metres and is largely obscured from the public realm by a high timber fence and extensive trees and other plantings to the front part of the site. There is also a closely planted row of mature pine trees to the south of the timber-fenced section. There is a gravel driveway to the north side that provides access to the house and the other buildings.

The garden setting includes seven established Canary Island Date Palms (*Phoenix canariensis*), which date to the mid-20th century, planted in close proximity to the house – five in a row to the north and two to the front/east of the site, framing the residence.

Benton House has a rectangular footprint with a hipped roof clad in tiles with a short main ridge. On the south side, there are two red brick chimneys with banding to the upper part, one tall and the other with a rectangular cross-section, and a skylight to the north side. The tiled roof extends over a front porch and rear verandah and there are soffits to the side elevations. The walls are clinker brick in stretcher bond with soldier course brickwork (possibly tapestry brick) to the lintels.

The façade consists of a projecting bay at the north end with a porch to the south end. The front porch has square fluted columns on a brick balustrade with a rendered coping and the soffit is lined with battened sheeting. The front timber door incorporates some glazing (slots in a stepped configuration).

There is a rear verandah supported by four square timber posts with a timber deck. Its soffit is also lined with battened sheeting and has a timber deck. There are paired with multi-paned timber doors and another single door.

The windows are timber-framed double-hung sashes, either single or in tripartite groups, with a central fixed pane.

1 https://www.realestate.com.au/property/150-coolart-rd-tuerong-vic-3915, accessed November 2022



Benton House, from south – a column to the front porch is visible (circled)
(Source: RBA, March 2022)

Near the south-west corner of the house is a small gable roof building. It has a tiled roof, weatherboard cladding to the walls, and a verandah (to the north elevation). While designed on a traditional mode, it is not evident on a 1968 aerial photograph.

History

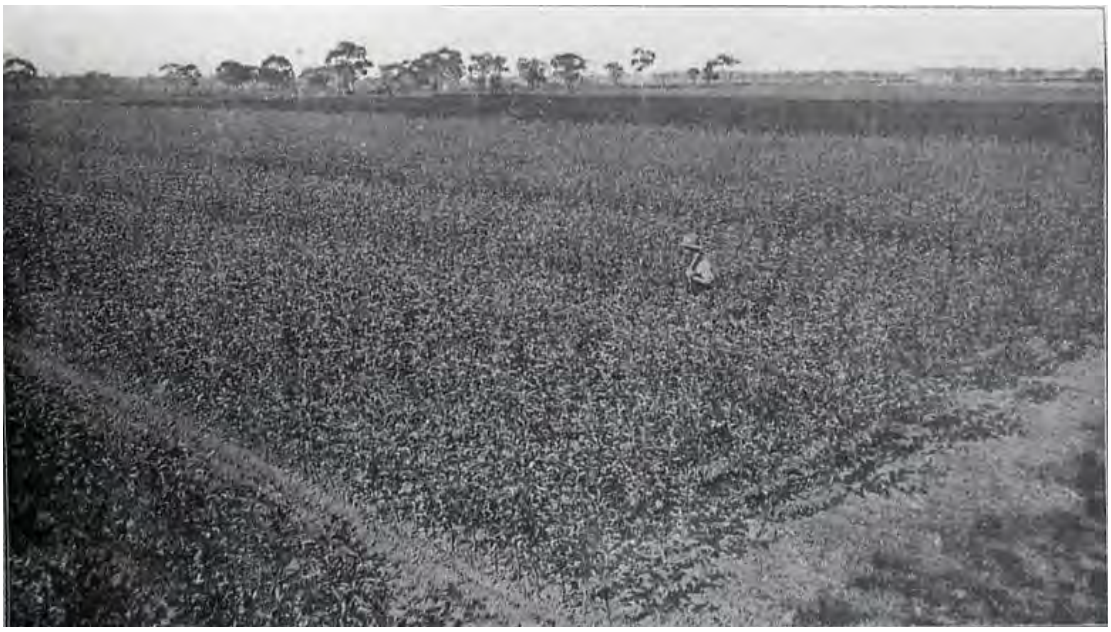
Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area that came to be known as Tuerong formed part of a pastoral lease for 12,000 acres known as 'Tuerong' or Towerong, which was held by William Thomas, the assistant protector and guardian of Aboriginals for the Western Port District, between 1840 and 1842 before passing through a series of owners.[2] Originally considered as part of Moorooduc, the area later became known as 'Tuerong'.

From the late 1850s, the pastoral runs that had covered the majority of the Mornington Peninsula were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[3]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the 1860s and 1870s, apple and pear growing became well-established between Sommerville and Red Hill, with berries and stone fruits also propagated at the latter. In the 1860s, gold was also found in the Tubbarubba and Bulldog creeks at Tuerong, leading to several small rushes over the next forty years. However, the orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. The opening of the Stony Point railway (1889) provided rapid access to the Melbourne and overseas markets, which made the industry profitable.[4] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Small (3 to 10 acres) and large (30 to 60 acres) orchard holdings worked by families, often for several generations, predominated. One of the markers of a successful orchardist was a sizable, respectable single-family home. These proliferated during the thriving Federation years and continued to be built or replenished during the interwar and postwar periods. These houses were rarely architect-designed but did respond to popular domestic design trends and often attained a high degree of prominence due to their rural settings and associations with longstanding orcharding families.

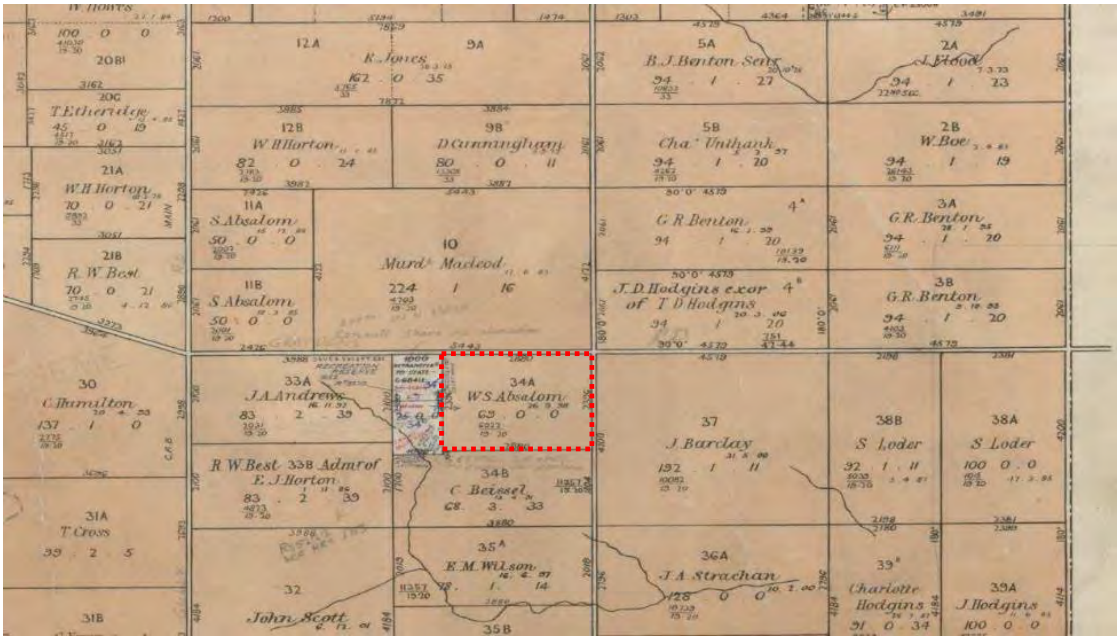


Blocks of yearling apples and apricots, Moorooduc
(Source: Graeme Butler & Associates, *Shire of Mornington Urban Conservation Study*, 1992)

2 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p16
3 Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p45
4 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9

Place-Specific

The subject land derives from Crown Allotment 34A in the Parish of Bittern, Country of Mornington. Land in Bittern was opened for sale through the 1860s, though few buyers initially purchased lots.[5] The terrain south of Graydens Road (a government road) was described as 'Clay Soil, thickly wooded, gum, Peppermint & Cherry'.[6]



Planning Scheme, Bittern, Country of Mornington, 1959- Crown Allotment 34A outlined
(Source: VPRS 16171, PROV)

The Crown Allotment 34, which measured 69 acres, was first purchased by William Stephen Absalom in 1898 before being transferred in the same year to Charles Wright.

In 1909, the land was purchased by gardener and orchardist Henry Eustace Unthank (1870-1973), a member of the locally well-known Unthank family. William Unthank, of Eramosa Road, Somerville, was a pioneering orchardist in the region, with various other Unthank descendants noted for their significant role in the local orcharding industry.[7] Henry Unthank married Edith Eliza Clagua in 1900, with whom he had four children. The subject land may have been acquired by Unthank as part of Wyuna Nursery, which was operated by the Unthank Bros. It appears that Henry did not live at the subject place, with electoral records noting the residence of himself and his wife, Edith, as being at Hastings, most likely 'Wyuna' on Hodgins' Road, Hastings.[8] Rate books for 1921, 1923, and 1925 also indicate that the subject place did not have a house in these years.[9]

The land was later sold to Cecil Gwalter Benton (1902-1968), an orchardist, in 1927. Born at Jumbunna (South Gippsland), Cecil became a prominent local in the Tyabb area, being a star football player and a central figure in local orcharding circles as he acted on various fruit growers committees, as a fruit inspector, and an orchardist.[10] Benton was also a shareholder of the Tyabb

5 'Government advertisements', *Argus*, 24 April 1865, p7; 'Commons.', *Leader*, 26 December 1868, p6; and 'Government land sale', *Herald*, 24 September 1868, p3

6 'Proclaimed Roads, 1876- 1890', VPRS 8168, P0002, PROV

7 Graeme Butler & Associates, edited by Context, *Mornington Peninsula Shire Thematic History,* 2013, p47 and 48

8 'Advertising', *Mornington Standard,* 9 November 1918, p2

9 Rate books, Frankston and Hastings, 1921, no. 3569; Rate books, Frankston and Hastings, 1923, no. 4538; and Rate books, Frankston and Hastings, 1925, no. 4649

10 'Carrum springs a surprise on Mentone', *Frankston and Somerville Standard,* 21 July 1922, p2; 'The frost in Riverina', *Age,* 6 November 1929, p29; 'Hastings', *Standard,* 17 October 1941, p5; and 'Defence League', *Standard,* 15 October 1943, p2

Co-operative Trading & Cool Stores Limited, an enterprising project established by local pioneers to cool store fruit on a share-holding basis.[11] He also served in the Army Citizen Military Forces. Cecil married Edna May Scott (1911-1994) in 1940.

After Cecil purchased the subject place in 1927, it appears that he first resided at the site with his parents, Richard Gwalter and Florence Adelaide Benton, as well as with an unmarried sister, also named Florence, though the Bentons likely first lived in a different house.[12] Richard, who was Cecil's father, was also an orchardist, and the two likely worked the orchards at the subject place. Rate books from 1926-27 indicate that there was a house on the subject place by that time, which was valued at 73 pounds;[13] in 1938, however, the rate books suggest that the house had been removed, with no mention made of a dwelling and the value of the land decreased to 48 pounds.[14] An aerial photograph from 1939 (below) confirms that the extant house had been constructed by this year. It is most likely that a different house was initially erected at the subject place but demolished in the mid to late 1930s, when it was replaced by *Benton House* constructed circa 1939, possibly for Cecil's upcoming marriage to Edna.



1939 aerial, house in dashed separated from the orchards by a windbreak
(Source: *Military Aerial Photography*, Run 7, Frame 2416, Geoscience Australia)

11 Leila Shaw, *"She's apples" 1853-1994: A history of fruit tree nurseries, orchards & coolstores,* self-published, 1996, p8 and p86
12 Electoral rolls, Frankston-Flinders, 1927, p6, nos. 300-304, accessed on Ancestry.com
13 Rate books, Frankston and Hastings, 1926, no. 5876
14 Rate books, Frankston and Hastings, 1938, no. 8037

In 1965, Benton subdivided the land into three lots, keeping the larger allotment (lot 3) which included the subject place.[15] Upon Benton's death in 1968, the property passed to his widow, Edna May Benton.[16]



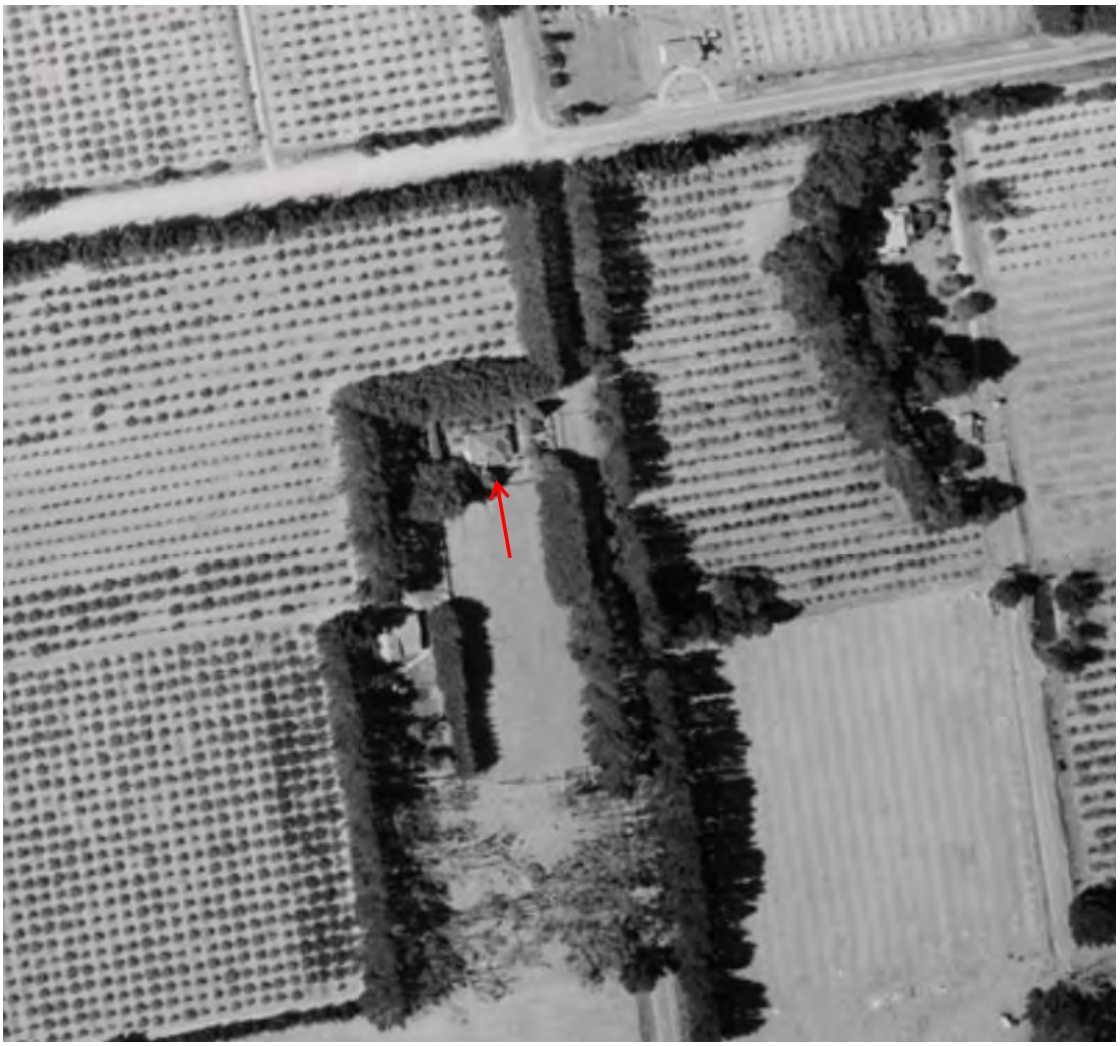


Cecil Benton, with his sister Florence, at Hastings, Victoria
(Source: Ancestry.com)

Cecil Benton, photographed as a delegate at the Orchardists' and Cool Stores Association of Victoria, 1948
(Source: *Weekly Times,* 2 June 1948, p14)

The existing footprint of the house is clearly evident on the following aerial of 1969, as are the extant Canary Island Date Palms to the north and east of the house. At that time, the house was nearly encircled by row planting with extensive orchards to the west.

15 Certificate of title, vol. 8531, folio 955
16 Certificate of title, vol. 8540, folio 672



1968 aerial photograph with the *Benton House* (arrow), the Canary Island Date Palms are evident to the north and east of the house (Source: *Melbourne Project*, Run 55, Frame 42, Landata)

Edna further subdivided the land in 1973 to its current sizing.[17]

The property currently operates as 'Benton Rise Farm', a community based and locally sourced fresh produce market.

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

2 Peopling the Mornington Peninsula

2.5 Selecting small freeholdings

3 Developing Primary Productions

3.3 Establishing orchards and growing fruit

17 Certificate of title, vol. 8540, folio 672; Certificate of title, vol. 8974, folio 891; and Landata, Plan of subdivision, LP110768

Comparative Analysis

The *Benton House* has been identified as an 'orchard house'. The 20th-century versions of this typology, while primarily defined by the occupation of its residents, also revolved around the achievement of a comfortable, respectable built image, generally from lightweight materials, which engaged with popular period design idioms. While such qualities are not unique attributes in the context of rural housing, their presence in the Mornington Peninsula in open, rural settings confers some prominence and supports the interpretation of former/current agricultural land uses and the lifestyle of the orchardists in the district; a key aspect of the municipality's historic social fabric. *Benton House* is the only identified house of this typology to be of brick.

It is also indicative of a late interwar period bungalow, by which time hip roof forms had supplanted the consistent use of gable roof forms typical of the earlier 1920s phase of bungalows. A restrained material palette was also typical of these later examples.

Masonry examples dating to the interwar period are generally less uncommon than timber-framed buildings, which were clad in lightweight materials (weatherboard and/or batten sheeting), particularly in rural areas to the eastern part of the Peninsula as the brick buildings tend to be located in the built-up areas along Port Phillip Bay.

To date, fewer examples of housing from the 1930s have been included in the heritage overlay than from the decades either side, that is, the early interwar period (1920s) and early postwar period (late 1940s/early 1950s). Examples of 1930s housing, mainly bungalows or variants with elements of the other popular contemporary styles, in the municipality include:

- *Ranelagh Estate, Mount Eliza* (HO213). This celebrated estate includes houses from the interwar and postwar periods, with those from the 1930s reflecting the wide range of contemporary styles popular such as the Georgian Revival, Mediterranean, Moderne, Spanish Mission, and Tudor Revival. By comparison with the subject place, the houses in this precinct are substantial (many two storeys), high end, often architect-designed examples, and so of a different class.
- *Romany*, 2467 Point Nepean Road, Rye (HO454). This single-storey house, built during the early 1930s, combines elements of the Mediterranean and Georgian Revival styles. To the front section, the hipped roof is nearly pyramidal and a tall, rendered chimney is prominently located. The rendered masonry walls feature rusticated piers to the edges of the façade. The near central porch is a separate entity, projecting forward of the main roof, and has Tuscan order columns above the balustrade.
- *Peninsula Heights Residential Estate*, Arthurs Seat (HO401). An interspersed group of six Functionalist style masonry houses, mostly with flat concrete roofs. This estate, designed by the notable designer/developer H R Lawson during the 1930s, is a unique development without ready comparison.

Previous Assessment

Graeme Butler & Associates, Hastings District Heritage Study Volume 1: Heritage Places Reports, Project Methods, Recommendations, vol. 1, 2001, Appendix 10-4 – Local significance

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (seven Canary Island Date Palms)
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Benton House* at 150 Coolart Road, Tuerong, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial photograph below, which is defined by a polygon that extends from the east side of the building line to Coolart Road, from the north and south sides by 10 metres, and from the west side by 15 metres. The polygon includes all the Canary Island Palm Trees.



Recommended extent of Heritage Overlay (red line) with the property outlined in yellow
(Source: Nearmap, May 2022)

JOUNING FAMILY BUNGALOW

Address	52 Boes Road, Tyabb
Significance	Local
Construction Dates	1930
Period	Interwar
Date Inspected	March 2022



(Source: March 2022)

Statement of Significance

What is Significant?

The *Jouning Family Bungalow* at 52 Boes Road, Tyabb, is significant. It was constructed in 1930 for husband-and-wife William and Thelma (*née* Grant) Jouning. Both were longstanding, widely known figures in the district's interwar and postwar orcharding circles. Thelma's father, David Grant, was one of the peninsula's foremost orchardists in the Federation period and played a key role in securing government funding for the Tyabb Cool Store.

The significant elements of the *Jouning Family Bungalow* are its original form and footprint, including its major and minor gabled roof, front gables with panelled band, rendered chimneys, front porch with its flat roof with expressed rafters and dwarf Tuscan-order columns resting on a roughcast rendered plinth, and weatherboard walls. All original windows – particularly those with projecting box frames and the leadlight windows flanking the living room fireplace – as well as the leadlight double front doors in a battered joinery frame, are also significant.

The corrugated metal-clad gabled shed behind the house is also a significant element of the place as an early outbuilding which was likely used as a site for packing fruit.

Later addition components, including the bungalow's rear addition and the carport/open shed, are not significant.

How is it Significant?

The *Jouning Family Bungalow* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Jouning Family Bungalow* is of historical significance as a commodious late interwar timber orchard house. Its association with the original occupants, husband-and-wife William and Thelma Jouning, is also of associational note. A longstanding orchardist in the area, William became locally known and respected as a sportsman and long-term store manager of the Tyabb Co-operative Trading & Cool Stores and president of the Orchardists and Fruit Cool Stores Association. The fruit packing shed's presence supports the bungalow's interpretation as an orchard house. (Criteria A and H)

The *Jouning Family Bungalow* is of representative significance as a substantial and highly intact example of the California Bungalow style, which became widespread during the 1920s. The dwelling displays various hallmarks of this design mode, including a broad encompassing main gable roof with minor gable, both orientated to the front and the employment of different materials and textures, particularly in the front gables (lattice, weatherboards, battened sheeting). Of note, the utilisation of projecting box-framed windows with double-hung sashes, geometric leadlighting, and the flat-roofed porch with notched rafter ends and masonry supports reflect the intermingling of Arts & Crafts and some Asian influences (via North America) that were characteristic of the bungalow idiom. (Criterion D)

Description

The *Jouning Family Bungalow* is located on the west side of Boes Road at the end of a long, straight driveway, with a row of large Eucalypts along its north side. Due to the setback of about 140m, the bungalow has a low level of visibility from the public realm.



Jouning Family Bungalow from Boes Road
(Source: RBA, March 2022)

The building is a characteristic California Bungalow with broad gable ends – a major and a minor – to the façade. The roof is clad in corrugated sheet metal. There are two chimneys, which have straight shafts and may be rendered.[1] One has an external breast on the south elevation and the other is an internal chimney toward the rear, which presumably served the original kitchen.

1 This description is in part reliant upon photographs taken in 2021, https://www.realestate.com.au/property/52-boes-rd-tyabb-vic-3913, accessed 13.05.2022.

The residence is timber-framed, clad in bullnose-profile weatherboards. The major front gable has an upper skirt with a lattice vent at its apex and a band of weatherboards (or timber shingles). A row of brackets separates the next level – a panelled band of battened sheeting. The minor gable only has a panelled band.

A flat-roofed unit porch extends across two-thirds of the front façade. It has decoratively notched (pagoda-like) rafter ends and is supported on three dwarf Tuscan-order columns, each of which has a high roughcast rendered plinth. The double entrance doors are recessed below the porch. Notably, their architrave references expressed Japanese joinery. The doors also retain full-length leadlighting with a retrained geometric pattern executed primarily in textured clear glass.

The façade has two identical banks of windows in projecting box frames. Each group has a central fixed light with flanking double-hung sashes. Windows on the south side elevation also appear to have projecting box frames, and there are two small highlight (picture) windows with leadlights flanking the fireplace.

The *Jouning Family Bungalow* has been extended with a separate wing to the north side. It is also likely that an original lean-to behind the line of the kitchen chimney was replaced with the current living room and kitchen area, which are beneath a narrow-gabled roof. In addition, the floor of the front porch has been extended around the south side of the house.

To the rear of the house, beside the northern boundary, is a gable-roofed shed clad in corrugated sheet metal over a timber plinth with exposed rafter ends. It has large ledged doors (two on the south side, one on the west side) and two windows. It may have been used in relation to orcharding at this property, and it is similar to other known examples of its type. This element appears to be visible in a 1957 aerial photograph, making it an early component of the place.

While most trees on the site are young to semi-mature Eucalypts, there is a large cypress tree (possibly, a *Cupressus Macrocarpa*) behind the house to its south.

History

Contextual

The Mornington Peninsula Shire is encompassed within the extensive unceded Country of the Bunurong people. The Hastings area was described in early surveys as heavily timbered, with honeysuckle and she-oak to the hinterland and mangroves along the northern shoreline of Western Port.[2] As part of the expansion of squatter leases across the Mornington Peninsula from the early 1840s, much of Hastings and Tyabb was encompassed within the 15,000 acres (6,000 hectares) as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.[3]

From the late 1850s, these pastoral runs were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[4]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the 1860s and 1870s, apple and pear growing became well-established between Somerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings. The opening of the Stony Point railway (1889) provided rapid access to the Melbourne and overseas markets, which made the industry highly profitable.[5] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Small (3 to 10 acres) and large (30 to 60 acres) orchard holdings worked by families, often for several generations, predominated. The industry also employed a multitude of itinerant workers – mostly female – in the laborious tasks of fruit picking and packing.

In Red Hill and Main Ridge, many workers were recent immigrants from Italy and later brought land in these localities, forming a distinct presence.[6] From the early 1900s, the widespread adoption of refrigerated cool stores in the area supported a veritable boom in the district's fruit-growing industry, making it one of the largest in Victoria. Cool stores were vital as they allowed growers to store their products safely until the market was favourable. State government incentivised fruit production, including constructing many of the largest cool stores. These were soon taken over by local co-operatives, which continued to build new stores and develop those existing into the postwar period. As the scale of production increased over the 20th century, the number of packing sheds – both related to co-operative cool stores or erected on private land – increased.[7] Orcharding remained the region's mainstay until the 1970s when industrial and residential development and the proliferation of hobby farms began to push many fruit growers eastwards into Gippsland.[8]

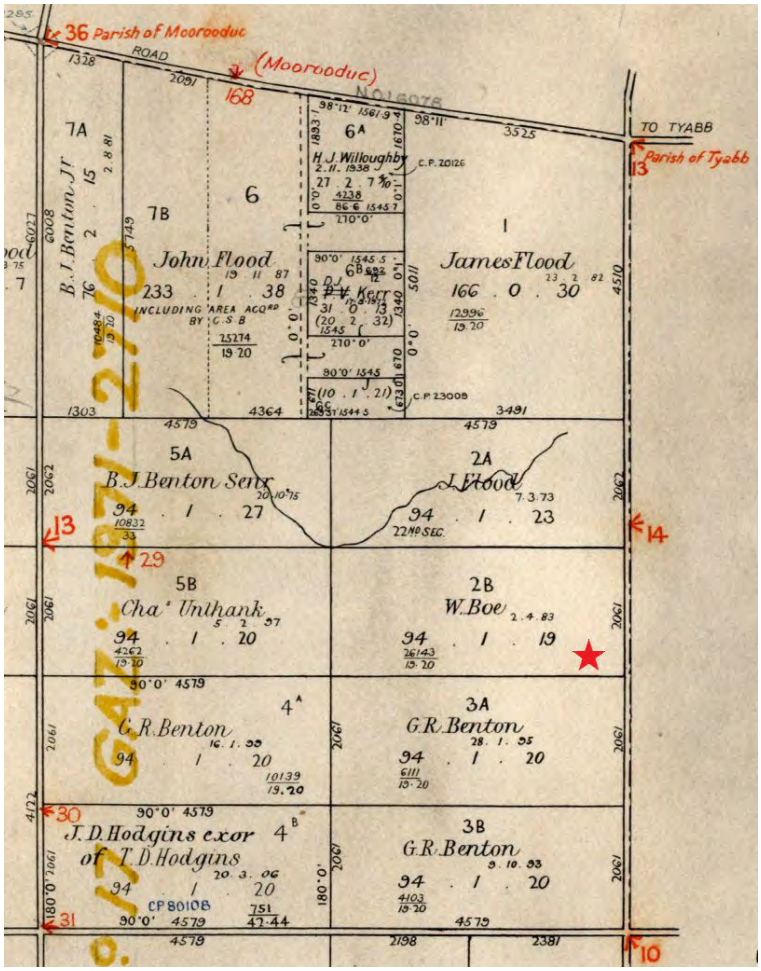


Posed scene within Somerville's Packing Shed (demolished), 1940s. (Source: Somerville, Tyabb & District Heritage Society via Culture Victoria, available online)

2 Graeme Butler & Associates, *Hastings District Heritage Study, Stage Two, Volume 2, Environmental History*, Mornington Peninsula Shire Council, 2001, p1
3 Graeme Butler & Associates, *Hastings District Heritage Study,* p6
4 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
5 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9
6 Jill Phillips, 'History Corner: Little Italy', *Hill 'N' Ridge*, July 2018, Issue 57, p9, available online
7 Leila Shaw, *She's Apples: a history of fruit tree nurseries, orchards & cool stores, 1853-1994*, Tyabb, 1996, p6
8 'Tyabb', *Victorian Places*, 2014, available online

Place-specific

The subject land derives from Crown Allotment 2B in the Parish of Bittern, Country of Mornington, just west of the Township of Tyabb. This 94-acre (approx. 38 ha) holding was selected by William Boe under the *Land Act 1869*. He acquired it outright in April 1883.[9]

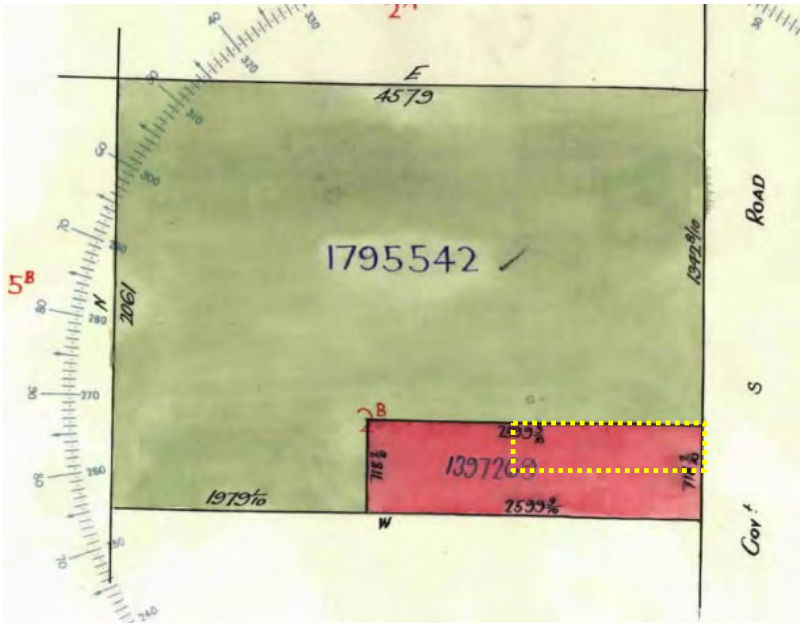


Extract from the Parish of Bittern map, 1959. The red star indicates the location of the *Jouning Family Bungalow*. (Source: Map B397[9], PROV)

Born in Scotland, Boe (1817-94) had immigrated to Victoria in 1841 but joined the rush to the gold diggings of California in the early 1850s.[10] Upon return to Victoria, he settled on the Mornington Peninsula, marrying Adeline Horton in 1868.[11] Several years after his death, ownership of the property was transferred to the locally well-known William Frederick Boe (1872-1940) – the namesake of the road.[12] He was also listed as a farmer and married Annie (*née* Woolley) Boe, whose family had been active on the peninsula since the mid-1860s.[13]

In January 1929, Boe junior sold a sliver of his holding (28 acres/11ha) to William George Brett Jouning.[14]

9 Selection File, no. 26143/19.20, PRO
10 Parish of Bittern, County of Mornington, 1959, B397(9), PROV; and Certificate of Title, vol. 1464, folio 702
11 Shirley Davies, Beryl Stockton, Edith Torofalvy, et al, *Hastings People and Places,* vol. 3, 2004-13, p71
12 'Mr. W. F. Boe', *Standard*, 12 January 1940, p4
13 Davies et al, *Hastings People and Places,* vol. 2, 2006, p65
14 Certificate of Title, vol. 1464, folio 702



Subdivision of Boe's property (Crown Allotment 2B) in 1929. The red shaded portion was acquired by William Jouning. Dashed yellow lines indicate the approximate boundaries of the subject place. (Source: Certificate of Title, vol. 1464, Folio 702)

Jouning (1906-77) was born in Kalgoorlie, Western Australia, but was present on the Mornington Peninsula by 1928 when he was listed as a member of the premiership Somerville Football team (his son Brian was later a member of the Hastings Grand Final team in 1959). In 1930, Jouning married Thelma Grant, the daughter of a well-established Tyabb orcharding family at All Saints' Church. There was a close connection between the Grant and the Boe families, as Mr and Mrs Boe received guests to the wedding reception together with the bride's parents.[15]

Thelma's grandparents, James and Elizabeth Grant, were some of the earliest European colonists in the area, both from Scotland, coming to Somerville in 1859. Her father, John David Grant, was prominent in the orcharding industry, serving as Chairman of the Fruit Growers Association in 1912 and responsible for obtaining government funding to construct the Tyabb Cool Store. Her older brother, Ray Grant, was an award-winning orchardist and was a Director of the Tyabb Co-operative Cool Stores for many years.[16]

Jouning obtained a mortgage from the State Savings Bank of Victoria in May 1930, which may have been to finance the construction of the current house.[17] While similar to some gable-fronted California Bungalow designs in the 1927 and 1930 State Savings Bank timber house pattern books, it is wider in plan and more substantial than the standard designs.

At the time of purchase, Jouning was listed as an orchardist at Tyabb in 1929. Both he and his wife were shareholders in the Tyabb Co-operative Trading & Cool Stores Ltd. Jouning served as Store Manager for many years before tendering his resignation in 1954 due to poor health. Instead, he was offered three months' leave and soon returned to his work as Store Manager and was elected President of the Orchardists and Fruit Cool Stores Association in 1955. He continued to serve as the Store Manager up until the time of his death. Jouning was remembered as 'a wonderful man' and 'a true friend' of all Cool Store staff.[18]

15 *Frankston and Somerville Standard,* 18 Oct 1930, p4; and *Hastings People and Places,* vol. 1, p113; vol. 4, p29
16 Graeme Butler & Associates, *Hastings District Heritage Study,* vol. 1, citation for David Grant House; and *Hastings People and Places,* vol. 1, p127
17 Certificate of Title, vol. 5488, folio 515
18 Leila Shaw, *She's Apples 1853-1994: A History of Fruit Tree Nurseries, Orchards and Coolstores*, pp49, 51, 62



1957 aerial photograph with the *Jouning Family Bungalow* circled. Young fruit trees are evident to the rear and the south. The corrugated metal shed is apparent at the rear. (Source: Western Port, 868A2, Landata)

After Jouning died in 1977, the property transferred to his children, Brian John Jouning and Thelma Hazel Jouning, and then solely to Thelma in 1978.[19]

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context, July 2013:

3 Developing Primary Production

3.3 Establishing orchards and growing fruit

Comparative Analysis

The *Jouning Bungalow* is an orchardist house. The 20th-century versions of this typology, while primarily defined by the occupation of its residents, also revolved around the achievement of a comfortable, respectable built image, generally from lightweight materials, which engaged with popular period design idioms. While such qualities are not unique attributes in the context of rural housing, their presence in the Mornington Peninsula in open, rural settings confers some prominence and supports the interpretation of former/current agricultural land uses and the lifestyle of the district's orchardists; a key aspect of the municipality's historic social fabric.

It is also a good example of a California Bungalow. This idiom was adapted from multiple domestic and international sources, including the American Arts & Crafts Movement that developed in California during the early years of the 20th century. The first examples of the style appeared in Australia in 1908 and were close to their Californian roots, using broad, low-pitched roofs, overhanging eaves, expressed rafters, a Japanese influenced joinery, and rustic masonry verandah supports. By the early 1920s, Australian speculative builders had fully embraced the style while adapting it with more traditional roof pitches, the use of

19 Certificate of Title, vol. 5488, folio 515

local bricks, and chunky joinery details. The design mode further proliferated through the designs of the State Savings Bank of Victoria's chief architect, G B Leith, whose 1920s output included many examples of the California Bungalow style.

Several examples of California Bungalows are included on the Mornington Peninsula Schedule to the Heritage Overlay, ranging from the modest to substantial, architect-designed. One of the finest in the municipality is *Devonia* at 1199 Mornington-Flinders Road, Red Hill (HO144) – a highly intact and distinctive brick bungalow constructed in 1926 for a wealthy orchardist (associated with the Devon Orchards Cool Store, recommended for the HO by this study).

There was a variety in roof forms and configuration of the façade options within the broad Californian bungalow type. The façade configuration was typically asymmetric; however, some examples were symmetrical, a relatively well-represented variant among the other notable examples in the municipality. A range of different detailing was also employed to the walls, gable ends, porches, and windows. The Jouning Family Bungalow is a relatively large-scale example of this style on the peninsula. Its broad gable roof form, varied detailing to the main gable end, boxed frame windows, and geometric leadlighting epitomise the informal, homely character contemporaries associated favourably with the bungalow.

The following examples of heritage-listed California Bungalows in the municipality have asymmetric facades. One is commensurate with the subject dwelling in size, and two are smaller-scaled. Two of this group have a roof with a main transverse (parallel) ridge rather than double gable ends to the front (that is, the ridges are both perpendicular to the street)

- *David Grant House*, 9 Mornington-Tyabb Road, Tyabb (HO308). Of a similar size and timber construction, this bungalow was built in 1930-31 around the same time for Thelma Jouning's father. It exemplifies the other common roof type of the style: a transverse gabled roof with a minor front gable. Like the subject house, it features typical elements of the style, such as timber shingles in the front gable, box-framed windows, and leadlighting with small motifs. There are also two mature Canary Island Palms in the front garden.
- 38 Station Street, Somerville (part of HO317, 'contributory'). A timber example with a transverse gabled roof, clad in terracotta tiles, and a minor front gable. It has box-framed windows, each with three double-hung sashes. Given its smaller scale, it has a less elaborate gable end (featuring shingles to the skirt). The porch has a similar format of piers surmounted by dwarf Tuscan-order columns; however, the piers are clinker brick rather than having a rendered finish. The porch similarly particular extends across the adjacent window but as a hood.
- 5 Wellington Street, Mornington (HO396). A double gable-fronted 1925 bungalow similar to the subject place, though smaller and constructed in red brick with pronounced Arts & Crafts influences. The gable end and porch detailing are different, as is the fenestration pattern. The gable ends have stained timber shingles rather than distinct bands of varied detailing and the flat-roof verandah extends the full width of the facade and is supported by short, paired timber posts set above tall rendered piers with brick detailing and unusual arched niches. The windows are smaller, configured in pairs, and have multi-paned upper sashes.

Four key bungalows affected by heritage overlays on the peninsula have symmetrical façades, usually a combination of a front gable with a transverse ridge behind:

- 10 Caldwell Street, Mornington (HO380). A relatively early example (1921) of a California Bungalow in the area, with a strong Arts & Crafts character. Walls have a weatherboard plinth and roughcast finish above. The central, deep front porch is supported on piers with brick bases and fieldstone-clad tapering piers above. Tripartite windows flank on each side.
- 1 Burong Court, Mt Eliza (HO379). A circa 1923 bungalow with a dominant front gable, of a type popular from the late Federation period. Its gable end has similar detailing to the subject site. The front porch extends the full width of the house and is incorporated beneath this gable. Windows have geometric leadlights.
- 5 Turnbull Street, Mornington (HO395). A 1923 bungalow with a façade dominated by the full-width projecting gable-fronted porch, which is supported by paired timber posts with Arts & Crafts detailing comprising quarter-circle brackets and an inverted cross. Other joinery details suggest a Japanese influence, with battered sides. The walls are clad with a weatherboard dado with a roughcast finish above.
- *Mount's Bay* 51 Devon Street, Dromana (HO405). A substantial rendered masonry bungalow (1929-30) with an imposing return verandah. It unusually has hipped roof with a central, shingled gable end porch marking the entrance. The detailing is restrained, with the house made imposing by its size, hilltop position, and extensive verandah, which is comprised of a solid balustrade picked out in smooth and roughcast render surmounted by paired timber posts.

Previous Assessment

Graeme Butler & Associates, *Hastings District Heritage Study*, 2001, vol. 2, Appendix 10 – 'Typical'

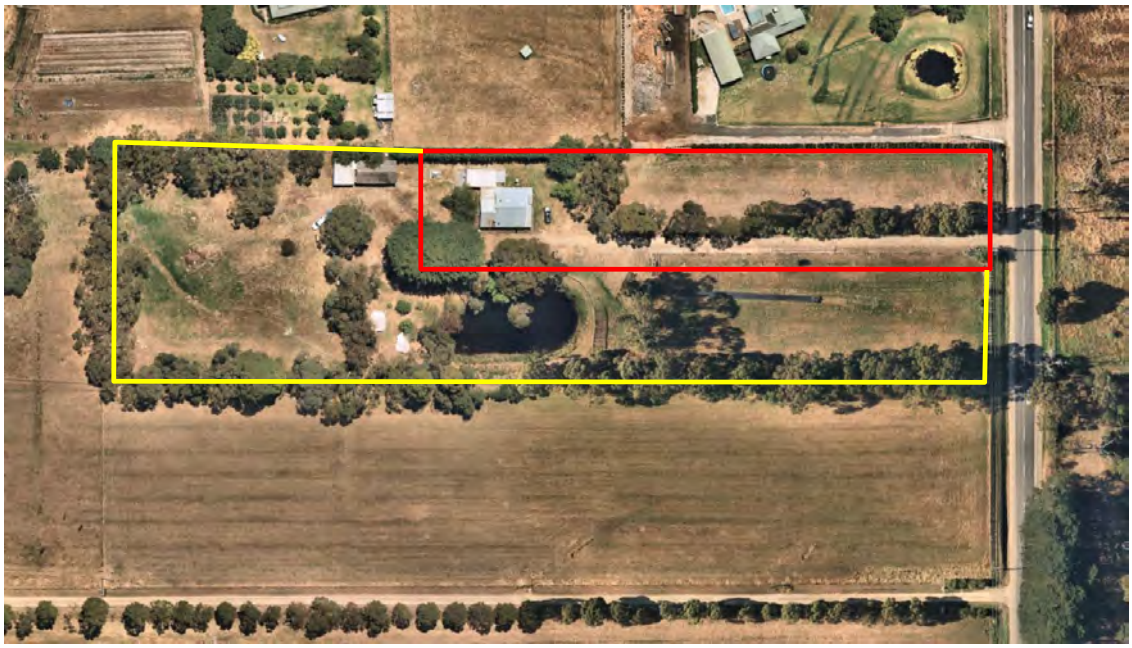
Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	Yes (corrugated metal shed)
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Jouning Family Bungalow* at 52 Boes Road, Tyabb, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial image below, which is defined by a polygon extending from the building line to Boes Road, north to the property boundary, and 5 metres to the gabled fruiting packing shed in the west, and 5 metres south of the primary building.



Recommended extent of the Heritage Overlay (red line) with the property outlined in yellow
(Source: Nearmap, January 2022)

HADDOCK HOUSE

Address	96 Graydens Road, Tyabb
Significance	Local
Construction Dates	Circa 1960
Period	Late postwar
Date Inspected	December 2020



(Source: RBA, December 2020)

Statement of Significance

What is Significant?

Haddock House at 96 Graydens Road, Tyabb, is significant. It was constructed circa 1960 for labourer Harold Haddock and his wife Gwenyth (*née* Jones). Born in Hastings to orchardist parents, Haddock served in the Second World War before returning to the area to work as a labourer, purchasing 29 acres of land on Graydens Road in 1956. Haddock sold much of this land, retaining only a small part on which he constructed a single-family residence around 1960 with the assistance of the Commonwealth's War Home Services, a scheme developed to support returned servicemen

The significant elements of *Haddock House* are its original form and footprint, including gabled roof with glazed/variegated terracotta tiles, cream brick chimney, weatherboard cladding, banks of multipaned sash windows, and curved verandah fascia.

The skillion roofed additions (non-tiled) to the north and west of the dwelling, skylights, fencing, outbuildings, and vegetation/trees are not significant.

How is it Significant?

Haddock House is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

Haddock House is of historical significance as a comfortable late postwar residence. It is an example of the relative prosperity attainable in the broad postwar era for the area. In this case, supported by the original owner, Harold Haddock, access to the War Homes Service scheme. This program likely underlined other development in the district but is more clearly documented at the *Haddock House*. (Criterion A)

Haddock House is of aesthetic significance as a distinctive and intact example of a postwar house reflecting the influence of modernism, though with an overlay of the American Colonial style as conveyed by the extensive use of multipaned windows. The contained, long gabled roof form with blank, narrow side elevations (one with a squat brick chimney) and banks of windows reference what has been described as the 'Peninsular type', referring to Robin Boyd's discussion of emerging progressive architecture on the Mornington Peninsula. Boyd defined such constructions as being 'unpretentious', displaying a sense of naturalness and simplicity. At *Haddock House,* this unassuming character is underlined by the clear volumetric expression, including the recessed verandah with minimal articulation – broadly cambered fascia and timber posts – that lends a sense of lightness that is typical of the postwar period. (Criterion E)

Description

Haddock House is an intact, postwar single-storey residence on an irregular, generally flat allotment in rural surroundings and located on the north side of Graydens Road at the intersection with Coolart Road. The irregular allotment shape has resulted from the local council, the Shire of Hastings, acquiring a triangular section of land to the south-west corner in 1973 and the incorporation of a larger triangular portion measuring 0.4 acres to the west in 1996.

The building is setback with a gravel, semi-circular driveway to the front. It is partly obscured from the public realm by a high non-original, timber-framed fence with ti-tree over, however there are no gates to the driveway/crossovers. Behind the fence is continuous hedge-like planting that is well-established with an area of lawn. In front of the house, are narrow garden beds with low shrubs, etc.

To the rear and separate corner section, they are well-established trees including conifers (*Cupressus macrocarpa*) to the south/west of the property. Along the western boundary of the property are a few mature closely planted pine trees, which may pre-date 1968.



Trees and foliage to the south (front) of property (Source: RBA, December 2020)

Haddock House has a long, rectangular footprint with a broad gabled roof, clad in original glazed/variegated terracotta tiles and with exposed rafter ends. To the north/rear roof plane are three non-original skylights.

Haddock House is evocative of the 'Peninsula type' discussed by Robin Boyd, a developing vernacular modernist style that characterised the Peninsula in the mid-20th century. Most often utilised by high-end Melbourne architects, a high concentration of low-key modernist housing also emerged from Beaumaris downwards along the south-eastern bay, finding particular favour on the Peninsula. In his article published in *Architecture* in 1950, Boyd described these dwellings as being characterised by low gabled roofs and big windows, presenting as 'dignified' and conveying a sense of 'whiteness, naturalness and simplicity'.[1]

There is a broad cream brick chimney to the east elevation, which with its contrasting material and colour, makes it a prominent feature of the residence. The west gable end is clad in wide sheeting with fine battens, whereas to the east end is clad in vertical boards. There is a soffit to both ends; however, that to the east is narrower than that to the west.

Haddock House is a timber-framed building clad in painted weatherboard. The façade is broadly symmetrical, with a central entry under a recessed verandah to the eastern half, whose roof extends slightly forward of that to the western half. The verandah is supported by three square timber posts and a narrow fascia with a slight camber extends between each post. The decking is in timber with concrete steps to the south and east. The entrance door is concealed by a grille.

Flanking the entry are banks of timber-framed, double-hung sash windows with both sashes being multi-paned (six-paned), which reflect the influence of the American Colonial style and are separated by narrow mullions. The bank to the west is comprised of five windows and that to the east (below the verandah) is comprised of four.



Façade (south elevation)
(Source: RBA, December 2020)

Attached to the west elevation is a weatherboard garage with a skillion roof clad in corrugated metal sheeting. The addition to the north elevation is a skillion-roofed verandah, constructed late in the 20th century.

There are several outbuildings on the subject place, including a broad gabled roof shed clad in corrugated metal. These elements are not significant.

1 Robin Boyd, 'Mornington Peninsula', *Architecture,* vol. 38, no. 4, 1950, p149

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. From the late 1850s, the pastoral runs that had covered the majority of the Mornington Peninsula were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[2]

Spurred on by an advantageous climate and a friable, loamy soil, many selector families cultivated orchards alongside dairying and sheep farming. Over the course of the 1860s and 1870s, apple and pear growing became well-established between Somerville and Red Hill, with berries and stone fruits also propagated at the latter. The orchardists continued the environmental transformation commenced by the squatters, clearing the pre-contact woodland and introducing a multitude of plantings.

By the 20th century, tree nurseries and orchards had become a significant industry in the area, with well-known nurseries such as Griffeth's Two Bays Nursery, Grant's Fairfield Nurseries, and Cole's Fernbank Nursery established at Tyabb. The Federation era ushered in an orchard boom as the industry, spurred by advancing technologies and an extension in transportation, expanded and strengthened. The opening of the Stony Point railway (1889) provided rapid access to Melbourne and overseas markets, which made the industry profitable.[3] During the 20th century, the advent of motorised transport and the use of more effective tractors also reinforced the primacy of the sector across the central and western parts of the Peninsula.

Following the Second World War, returned servicemen continued to seek land and family homes on the Mornington Peninsula, drawing upon government schemes to assist them, such as the War Home Services. First established as the War Service Home Commission in 1919, the scheme aimed to assist returned servicemen and their families to acquire affordable homes, either through construction or the purchase of existing residences, as an acute shortage of housing followed the First World War. Across the Mornington Peninsula, the War Home Services was often relied upon by returned servicemen to acquire houses, with tenders for area often placed in newspapers, though such tenders appear more frequently for the Western Port side.[4]

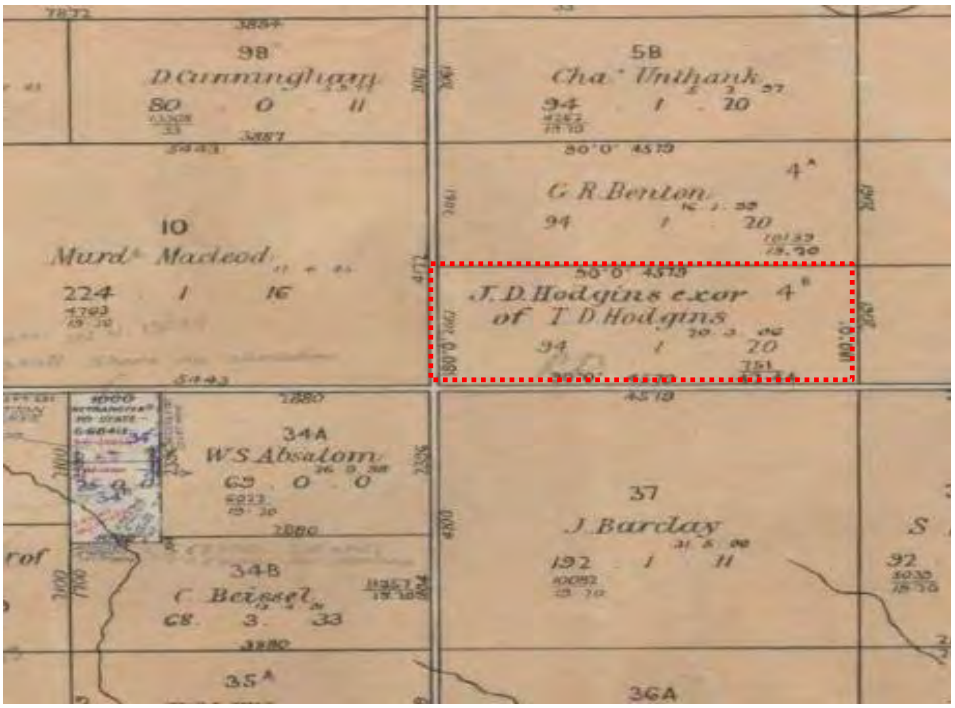


Two Bays Nursery, as viewed from Mount Eliza
(Source: Graeme Butler & Associates, *Shire of Mornington Urban Conservation Study*, 1992)

2 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
3 Graeme Butler & Associates, *Hastings District Heritage Study, Volume 2, Environmental History*, 2001, p9
4 'Tenders', *Age*, 2 December 1961, p47; 'Tenders', *Age*, 3 February 1960, p18; 'Tenders', *Age*, 25 May 1957, p11; 'Tenders', *Age*, 16 March 1960, p39; and 'Tenders', *Age*, 19 October 1960, p38

Place-Specific

The subject land derives from Crown Allotment 4B in the Parish of Bittern, Country of Mornington. Land in Bittern was opened for sale through the 1860s, though few buyers initially purchased lots.[5] At its initial survey, the terrain northwest of Graydens Road (a government road) was described as 'White and Yellow Clay Soil. Coarse pasture thickly wooded with Messmate Peppermint & Cherry'.[6] Crown Allotment 4B was originally purchased by Thomas Dobson Hodgins (1866-1897), a farmer.[7] Born in the Hastings district, Hodgins remained in the area his whole life, marrying Maud Isabel Unthank, (1866-1940) in 1891. The Hodgins and their descendants became a prominent local family, contributing towards the establishment and maintenance of many community institutions.



Parish Plan, Bittern, Country of Mornington, 1959 – Crown Allotment 4B dashed
(Source: VPRS 16171, PROV)

Later, in 1919, the lot was subdivided amongst Thomas Hodgins' sons; Arthur Thomas (1892-1966), Frank Norman (1894-1964), and Alan Sydney (1896-1962). The three brothers became farmers and orchardists, working the land alongside each other in adjoining lots. The subdivided lot which forms the current subject place was acquired by Frank Norman Hodgins.

Noted first as a labourer, then later as a farmer, Frank acquired 31 acres of Crown Allotment 4B, securing the corner lot intersecting Coolart and Graydens roads.[8] Like his father before him, Frank remained in the Hastings area for the duration of his life, which included marrying Elsie Jane Bowell (1895-1974) in 1913 and raising a family of five children.

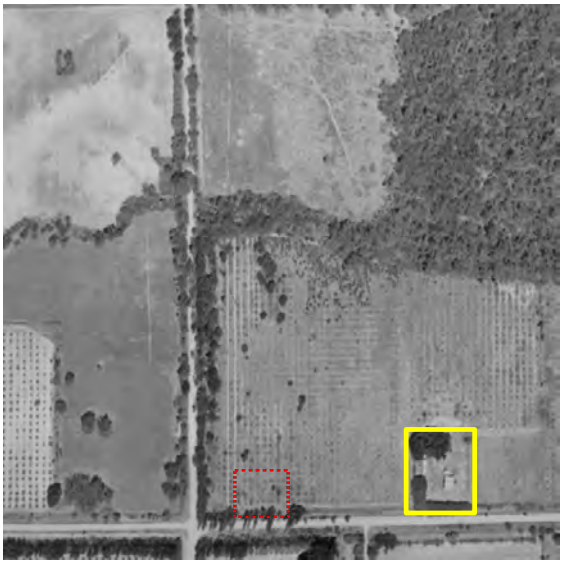
The land remained in Frank's ownership until July 1956, when it was sold to Harold Haddock (1921-1996), who acquired 29 acres. Despite Frank's long ownership of the property, Frank did not build the current residence. An aerial photograph from 1939 and from 1957 (see below) reveals that the subject place was under orchard, with no house or buildings present at the subject

5 'Commons', *Leader*, 26 December 1868, p6; and 'Government land sale', *Herald*, 24 September 1868, p3
6 J. Noone, *Plan of the Agricultural Area of Tyabb*, Department of Land and Survey, September 1873, VPRS 8168/P0002, Run 513, Burguyan, PROV
7 Certificate of title, vol. 3133, folio 509
8 Certificate of title, vol. 4250, folio 840

place; a house does appear to have been built on the land by Frank Hodgins, however the dwelling is located to the east of the current subject place, and is now 84 Graydens Road.



1939 aerial photograph, with no house evident at 96 Graydens Road among the orchards (outlined)
(Source: *Military Aerial Photography*, Run 8, Frame 2463, Geoscience)



1957 aerial photograph with no house at the subject land (dashed red). A house appears on the land owned b Frank Hodgins (solid yellow).
(Source: *Flinders Base Map Project*, Run 8, Frame 100, Landata)

Born in Hastings, Harold Haddock was the son of orchardist William Haddock and his wife Jessie. Harold served in the Second World War before returning to Hastings, wherein he later acquired Frank Hodgins land holdings and married Gwenyth Olwyn Jones (c.1931-1992) in 1960.[9] At the time of purchasing the subject place, Haddock was residing at Watts Road, Hastings, and was working as a labourer.

Despite his orchardist stock and background, Haddock did not farm the land and decided instead to sell most of his land soon after purchase. In June 1960, Haddock subdivided the land into two allotments, placing roughly 28.9 acres on a separate title which he sold in October 1964 to Mary Paulina Barrett.[10] Haddock may have purchased the large allotment with the intention to become an orchardist before deciding against the idea. Alternatively, the allotment may have been purchased as a means to acquire land at a minimal cost, with the subdivision and selling of the rear land providing a ready return for the newlywed couple.

As a returned veteran, Haddock obtained financial assistance from the War Home Services, as the land was mortgaged to the Director of War Home Services in November 1960.[11] It is unclear whether or not the War Home Services placed a tender for the construction of the subject place; Haddock may have built the residence or privately commissioned its construction before seeking assistance from the War Home Services. Electoral rolls from 1963 noted that Harold's wife, Gwenyth, was residing on Graydens Road, Tyabb, confirming that a residence was built by that year.[12]

9 National Archives of Australia; Canberra, Australia; Second Australian Imperial Force Personnel Dossiers, 1939-1947 Series: B883; and Births Deaths and Marriages Victoria, Marriage Harold Haddock and Gwenyth Jones, 1960, 13987/1960
10 Certificate of title, vol. 8264, folio 249
11 Certificate of title, vol. 8119, folio 608
12 Electoral rolls, Australia, Victoria, Flinders, Gwenyth Olwyn Haddock, 1963, p26



1968 aerial, with the *Haddock House* (arrow)
(Source: *Melbourne Project*, Run 55, Frame 42, Landata)

In 1973, a small triangular section of Haddock's land, located in the south-west corner, was excised to the local council, the Shire of Hastings; as all allotments at this intersection have a similar irregular shape, it is likely that the land was acquired for roads or services. In the same year, the subject place was sold and passed through a number of different owners, including Christine Anne Shepherd, possibly a descendant of the famous Shepherd orchardist family.[13]

The land was later subdivided again in 1996 to its current sizing, with a triangular portion, measuring 0.4 acres, to the west elevation incorporated as part of the subject place.

13 Certificate of Title, vol. 8962, folio 138

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013:

7 Building settlements and towns

7.2 Expanding townships and residential areas

Post-war development has frequently occurred in former farmland and holiday-house areas (as holiday homes are converted to permanent residences). As a result, subdivision and new construction have impacted upon some rural landscapes and heritage places.

Comparative Analysis

The contained massing of the *Haddock House* – a long, rectangular footprint with a gable roof – with banks of windows to the long elevations and blank, narrow side elevations reflects a common postwar modernist approach on the Mornington Peninsula, often termed the 'Peninsula type'. This design mode is overlaid with the influence of the American Colonial style in use of fully, multipaned sash type and broad symmetricity of the façade.

Drawing from the American revival of early colonial architecture at the turn of the century, the style was popularised in Australia by film and print media, increasingly appealing to the middle-class Australian family. With pitched roofs, small multipaned windows, and a simple rectangular footprint, modest American Colonial homes conveyed a sense of respectability through its unpretentious style, well in keeping with the orchardist/farming character of much of eastern part of the Peninsula.

To date, examples of this modest postwar Moderne/American Colonial typology have not been included in the Mornington Peninsula Schedule to the Heritage Overlay. As such, there is no ready comparison for the subject place. Several postwar trends are evident in the municipality at this time, with examples of more substantial or ornate types having been heritage listed.

Haddock House does share several similar characteristics with other postwar residences within the municipality. Several timber postwar residences feature a prominent brick chimney, either to the frontage or immediate siding. Through the 1950s and 60s, it was typical for weatherboard residences to feature an external brick chimney, the contrasting material and colour often turning such elements into a prominent feature of facades. Similar buildings in the municipality include:

- *House*, 5 Beverley Road, McCrae (HO416). A modest timber residence built circa 1959 with contrasting chimney and base walls to deck in cream brick. A skillion roof extends over the deck to form a verandah. Timber framed double-hung sash windows, arranged either singly or in pairs, and glazed doors. The high contrast of the cream brick against the painted weatherboard and simple fenestration turns the chimney and base walls into a significant element of the façade.
- *Bethany,* 2493 Point Nepean Road, Rye (HO455). Built circa 1949, a complex hipped roof residence clad in weatherboards and featuring a prominent external chimney and porch columns in cream brick, with double-hung sash windows with three horizontal panes to the top light. The oversized chimney, coupled with the columns, form as a distinctive decorative element of the building. The dwelling is mainly influenced by Moderne style, however the pair of Tuscan columns located to the front and side are more reminiscent of the Georgian Revival.

Other postwar heritage-listed houses on the peninsula include Moderne style detailing, which was popular as an expression of smart modernity and cost-effective building practice in regional and metropolitan areas during this period. The roof form of this group varies between concealed/flat, (part) hipped, and/or gabled. Such buildings include:

- *Houses*, 1737 Point Nepean Road and 18 Woyna Avenue, Capel Sound (HO447). This pair of houses were erected by Northcote-based builder George William Howe between 1945 and 1950. The Moderne style houses have a concealed roof and rendered masonry walls distinguished by round/faceted bays contrasting with otherwise rectilinear form. The former has a central columned porch imbuing the façade with a classicising aesthetic but the porch/verandah is largely obscured to the latter.
- *Old English Houses*, 48 and 50 Jetty Road, Rosebud (HO425). These paired, cream brick houses, constructed between 1953 and 1956, are designed primarily in a Tudor Revival (or Old English) mode as indicated by the corbelled gable roofs and clad tiles, though mixed with some Moderne style elements – the horizontal emphasis provided by the contrasting brick banding and the glazing bars to the windows.
- *Stonehaven*, 15 Mitchell Street, Rosebud (HO426). Erected by stonemason W D Grant during 1949-50 for his family, this house has walls clad in local Dromana granite and a general bungalow form. The tile clad roof is a combination of a gable

section in front of the main hipped section. The gable end is pierced by the central wide, battered chimney with flanking Moderne style corner windows. The windows to the façade are timber-framed and organised in a distinct band and linked by a concrete hood.

- *Bethany,* 2493 Point Nepean Road, Rye (HO455). Constructed circa 1949, this weatherboard house features a hipped roof clad in tiles. It is indicative of the Moderne style as demonstrated by a horizontal emphasis of the glazing bars to the upper window sashes, which contrasts with the pronounced verticality of the prominent, highly articulated cream brick chimney that dominates the façade.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	Yes (weatherboards)
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Haddock House* at 96 Graydens Road, Tyabb, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red lines on the aerial image below, which is defined by a polygon that extends from the building line to Graydens Road and to Coolart Road in the east and 10 metres from the west and south.



Recommended extent of the Heritage Overlay (red line) with the property boundary outlined in yellow (Source: Nearmap, December 2022)

BELLMAN HANGAR

Address	73 Mornington-Tyabb Road, Tyabb
Significance	Local
Construction Dates	Early 1940s, relocated 2007
Period	Postwar
Date Inspected	December 2020



Bellman Hangar, from southeast
(Source: RBA, December 2020)

Statement of Significance

What is Significant?

The *Bellman Hangar* at 73 Mornington-Tyabb Road, Tyabb, is significant. The British-designed and manufactured hangar was first erected at the Commonwealth Aircraft Corporation site on Lorimer Street, Port Melbourne (Fishermans Bend) during the early 1940s (either 1940 or 1943). In 2007, it was dismantled and re-erected at the Tyabb Airport.

The significant elements of the *Bellman Hangar* are its massing, gable roof form, overhead track and braced sliding doors to the south elevation, and steel framing (exposed internally). The corrugated sheet metal cladding is not original but similar to the original, however, it is continuous rather than separate sheets.

How is it Significant?

The *Bellman Hangar* is of local historical and representative significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Bellman Hangar* is of historical significance for its long association with Australia's aviation history, as it was originally erected on the Commonwealth Aircraft Corporation site in Port Melbourne, where military aircraft were manufactured during

WWII. It complements the other relocated hangar at the eastern end of the Tyabb airport along Stuart Street, the earlier Butler Hangar of 1942, also from the CAC in Port Melbourne. Designed to be relocatable, the Bellman Hangar has been appropriately relocated to the Tyabb airport and is being used to a store museum collection of aircraft. (Criterion A)

The *Bellman Hangar* is of representative significance as a largely intact example of a prefabricated and transportable hangar. The metal-clad, broad gable roof form and characteristic braced panelling to the slide doors to the short elevation in association with the overhead rail allowing for the full width of the interior to be used, is evocative of this building type which is strongly associated with WWII aviation. (Criterion D)

Description

The *Bellman Hangar* is located on flat terrain at the northwest corner of the Tyabb (Westernport) Airport. It is partly visible from Mornington-Tyabb Road as there is another hangar immediately to its north; however, it can also be observed at the western end of the road that provides access to the airport along Stuart Road.

The building has a rectangular footprint, approximately 30 x 54 metres, and a broad gable roof. Both the walls and roof are clad in corrugated metal sheeting with a painted, sand-coloured finish (Colourbond); however, the roof includes several narrow bands of translucent cladding.

The long eastern elevation is effectively broken into bays by the regularly spaced downpipes. The long western elevation is not visible from the public domain but is likely the same.

The shorter southern elevation, whose gable end is clad in sheeting, is visible. Below are the characteristic sliding doors, which are steel-framed and clad in corrugated metal sheeting with overhead tracks. The tracks extend beyond the width of the building to allow for maximum capacity. There are six doors – three to each half – that slide over each other. Each door has four braced panels. The doors to the northern elevation have also been retained, which are partly visible in tangential views along the Mornington-Tyabb Road.

The internal framing is intact and consists of welded main and corner prefabricated steel units. The truss consists of parallel chords (a type of flat Warren truss), chamfered at the corners, with mirrored diagonal members set between vertical members.

It is believed that the *Bellman Hangar* currently accommodates a collection of historic planes.[1]



Interior of *Bellman Hangar* with De Havilland DH.100 Vampire FB52, R1835/V.0659, Tyabb Airport Collection
(Source: Dave Welch, 2014, https://abpic.co.uk/pictures/view/1454931, accessed 20.12.2022)

1 The *Air Britain Photographic* images collection shows two planes, e.g., https://abpic.co.uk/pictures/view/1454931, accessed 20 December 2022

History

Contextual

The Mornington Peninsula forms part of the extensive unceded Country of the Bunurong people. At its initial survey, the fluctuating locality that came to be known as Tyabb – likely an anglicisation of an Aboriginal word for 'mud/waterholes' – was described as thickly wooded and traversed by various waterways and swamps.[2] This area formed part of a 15,000 acres (6,000 ha) pastoral lease known as 'Bunguyan run' or King's Cattle Station, which was licensed to Martha Jane King (who ran it with her sons) between 1845 and 1859.

From the late 1850s, the pastoral runs that had covered the majority of the Peninsula were 'unlocked' by a series of populist land act reforms that sought to encourage concentrated rural settlement, chiefly that of small farms. This break-up resulted in the 'patchwork quilt' subdivision pattern that defines much of the northeast section of the municipality – the parishes of Tyabb, Bittern, and Balnarring.[3]

The Tyabb township ('Old Tyabb' today) was reserved (Parish of Tyabb) in 1858 but is development was sluggish. It was gradually incorporated into the more consolidated centre of Hastings, which lay immediately south, over the 20th century (formally so in 1968).

Further north, a more active settlement emerged around the Tyabb railway station (est. 1889), adopting its name. It solidified as the service and social centre of a productive orchard and nursery district into the 1960s. Late 20th-century development has seen its built footprint expand, although a marked semi-rural character has been retained. In the face of community pushback, an airfield was developed southwest of Tyabb in the 1970s.[4]



The former *Government Cool Store* at Peacock Road, Tyabb, developed between 1913 and the mid-1940s and was later managed by the local co-operative. (Source: John Young collection, 'Tyabb', *Victorian Collections*, 2014, available online)

2 Jill Barnard, 'Tyabb', *eMelbourne*, The University of Melbourne, available online, July 2008
3 Graeme Butler & Associates, edited by Context Pty Ltd, *Mornington Peninsula Shire Thematic History*, July 2013, p45
4 'Tyabb', *Victorian Places*, 2014, available online

Place-Specific

The subject land derives from Crown Allotment 66A and 67A in the Parish of Tyabb, Country of Mornington. It consisted of 140 acres and was purchased for £140 by Thomas Godfrey Statesman Baxter, identified as a Mornington farmer, in January 1883.[5] Baxter acquired the freehold by selection, and similarly acquired the large adjoining parcel to the south, consisting of nearly 92 acres, in the following year.[6] The large holdings extended as far west as Boes Road and was bound to the north by the Mornington Tyabb Road.



Tyabb Parish Plan with the subject land indicated by the red star
(Source: VPRS 16171/P0001/10, PROV)

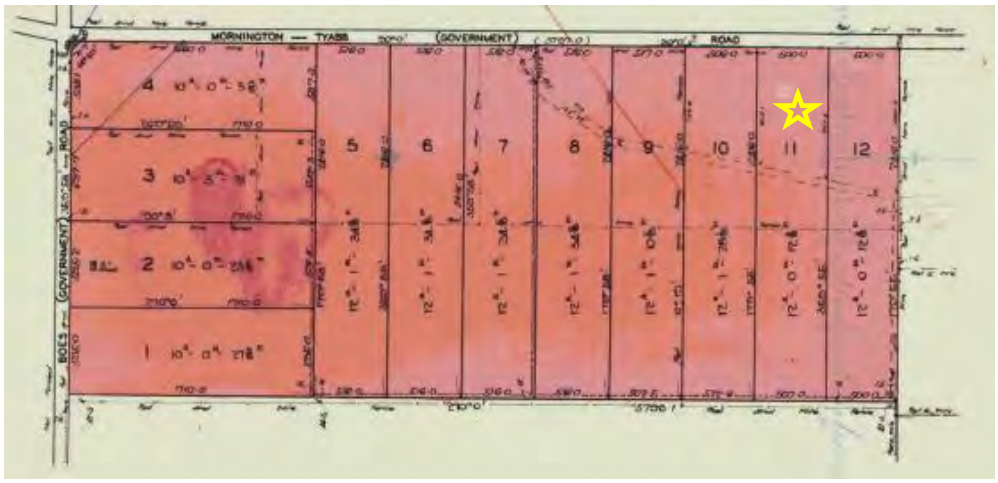
T G S Baxter died in 1907, at the age of 53, and the parcel of land remained intact and owned by members of his family until the mid-20th century.[7] Over two decades later, his wife Ellen, whom he had married in 1878, died in 1929.[8] In the following year, the land was inherited by his only son, Thomas James, a local orchardist who died in 1946, aged 62, in a freak train accident when a stanchion carrying the overhead wires south of Frankston was struck.[9] His wife, Florence Agnes, held the property for about two years afterwards.[10] An aerial photograph, see below, from about this time shows that the land was undeveloped and only lightly wooded.

In 1949, Crown Allotments 66A and 67A were sold to Ronald Robert Bishop (1919-2009)[11], a local farmer and furniture retailer.[12] It is likely limited, if any, development occurred on the land until after 1962 when Bishop subdivided his holdings into 12 allotments of between about 10 and 12 acres each.[13]

5 Certificate of Title, vol. 1436, folio 028
6 Tyabb Parish Plan, T125(6)
7 BDM Victoria, registration no, 13078/1907
8 Marriage of Ellen Ward, registration 28/1878; 'Deaths', *Argus*, 7 December 1929, p13
9 *Argus*, 14 January 1946, p1 and *Standard*, 24 January 1946, p4
10 Certificate of Title, vol. 1436, folio 028
11 Ronald Robert Bishop, Family Tree, accessed via Ancestry. Electoral Rolls of 1942 indicate that Bishop was working as a manager and residing at Tantil Hotel, Pt Nepean Road, Mornington. In 1962, he was listed as a director residing at Derril Road, Moorooduc.
12 Certificate of Title, vol. 8377, folio 266
13 Certificate of Title, vol. 1436, folio 028



1939 aerial, with the nominal location of place indicated by the red star
(Source: *Military Aerial Photography*, Western Port, Frame 2470, Run9, Geoscience Australia)



1962 subdivision, subdivision plan LP56,496, showing approximate location of the hangar
(Certificate of Title, vol. 1436, folio 028)

The subject land formed part of Lot 11, with an area of slightly over 12 acres. The land was acquired by Douglas Maxwell Thompson, a Frankston grazier, in December 1962, through his company and then in his own name in January 1963.[14] Thompson was an active figure in the Tyabb area, serving as a councillor in Frankston and Hastings Shire and the president of

[14] Certificate of Title, vol. 8377, folio 266. In December 1962, two different entities - Nepean Farmlets P/L and then Glen Mavis Grazing P/L – briefly held the land. Thompson acquired most of the other allotments (vol. 8377, folios 256, 260-265, 267)

the Shire of Hastings Historical Society. He also served in the Develop Victoria Council and was awarded "Citizen of the year" by the Shire of Hastings.[15]

Local residents described the land as a 'vermin infested swamp'; however, Thompson's plans to establish an airfield as a tourist venture attracted considerable controversy. He named the airfield 'Glen Mavis' after his family holdings at Devilbend, Moorooduc. The land was cleared in 1962, then fenced and pasture sowed. An easement for the diversion of a stream across the Mornington-Tyabb Road was also undertaken.[16] The first east-west runway was laid after Thompson excised/consolidated a new allotment linear allotment from his holding addressing the Mornington-Tyabb Road.[17] As part of this action, the subject land was relabelled lot 20.

This runway was operational in early 1963 and was well patronised on weekends. Thompson acquired additional land and the second north-south runway was competed in 1964.[18]

In 1967, Thompson sold Lot 20 (the subject land) to Jack Ellis, who served as a pilot in various international airlines, to conduct flight training operations. Ellis erected an aircraft hangar on the allotment the same year (not the subject hangar).[19] An aerial photograph from 1968 (following) shows this hangar located at the southern end of Lot 20.



1968 aerial photograph with the location of the *Ellis Hangar* indicated
(Source: *Melbourne Project*, Frame 166, Run 53, Landata)

15 Thompson, *Turbulence over Tyabb*, inside sleeve
16 Douglas M Thompson, *Turbulence over Tyabb: A History of Airports and Aviation in the Shire of Hastings*, Mornington Press, 1985, pp1-4
17 Subdivision plan LP62,419; Certificate of Title, vol. 8461, folio 600
18 Thompson, *Turbulence over Tyabb*, pp4-9
19 Thompson, *Turbulence over Tyabb*, p47. There is an image of the hangar on p48

Lot 20 was then transferred to Kenneth Edward and Helen Doris Orrman in 1982 and subsequently transferred to Ondor Holdings Pty Ltd in 1985.[20] An 1989 aerial photograph shows the Ellis hangar still standing, but it was subsequently demolished. At the north end of lot 20, about where the *Bellman Hangar* is now located, some construction is depicted in this aerial photograph, but the resolution is not high enough to accurately define it.



1989 aerial photograph with the approximate location of the *Bellman Hanger* indicated, lot 20 is outlined
(Source: *Melbourne Project*, Frame 164, Run 41, Landata)

In 2007, a permit to relocate two Bellman Hangars from the Commonwealth Aircraft Corporation (CAC) site in Port Melbourne to the subject site was issued.[21] However, only one Bellman Hangar had been erected to the rear of the Old Aeroplane Company hangar. They were identified as being of heritage value by Heritage Victoria but were not considered to reach the threshold of state-level significance, as several were already included on the Victorian Heritage Register.[22]

20 Certificate of Title, vol. 8461, folio 607

21 Minutes of the Special Development Assessments Committee Meeting, P06/2495, P06/3121, P06/3122; VCAT P503/2007, provided by Council

22 There are a few Bellman Hangars on two heritage listed sites in Victoria: the Point Cook Air Base, part of RAAF Williams (National) and Former Ballarat RAAF Base (VHR, H2113).



Two Bellman hangars in Port Melbourne during 2006 before relocation (background, left) and Butler Hangar (foreground, right) (Source: VHR, H0094)

Three Bellman Hangars were erected at the CAC in Port Melbourne (Fishermans Bend), with the first being as early as 1940 and the other two were erected between late 1942 and August 1943. The three Bellman Hangars, which were located near a Butler Hangar, were used for general storage rather than to house aeroplanes.[23]

The CAC was established in 1937 to manufacture military aircraft. It was a private company formed by a consortium including BHP and GMH to provide Australia with the necessary aircraft to fight the modern war that was imminent. Along with the adjacent government-owned site, it became the centre of nation's aircraft production.

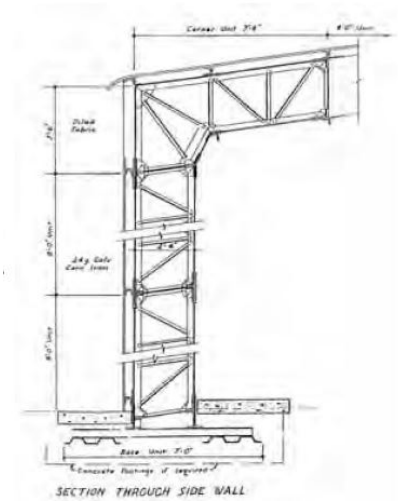
Bellman Hangar Type

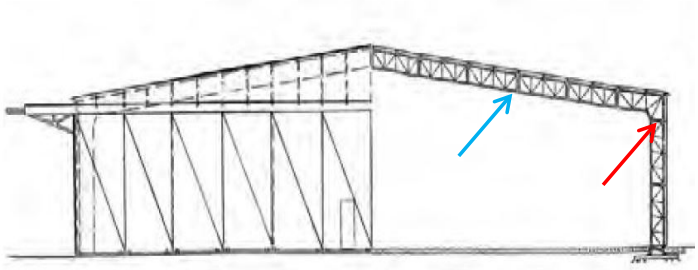
The eponymously named Bellman Hangar was designed in 1936 by N S Bellman, a structural engineer with the British Directorate of Works, to accommodate the aircraft employed by Royal Air Forces with their pre-WWII expansion. Although steel-framed from the outset, they initially included some canvas sections (including the doors), which were soon found wanting, and in 1937, the design was refined to include steel doors rolling on rails.[24]

In Australia, Bellman hangars were planned to be introduced from late 1938, however, by January 1940, the need had dramatically increased and 40 were required immediately, with ten being completed by the end of March. By mid-1940, it was estimated that over 280 would be required and tenders were being sought from manufacturers. The hangars were dispersed about the nation, with most being employed in the eastern states (Victoria, NSW, and Queensland).[25]

The Bellman Hangar consists of a lightweight design capable of being erected and dismantled efficiently. The main arch of the hangar is constructed from prefabricated units made from rolled steel angles which are welded together to create the hangar frame.[26] These units can be categorised into corner units and main units (see following figure). Each unit comes with secondary members such as bracing units, knee braces, purloins, rolling door guides, and wind bracing. The structure is usually clad in corrugated steel wall sheeting which is fixed through hook bolts, and doors are fixed with overhead tracks (extending beyond the width of the gable ends) and bottom guides.[27] They could accommodate windows, usually highlights to the longer side elevations, and also to the sliding doors if they had three braced panels.

23 Victorian Heritage Register, VHR H0094
24 John C Dunn, *Comeng: a history of Commonwealth Engineering*, vol. 1 (1921-55), Rosenberg Publishing, 2006, p67
25 Dunn, *Comeng: a history of Commonwealth Engineering*, p68
26 Peter Ball, Mr. Bellman's Hangar, 7 January 2022, accessed via theheritageportal.co.za
27 M Naudé, 'Bellman hangars: structures of scale and functionality', *SAJAH*, vol. 29, no. 2, 2014, p116





(Above and left) Cross section of Bellman Hangar type and detail. Main units and corner units indicated in blue and red respectively
(Source: Dunn, *Comeng: a history of Commonwealth Engineering*, p69)



A typical Bellman Hangar with the gable end and overhead track for the sliding doors
(Source: Richard E Flagg, *Bellman, Hangar Types*, accessed via abct.org.uk)

Thematic Context

Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context P/L, July 2013:

5 Establishing Communications

5.3.3 Establishing roads

> Following the pastoral era, where large tracts of land demanded few roads, the selection era of the 1860s meant closer settlement and the need for road access to smaller, more densely grouped holdings. By the 1870s many selectors had taken up blocks in the parishes such as Tyabb, Bittern and Balnarring, and the resultant new road reserves criss-crossed the evolving survey plans. (p74)

5.5 Moving goods and people by air

> An airport at Western Port was an essential adjunct to the projected development of major port facilities planned at Western Port in the early 1960s. In 1963 Doug Thompson received planning permission to subdivide land in the parish of Tyabb for use as an airfield. An

adjacent lot was used in the following year to provide a second runway. There followed several years of controversy over this airfield, which was used by the Peninsula Aero Club. Many people favoured having a Peninsula airfield located in a different place, perhaps at Moorooduc, where there was already an airfield, in Mornington Tyabb Road. In 1967 a pilot school and hangar were approved for the Tyabb airfield. In 1968 Vowell Air Services purchased the airport and aircraft, as well as a site for a projected hotel-motel adjacent to the airport.

In 2010 a State heritage listed aircraft hangar, a rare World War Two American 'Butler' hangar, was relocated to Tyabb airfield from the former Commonwealth Aircraft Corporation factory at Fisherman's Bend, Melbourne. It is currently in a dismantled state. (p82)

Comparative Analysis

The only comparator in the municipality is the Former Commonwealth Aircraft Corporation Hangar or Butler Hangar at 112 Stuart Road, Tyabb (HO325/VHR H0094). Located on the eastern side of the Tyabb Airport, this hangar was also originally erected in Lorimer Street, Port Melbourne but was dismantled and re-erected in 2006. The Butler Hangar was one of two erected in 1942 in Port Melbourne for the assembly and flight testing of US Aircraft, with the other being moved in the following year to another state.

The Butler Hangar is also a steel-framed structure but is clad in ribbed sheet metal, though the existing cladding is not original. It was produced by the Butler Manufacturing Company, which manufactured many models of the hangar during World War II and remains a major international supplier of prefabricated steel buildings. It is of State significance for its rarity and uniqueness and its historical, architectural, and scientific (technical) significance.

Butler Hangars have a different framing system and are wider than Bellman hangars at 36 x 49 metres (c.f. 29 x 34 metres) and could accommodate larger planes such as B-24s. Butler Hangars were constructed from modular units and could be erected in a range of sizes and forms.[28] They typically included windows both in the sliding doors and side walls.

Previous Assessment

None

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and/or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

[28] Victorian Heritage Register, VHR H0094

Extent of the Heritage Overlay

The *Bellman Hangar* at 73 Mornington-Tyabb Road, Tyabb, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent shown by the red line on the aerial image below, which is defined by a polygon that extends 20 metres from the building line to the south and east, 10 metres to the north, and in the west to the boundary property boundary.



Recommended extent of the Heritage Overlay (red line) with the property boundary in yellow
Butler Hangar (HO325) is shaded orange
(Source: Nearmap, April 2022)

Mornington Peninsula Heritage Review 2023

Report - Methodology and Recommendations

Mornington Peninsula Shire Council

March 2023



Sea House, Mornington

heritage ALLIANCE Conservation Architects and Heritage Consultants
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This Heritage Study has been undertaken in accordance with the principles of *The Burra Charter* adopted by Australia ICOMOS in 2013

This document has been completed by
Sera-Jane Peters and David Wixted

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Final draft March 2023

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EXECUTIVE SUMMARY

The key finding of the Mornington Peninsula Heritage Review 2023 is that there are 17 places in the Shire that meet the threshold for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme and which should be the subject of a planning scheme amendment.

The list of places (Schedule A) provided to the consultants in the brief for the Review consisted of 20 places.

A process of assessment, fieldwork and comparison reduced the list of places for assessment to 17. It is recommended that the following 17 places be the subject of a planning scheme amendment and be included in the Schedule to the Heritage Overlay:

List of places recommended for the Heritage Overlay

Name of place	Address
Koorooranda	2A Patterson Grove, Flinders
Bram House	71 Merricks Beach Road, Merricks Beach
Oakwood and Phoebe Allison Oak Tree	13 MacDonald Grove and 126 Tanti Avenue, Mornington
Sea House	Unit 1, 57 Caraar Creek Lane, Mornington
Moorooduc Quarry	106 Two Bays Road, Mount Eliza
McDonald House	14 Glen Shian Lane, Mount Eliza
Wilson House	27 Victoria Crescent, Mount Martha
Yellow Robins	42 Dominion Road, Mount Martha
Griffin House	3696B Point Nepean Road, Portsea
Long House	3840 Point Nepean Road, Portsea
House	16-18 London Bridge Road, Portsea
Peninsula Beach House	101 Back Beach Road, Portsea
Shaw House	504 Tucks Road, Shoreham
Greenways	4 Higgins Lane, Shoreham
Hildebrand House	57 Parklands Avenue, Somers
Carnegie House	7 Kildrummie Court, Sorrento
Cox House	8 Wrights Close, Sorrento

Summary of Recommendations

It is recommended that the Mornington Peninsula Shire Council implement the recommendations of this Heritage Review by seeking Council approval of the recommendations and requesting the Minister allow them to prepare a planning scheme amendment.

Future work

A recommendation of this study is that Council prepare a future study of the following properties, which are suspected to have heritage values:

- 98 Wood Street, Flinders
- 100 Wood Street, Flinders
- 2A Summons Road, Flinders

1.0 INTRODUCTION

Council tendered for consultants to carry out the Heritage Watchlist Review in April 2022. Prior to this, heritage ALLIANCE had been engaged to review 28 places from Council's GIS Watchlist. The Watchlist is a list of places from Council's GIS, of places that are suspected to have heritage values but have not yet been assessed. The list of places has come from multiple sources, recommendations for further work from previous heritage studies, council staff and members of the community.

The Mornington Peninsula Heritage Review 2023 (Review) has been undertaken in two stages, as follows:

- Stage 1 was the preliminary assessment of 28 places from the GIS Watchlist and preparation of a shortlist to be assessed.
- Stage 2 involved photographing and cultural heritage assessment of 20 places (Schedule A).

This report provides the findings and recommendations of the Review. It includes:

- Recommendations for 17 individual heritage overlays.
- 4 potential places that were not included within the scope of this study were identified during research and should be assessed in future heritage studies.

1.1 Brief

The following statement is taken from the brief for the Review:

> *The Mornington Peninsula Shire Council is seeking the services of a suitably qualified and experienced heritage consultant to prepare heritage citations for the next stage of the Shire wide Mornington Peninsula Heritage Review. This stage will apply to places on the heritage watchlist.*
> *The heritage citations will recommend whether a place has identified heritage significance for inclusion in the Heritage Overlay in the Mornington Peninsula Planning Scheme.*
> *The consultant/s must have:*
> • *expertise and experience in historical and architectural assessment of potential heritage places, including modern architecture (post World War 2 through to late 20th century);*
> • *proficient skills to make appropriate statutory recommendations in relation to places recommended for the Heritage Overlay; and*
> • *administrative capacity to support timely mapping/document production.*
>
> *The consultant will be provided with a list of places for assessment and research – known as Schedule A. This list will contain up to 20 places for assessment and will be finalised prior to project inception. The consultant will prepare detailed citations including a Statement of Significance for each of the identified places.*

1.3 Study Team

The study team who prepared this report comprised:

Sera-Jane Peters – Heritage Planner and Consultant

Kristianna Scheffel – Graduate Historian

David Wixted – Heritage Architect

1.4 Copyright

Copyright is held by heritage ALLIANCE, 2023



Hildebrand House, 57 Parklands Avenue, Somers. Source: heritage ALLIANCE, 2022

2.0 METHODOLOGY

In accordance with Heritage Victoria guidelines, this study has been prepared using the *Burra Charter, Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013.* The *Burra Charter* is a document which informs heritage practitioners of the guiding principles and practices of cultural heritage and conservation. In particular the *Burra Charter Practice Note 1 "Understanding and assessing cultural significance", 2013* is of relevance when undertaking a heritage study or review.

The most important document for establishing the values of a place and recommending places for the heritage overlay schedule, is the *Victorian Planning Provisions Practice Note No.1* "Applying the Heritage overlay", (PPN1). This document provides templates for incorporated documents and the heritage overlay schedule, the assessment criteria, guidance on how to write a statement of significance and what to include in the HO schedule. It also provides guidance on mapping and curtilages.

Other documents used to establish the cultural heritage values of a place are previous heritage studies. Recommendations from each study have been reviewed in relation to the proposed places on the list and similar places perused for comparators. Previous heritage studies include:

- Shire of Flinders Heritage Study (Context, with Helen Lardner, 1992, updated 1997)
- Shire of Mornington Heritage Study (Graeme Butler, 1994)
- City of Frankston Heritage Study (Graeme Butler, 1995)
- Hastings District Heritage Study (Graeme Butler, 2001)

Since 2013, Council has progressed with a Shire wide Heritage Review. Council introduced a 'Heritage Watchlist' of potential heritage items for investigation and assessment. The Review recommended that the Shire be divided into four areas and each area has had a heritage review as follows:

- Area 1 – Mount Eliza, Mornington and Mount Martha – prepared by Context, approved in Amendment C174 in 2015.
- Area 2 - Coastal settlements from Dromana to Rye – prepared by Context and approved in Amendment C214 in November 2019.
- Area 3 - Blairgowrie, Sorrento and Portsea – prepared by Heritage Alliance and approved in Amendment C262morn in May 2022.
- Area 4 - Western Port and Hinterland – citations being prepared by RBA Architects and Conservation Consultants in early 2023.

[NOTE: As the Area 4 Heritage Review is still being completed, and many of the places included in the current list are within Area 4, Council instructed the consultants to meet with RBA Architects and Conservation Consultants to discuss the two reviews and ascertain if there were any potential issues. Heritage ALLIANCE sent a first draft of all 17 citations to RBA to allow for sharing of information, and a meeting at RBA offices occurred in February 2023.]

2.1 Stage 1 preliminary assessment

Stage 1 of the study sought to provide a preliminary assessment of 28 GIS Watchlist places to determine the likelihood of them meeting the threshold for listing in the Heritage Overlay.

The approach to stage 1 included preliminary historical research in online databases, libraries and archives and attempting to determine if the places were intact or not. Every place was examined on Google streetview to verify its location, the place type and possible date of construction. For places that could not be seen and that had no published images, council plans and architectural archives were consulted. For the post-war and late C20th places, contemporary publications were searched for awards, reviews and the name of the architect. Sixteen places were recommended for further assessment.

2.2 Schedule A

The consultants were asked to undertake further assessment of 20 places, known as Schedule A. The schedule was broken into broad historical periods and places ranged in type from a 158 year-old Oak tree to a contemporary beach house built in 1994:

Pre-World War 2 places

#	Address	Place
1	13 Macdonald Grove and 126 Tanti Ave, Mornington	*House and Oak tree*
2	106 Two Bays Road, Mount Eliza	*Old Moorooduc Quarry*
3	42 Dominion Road, Mount Martha	*Yellow Robins c1936*
4	2A Patterson Grove, Flinders	*1920s beach house*

Post-War Places

#	Address	Place
1	1 Allambi Court, Mount Eliza	*CP2, Lulofs House*

2	14 Glen Shian Lane, Mount Eliza	*MacDonald House*
3	27 Victoria Crescent, Mount Martha	*Wilson House*
4	16-18 London Bridge Road, Portsea	*VB Alekna House*
5	3840 Point Nepean Road, Portsea	*Long House (Binnum)*
6	4 Higgins Lane, Shoreham	*ARV Rompey House*
7	504 Tucks Road, Shoreham	*Shaw House*
8	7 Kildrummie Court, Sorrento	*The View (house)*

Late 20th Century Places

#	Address	Place
1	38 Mitford Road, Flinders	*Low Energy House*
2	71 Merricks Beach Road, Merricks	*Bram House*
3	101 Back Beach Road, Portsea	*Ian McDonald design*
4	118 Franklin Road, Portsea	*Robert Robertson design*
5	3696B Point Nepean Road, Portsea	*Mandalay*
6	57 Parklands Avenue, Somers	*Hildebrand House*
7	8 Wrights Close, Sorrento	*Graeme Gunn design*
8	Unit 1, 57 Caraar Creek Lane, Mornington	*Seahouse*

2.3 Stage 2 assessment

Stage 2 fieldwork occurred in August 2022. Each of the 20 places from the stage 2 list was visited and photographs taken from a public place. Six could not be seen from any public place. The consultants relied heavily on council building files and drawings, photos in published works or real estate images, to undertake an assessment of fabric.

After some research, it became clear that the following three places would not meet the threshold for the Heritage Overlay.

#	Address	Reason for not assessing for HO
1	118 Franklin Road, Portsea	Inadequate information on whether the design was considered to be excellent or merely novel, and not enough information on its current intactness.
2	38 Mitford Road, Flinders (*Low Energy House*)	Building had been changed and enlarged and has low integrity.
3	1 Allambi Court, Mount Eliza (*Lulofs House*)	Built as a project home and only interesting in that it is an architect designed project home. Overall thought to be of academic interest but not architecturally significant when compared to other Chancellor & Patrick houses in the HO.



Bram House, 71 Merricks Beach Road, Merricks Beach. Source: heritage ALLIANCE, 2022

2.4 Assessment

Each recommended place in Schedule A has a citation prepared following the *Planning Practice Note 1* (PPN1) format, with a statement of significance, a description, a history, a comparative analysis and recommendations.

Each citation has a contextual history drawn largely from the municipal-wide *Thematic History 2013*. This provides thematic context for the place and a background as to the importance of the relevant theme in the Shire. The place history research consisted of council building files, plans held in the Public Record Office of Victoria, Land Titles, historic subdivision plans, family history resources and biographical sources. For post-war places, detailed research on designers included architectural databases, university theses, contemporary magazines, drawing collections in the State Library of Victoria and RMIT Design Archives.

Direct contact with the living architects and designers of post-war buildings occurred where this was thought to be crucial to information gathering (Robert Robertson, Ian McDonald, Cox Partners) and as a matter of professional courtesy (Graeme Gunn, Kai Chen, Peter McIntyre).

The Nepean Historical Society and Flinders Historical Society were contacted for information on specific places in their areas as was the Crown Lands Officer (DTP) in relation to the former Moorooduc quarry. Published historical sources include:

- *Vogue Living*
- *Architecture Australia*
- *Historic Environment, (Un)loved Modern.*
- *Transition Magazine*

- Heritage ALLIANCE, *Survey of Post-war Built Heritage in Victoria*, 2008.
- *20th Century Heritage; Our recent cultural legacy*, 2001 Australia ICOMOS National Conference.
- Callister, Winsome, *Anchoring Identity: The architecture of Chancellor and Patrick, 1950-1970,* dissertation for the Degree of Doctor of Philosophy, Monash University, 2007.
- Goad, Philip, *The Modern House in Melbourne, 1945 – 1975,* thesis for the Degree of Doctor of Philosophy, University of Melbourne, 1992.
- Context Pty Ltd, Callister, Winsome, *Chancellor & Patrick Architects Desktop Study*, 2012
- Hollinshed, Charles N., *Lime Land Leisure,* Shire of Flinders, 1982.
- Imre, Anne, ed., *1952-1980 The Architecture of Guilford Bell*, 1980
- Goad, Philip and Julie Willis eds.,The Encyclopedia of Australian Architecture, 2012.
- van Schaik, Leon ed., *The Life and Work of Guilford Bell, Architect 1912-1992*, 1999.
- Paroissien, Leon and Michael Griggs, *Old Continent New Building, Contemporary Australian Architecture. Sydney, David Eli Press, January* 1983.
- D. Evans, H.C. Borland and C. Hamann*, Kevin Borland: architecture from the heart,* eds., RMIT Publishing Press, 2006.
- James, Rodney*, Out of the Square, Beach Architecture on the Mornington Peninsula,* 2008
- Day, Norman, *Modern Houses Melbourne*, 1976.
- Crafti, Stephen, *Beach Houses of Australia and New Zealand,* Images Publishing, 2000.
- McCartney, Karen, *70/80/90 Iconic Australian Houses: Three decades of domestic architecture,* Allen & Unwin, 2014.
- Built Heritage Pty Ltd, *Frankston City Post-War Modernist Heritage Study,* 2014.

In describing places, the consultants have applied all the stylistic terms already in use in previous Mornington Peninsula heritage studies. This information was repeated and restated in this study to ensure consistency between studies and the use of stylistic terms.

Assessment of significance was undertaken using the HERCON criteria in the PPN1 and written as What, How and Why is it significant in the citation. PPN1 states that a statement of significance must be incorporated in the planning scheme for each heritage place included in the Schedule to the Heritage Overlay. The format that is required by DTP for incorporated documents is shown in Appendix A of the Practice note.

Essentially, 'What is Significant' is a brief one or two sentences that summarise the elements of the place that are significant and those that are not significant. This could be a list of elements or a description of different parts and elements of the place.

'How is it significant' is a sentence that states why it is significant for reasons of historical, aesthetic, technical, social or representativeness.

'Why is it significant' is a justification of the reasons for significance against the HERCON criteria. A separate paragraph for each criteria with a reasoned argument as to how the place demonstrates the criteria and the criteria in brackets at the end of each paragraph.

2.5 The application of the HERCON criteria

PPN1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It does not matter how many criteria are found to be relevant to each place, and the importance of a place is not determined by the application of more than one criteria.

The following criteria (the HERCON criteria) are applied for assessing the value of a heritage place:

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 an understanding of 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).

The method of applying the criteria to each place relies on demonstrating how the place illustrates the particular criteria. This relies on having a good understanding of the history of the place or how it represents historic themes common to the municipality (Criterion A). Some places will have a special association with a significant individual (owner or architect) or group of persons (Criterion H). Other places may be representative of a type that is important to the municipality, and which may be one of many examples (Criterion D). Rarity (Criterion B) is only one of the criteria and is not a necessary measure of the value of every place assessed. For some places, particularly for post-war places, they may be of particular aesthetic significance for outstanding design (Criterion E) or even technical achievement (Criterion F).



Wilson House, 27 Victoria Crescent, Mount Martha. Source: heritage ALLIANCE, 2022

2.6 Intactness, integrity and local thresholds

There are three expressions which are used frequently when assessing places for the Heritage Overlay; intactness, integrity and thresholds. It is useful to try and define these to provide clarity about the methodology of assessment, as these three concepts can be hard to understand in relation to an assessment of significance.

Intactness refers to the degree to which a place retains its significant fabric and should not be confused with condition, as a place may be highly intact but the fabric may be in poor condition. Hence, the poor condition of a place is not a valid reason for not including it in a heritage overlay.

Integrity refers to the degree to which the heritage values of the place are still evident and can be understood and appreciated. If considerable change to a place has occurred, the significant values may not be readily apparent and the place may have less integrity. However, a place may have had some changes to the fabric but still retain legibility or design intent.

This study has adopted a similar measure of intactness and integrity for places as that applied in the Area 3 Heritage Review. If changes have occurred to the place so that the original design intent can no longer be read, it would be considered to have a low level of integrity. Some places, which are considered rare, being one of a kind or possessing a very distinct design or fabric, could still be considered to have integrity even with a number of changes to the place and loss of some original fabric.

An assessment of a built heritage place relies on the intactness of original building fabric as a primary consideration, but comparative analysis would determine if a building with lower intactness, but good integrity, could also be of local significance if, for example, it is rare as a type. To determine if the place is rare or unusual or more intact than other examples, a comparative analysis of other similar places is undertaken. For many people who are not heritage consultants, this concept of comparison in order to come to an understanding of thresholds is very confusing and the lack of guidelines in PPN1 gives rise to a lot of debate about what the threshold for each municipality is. However, PPN1 states:

> *The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality…*
>
> *To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay...*

PPN1 is clear that the threshold is those similar places already included in the Heritage Overlay (i.e., those that have already been through a rigorous planning scheme process). This demonstrates the level of threshold for similar place types in the specific locality.

For some places, finding a direct comparison in the local area is difficult. This can be found with architecturally significant places of the late C20th, which have only recently been included in the Heritage Overlay and for which limited comparisons exist. The absence of any other places that are direct comparators does not mean that the place should not be included in the Heritage Overlay; it is just a rare type or uncommon design in the Heritage Overlay and possibly could be more significant for that reason.

Many objectors to planning scheme amendments like to utilize the Heritage Council of Victoria, *Victorian Heritage Register Criteria and Threshold Guidelines* 2022, to argue for a different level of threshold for places recommended for the HO. However, these guidelines apply only to places that are proposed for the State register and demonstrate State significance. The thresholds are therefore those that apply across the entire State and not to the specific locality which in this case is the municipality of Mornington Peninsula. The Heritage Council guidelines state that the significance threshold can be defined as the minimum level of cultural heritage significance that a place must possess to justify its inclusion on the relevant local, state, national or world heritage list. In this case, it is the level of threshold demonstrated by the Mornington Peninsula Heritage Overlay Schedule. Coming to an understanding of what the threshold is, is why we utilize the historic themes of the

municipality and undertake comparative analysis of other places in the HO schedule, where these comparators exist.



Former Moorooduc Quarry,106 Two Bays Road, Mount Eliza. Source: heritage ALLIANCE, 2022

3.0 KEY FINDINGS / RECOMMENDATIONS

The key finding of the Review is that there are places in the municipality which have been assessed as meeting the threshold for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme and which should be subject to a planning scheme amendment.

It is recommended that the Mornington Peninsula Shire Council implements the recommendations of the Review by seeking Council approval of the recommendations, then requests that the Minister allows the preparation of a planning scheme amendment that would include the following places in the Schedule to the Heritage Overlay:

List of places recommended for heritage overlay

Name of place	Address
Koorooranda	2A Patterson Grove, Flinders
Bram House	71 Merricks Beach Road, Merricks Beach
Oakwood and Phoebe Allison Oak Tree	13 MacDonald Grove and 126 Tanti Avenue, Mornington
Sea House	Unit 1, 57 Caraar Creek Lane, Mornington
Moorooduc Quarry	106 Two Bays Road, Mount Eliza
McDonald House	14 Glen Shian Lane, Mount Eliza

Wilson House	27 Victoria Crescent, Mount Martha
Yellow Robins	42 Dominion Road, Mount Martha
Griffin House	3696B Point Nepean Road, Portsea
Long House	3840 Point Nepean Road, Portsea
House	16-18 London Bridge Road, Portsea
Peninsula Beach House	101 Back Beach Road, Portsea
Shaw House	504 Tucks Road, Shoreham
Greenways	4 Higgins Lane, Shoreham
Hildebrand House	57 Parklands Avenue, Somers
Carnegie House	7 Kildrummie Court, Sorrento
Cox House	8 Wrights Close, Sorrento



Cox House, 8 Wrights Close, Sorrento. Source: heritage ALLANCE, 2022

Appendix: Schedule A

List of properties to be investigated from Council brief.

Pre-World War 2 places

#	Address	Place
1	13 Macdonald Grove and 126 Tanti Avenue, Mornington	*House and Oak tree*
2	106 Two Bays Road, Mount Eliza	*Old Moorooduc Quarry*
3	42 Dominion Road, Mount Martha	*House (Yellow Robins) c1936*
4	2A Patterson Grove, Flinders	*Beach house 1920s*

Post-War Places

#	Address	Place
1	1 Allambi Court, Mount Eliza	*CP2, Lulofs House*
2	14 Glen Shian Lane, Mount Eliza	*MacDonald House*
3	27 Victoria Crescent, Mount Martha	*Wilson House*
4	16-18 London Bridge Road, Portsea	*VB Alekna House*
5	3840 Point Nepean Road, Portsea	*Long House (Binnum)*
6	4 Higgins Lane, Shoreham	*ARV Rompey House*
7	504 Tucks Road, Shoreham	*Shaw House*
8	7 Kildrummie Court, Sorrento	*House (The View)*

Late 20th Century Places

#	Address	Place
1	38 Mitford Road, Flinders	*Low Energy House*
2	71 Merricks Beach Road, Merricks	*Kevin Borland design: Bram House*
3	101 Back Beach Road. Portsea	*Ian McDonald design*
4	118 Franklin Road. Portsea	*Robert Robertson design*
5	3696B Point Nepean Road. Portsea	*House (Mandalay)*
6	57 Parklands Road. Somers	*Hildebrand House*
7	8 Wrights Close. Sorrento	*Graeme Gunn design*
8	Unit 1, 57 Caraar Creek Lane, Mornington	*Peter McIntyre design (Seahouse)*

KOOROORANDA

Address	2A Patterson Grove, Flinders
Place type	Residential
Designer/architect	Unknown
Construction dates	Circa 1926
Architectural style	Inter-war
Assessed by	heritage ALLIANCE, August 2022



View of 2A Patterson Grove, Flinders
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

2A Patterson Grove, Flinders is an Inter-war weatherboard bungalow with a terracotta tile hipped roof. It was built circa 1926 for Alfred Harold Gaze and his family. The house has been occupied by members of the Gaze family since that time. The house is a large, single storey bungalow with a deeply recessed part-verandah at the front and north side, projecting bay window to the street, two face brick chimneys and double hung sash windows.

The following elements or design features are significant: the tile roof, face brick chimneys, verandah and balustrade, external timber joinery (windows and doors), weatherboard cladding.

How is it significant?

2A Patterson Grove, Flinders is of local architectural (representative) and associational significance to the Shire of Mornington Peninsula.

Why is it significant?

2A Patterson Grove, Flinders is a large Inter-war bungalow built 1926 as a family holiday house for the Gaze family. It is representative of an Inter-war holiday house, with weatherboard cladding, hipped tile roof, face brick chimneys and sash windows, and is one of a number of holiday bungalows that appear to have been built in Flinders at this time. (*Criterion D*)

2A Patterson Grove, Flinders has associational significance with the extended and inter-married Gaze, Summons, Derham and Sproule families who have built a number of houses and lived and holidayed at Flinders for generations. The families all lived close to each other on properties to the north of the township. Alfred Gaze (1885 -1954) who built 2A Patterson Grove married Ethel Summons (1890-1980) in 1912. Her brothers, Samuel and Walter both doctors, had houses nearby and Samuel married Alfred Gaze's sister Elsie, also in 1912. Walter married Dr Viva Sproule, and built a house called *St George* at 98 Wood Street, on land gifted by Viva's parents who owned the well-known property *Palafia*. At 80 Wood Street, Viva's sister, Mary (Sproule) and Edward Derham built *Kammoora*, now demolished. Florence Sproule built *Little Chatto* also in Flinders. These families and the houses that they built are significant to the history of Flinders. (*Criterion H*)

Description

A large Inter-war, single storey bungalow on a raised location to the east of Flinders Cemetery. The bungalow is weatherboard with a hipped tile roof and two face brick chimneys with corbelling. A deep verandah runs across part of the front of the property under the main roof of the house, with a solid timber balustrade. A bay window projects beyond the front of the house on the south side of the verandah. The windows appear to all be double hung sashes with an extra vertical bar in the top sash. From the street it appears to be mostly intact.

The mostly open land on which the house is located has recently been subdivided and the house will now be located at the rear behind new housing on Wood Street.

History:

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Timber-felling, fishing, lime-burning, brick-making and quarrying were amongst the earliest activities carried out by white settlers on the Mornington Peninsula and probably account for much of the re-shaping of the physical environment (Context, Mornington Peninsula Shire Thematic History, 2012: p.53).

Flinders, which began as a fishing village in the 1870s retains powerful physical reminders of its historic past. The Flinders Jetty and cargo shed on the foreshore are used still by local fishermen and prized by residents as valuable historic structures. This coastal town was important also as the site of an important cable communications facility, which linked the mainland with Tasmania. This was the final link of the telegraph cable to London. The telegraph link to Australia and between the colonies was one of the most important developments in the reduction of Australia's extreme remoteness from the rest of the world during the 19th century. In 1936, the Flinders cable station buildings was demolished, thus removing one of the Peninsula's most important nineteenth century complexes. Flinders was also important as a centre for farming activities, particularly dairying. There were a number of butter factories on creeks near Flinders and Shoreham . Butter, potatoes and onions were shipped to Melbourne from the Flinders Jetty. [Thematic History p.91]

The Flinders general store was established in 1866 by Richard and Anne Brent on land sold in the first Flinders township sales of that year. The store prospered after the cable station was built in 1869 but, despite this, the proprietors did not enjoy a very good reputation in the community. [Context, Mornington Peninsula Shire Thematic History, 2012: p.99]

Construction of holiday houses and weekenders steadily increased in the inter-war period and then again in the post-World War two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the 21st century. This has seen the conversion of larger holiday homes into permanent residences, and loss of many smaller homes. [Context, Mornington Peninsula Shire Thematic History, 2012: p.108-9]

Place History

The subject site at 2A Patterson Grove was acquired by the Gaze family in the 1920s, and a house constructed by Alfred Harold Gaze in ca.1926 (Correspondence, Beth Gaze, Oct 2022). The house has remained in the family for three generations, passed down to his son, George Gaze, and then his granddaughter, Beth Gaze, who retains ownership of it today (Land Title, Vol. 10191, Fol. 009).

Alfred Harold Gaze and his wife Ethel (nee Summons), and their children, George, Fred, Dorothy, and Kenneth, spent the summer holidays at their house, next door to other members of the Summons family. Like others in the extended family, George Gaze was buried at Flinders Cemetery near the holiday home in 2016 ("George Clifford Gaze," *Find a Grave Index*, 5 Sept 2016).

The extended Summons family has strong ties to Flinders dating back the late 19th century, with streets such as Summons Road and St. George Drive named in their honor (McCoy, Tatchell Summons Family Tree, *Ancestry.com*). Ethel Gaze's brothers had holiday homes called *St. George* and *St. Osyth* on land to the north of Patterson Grove. (*The Age*, 6 January 1940, p.17; *The Australasian*, 5 Jan 1935, p.12).

Historically, 2A Patterson Grove was part of Crown Allotment 7 in the Township of Flinders, which was purchased by William Kennon in 1864 (*Flinders Township Plan,* Public Record Office Victoria). The Summons family homes were located on allotments situated to the north of Patterson Grove on the former estate called *Palafia,* owned by James and Mary Sproule, and later occupied by their daughter Florence.

It is said that the Sproules gave each of their 8 children part of this land, on which many of them constructed holiday homes for their own families (McCoy, "The Family of James Sproule of Grennan and Ann Irwin/Irvine," 2021; McCoy, "Little Chatto," 8 April 2013).

Among those homes identified, the earliest appears to be *St. George*, constructed ca.1919, for prominent doctors Dr. Viva St George (nee Sproule), and Dr. Walter Summons, OBE (Smith, "Walter Ernest Isaac Summons," 2006; McCoy, "The Family of James Sproule of Grennan and Ann Irwin/Irvine," 2021). The house appears to remain in situ at 98 Wood Street, Flinders.

His brother, Dr. Samuel Summons, also purchased land in the area, constructing the holiday home known as *St. Osyth*, with his wife, Elsie Agnes (nee Gaze). Elsie is the sister of Alfred Gaze (Summons, *Autobiography of Dr. Walter Ernest Isaac Summons*, 1961). Their son, Keith Wilson Summons married Joan Cole whom he probably met when they holidayed at their Flinders house, *Bass Lodge*.

Mary St. George (nee Sproule) and Edward Derham constructed *Kammoora* at 80 Wood Street, Flinders (ca.1927), probably on land gifted to her by her parents. The land has since been subdivided and the house possibly demolished. Jim, son of Mary and Edward occupied the house until the 1980s (*The Australasian,* 7 Jan 1933, p.14;).

Walter St. George Sproule, a judge and his wife Georgie (nee McKay) constructed the Interwar, weatherboard bungalow, *Tyrone*, named for Tyrone in Ireland where Georgie had grown up (McCoy, "The Family of James Sproule of Grennan and Ann Irwin/Irvine," 2021; *The Australasian,* 5 Jan 1935, p.12). The house is still extant just to the north of the cemetery, behind 2A Patterson Grove, possibly at 100 Wood Street.

Florence St George (nee Sproule) built *Little Chatto* in the 1930s, and bequeathed the house to her niece Marjorie Summons. The house remains in the family but has undergone extensive renovations (McCoy, "Little Chatto," 8 April 2013).

These families have significant ties to Flinders, and some are buried at Flinders Cemetery located immediately to the south of the family homes ("Flinders Cemetery Memorials," Find a Grave Index). The homes were passed down through the generations, and some, such as 2A Patterson Grove, continue to be owned by descendants of the Sproule, Summons, and Gaze families (Land Title, Vol. 10191, Fol. 009; McCoy, "Little Chatto," 8 April 2013).



Photo of the extended family and friends including Alfred Harold and George Gaze. At the back, from left to right, Mr. T. H. Donaldson, Mr. George Gaze, Mr. Alfred Harold Gaze, Mr. Cook, Kenneth Gaze; Seated, Sir Albert F. Ellis, Joan Cobs, Mrs. Summons, Betty Summons, Dorothy Gaze, Mrs. Ethel Gaze, Sheila Cook and baby.
(Source: National Archives of Australia, ca.1938-1945, Series R32, N/15, Item 6431720)



From left to right, Dorothy, Kenneth, and Ethel Gaze "in a canoe brought from the Islands, which is now at their home in Flinders, where they are spending the holidays."
(Source: The Age, 6 January 1940, p.17)

Alfred Harold Gaze (1885 - 1954)

Alfred Harold, most often referred to as A. Harold Gaze, is closely associated with the mining of phosphorus on the Micronesian Islands of Nauru and Banaba (Ocean Island). He was the General Manager of the British Phosphate Commission (BPC) from its inception in 1920 until 1954, retiring shortly before his death (Hoare, *Re-Mining Makatea,* 2020: p.309; "Phosphate," *The Pacific Islands: an encyclopedia,* 2000: p.212; *The Age,* 8 Jan 1954, p.6).

Harold's father, Alfred Henry Gaze, was an executive of the Pacific Islands Company (PIC). He was also one of several practicing London Congregationalists employed by the company with others including Chief Executive John. T. Arundal and Albert Ellis (Garrett, *Footsteps in the Sea,* 1992: p.267). At the time, the company primarily mined guano, but the discovery of high-grade phosphates on Banaba and Nauru Islands by Albert Ellis in 1899 led the company to pursue access rights to its mining (Macdonald, "Story: Ellis, Albert Fuller," *Dictionary of New Zealand Biography,* 1996).

Alfred Henry was sent from Britain to the company's Sydney office as the company's representative and was joined by his son, A. Harold, shortly thereafter (Garrett, 1992: p.267; *The Argus*, 11 Jan 1917, p.6). A. Harold's role in the strip-mining of the Micronesian islands was both praised and criticized by his peers, and remains controversial for the environmental damage it left behind (Hoare, 2020: p.192). In 1933, A. Harold was honored with the title of Commander of the British Empire, Civil Division, (CBE) (*The Age,* 3 June 1933, p.13).



"Alfred Harold Gaze," Dickinson Monteath Studios, bromide print, ca.1940s.
(Source: National Portrait Gallery, London, XXX)

In 1948, A. Harold, acting on the behalf of the Australian and New Zealand Governments, negotiated with the managing director of the Christmas Company, the result of which led to their company acquiring mining interests and assets on Christmas Island (*The Age*, 10 Feb 1948, p.3; Matthews, *Christmas Island,* 2019: p.70). A. Harold's connection with Christmas island's history is retained in the name of Gaze Road, located along the island's northern most foreshore (*Christmas Island Town Plan,* 1970, National Library of Australia).

Over two decades later, A. Harold's son, Alfred Edwards 'Fred' Gaze, would follow his father in becoming general manager of the British Phosphate Commission ("Obituaries," *Great Scot,* Scotch College Melbourne,

2013). While A. Harold served as the commission's first general manager, Fred would serve as its last, holding the position from 1975 until 1981 when the organization was wound up ("Obituaries," 2013). That same year, he would start his own company, The Australian Phosphate Corporation, acting as general manager until his retirement in 1983 ("Obituaries," 2013). In addition to his work, A. Harold was a deacon at Kew Congregational Church (*The Age,* 27 March 1954, p.9;).

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

Phoenix Cottage, 23 Bass Street, Flinders (within Flinders township area HO but now demolished) Built circa 1910-1920. Had some similarities to 2A Patterson in the protruding bay windows, long wide, elevated verandah and timber construction. Appears to be demolished

Bass Lodge, 33 Bass Street Flinders (HO19) another large holiday house, far grander in execution from circa 1910-1920 Owned by Sir Arthur Coles from 1933 whose daughter Joan Coles married Keith Wilson Summons (child of Elsie Agnes and Samuel William summons) (within flinders township area HO, looks like it is still extant)

Hilbert, 19 Cook Street, Flinders circa 1930, single storey timber bungalow with upper areas of render with verandahs and bay windows. Local Cairns family built house and lived here. Looks like it is still there but is not listed on HO.

Kammoora, 80 Wood Street, Flinders built circa 1927 by Mary Sproule and Edward Derham, was assessed in the Flinders Heritage Study. The study showed an Inter-war bungalow with half-timbering and was stated to be associated with Jim Derham. It was not included on the heritage overlay and is possibly demolished.

St George, 98 Wood Street, Flinders is a large Inter-war bungalow with dark stained timber weatherboards and prominent bay window. It was built near the 2A Patterson Grove house. Like *Tyrone*, below it has an intact wood panelled interior, as seen in realestate photos.

Tyrone, 100 Wood Street, Flinders is an inter-war bungalow of circa 1930s built for Walter and Georgie Sproule. It shares a driveway with 98 Wood Street and is a very similar design. It is not listed on the heritage overlay.



St. George 98 Wood Street.
(Source: RealEsate.com https://www.realestate.com.au/sold/property-house-vic-flinders-132795662)

Recommendations

Extent of the Heritage Overlay

Koorooranda at 2A Patterson Grove, Flinders is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Other recommendations

98 Wood Street, 100 Wood Street and 2A Summons Road, Flinders should be assessed for the heritage overlay schedule.

BRAM HOUSE

Address	71 Merricks Beach Road, Merricks Beach
Place type	Residential
Designer/architect	Kevin Borland
Construction dates	1976
Architectural style	Late Twentieth Century
Assessed by	heritage ALLIANCE, August 2022



View of Bram house from the street.
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

71 Merricks Beach Road, Merricks Beach, known as the *Bram House*, is a two-storey timber clad house with a complex geometric plan and sculptural appearance. It was built in 1976 to a design by eminent architect Kevin Borland, as a holiday house for Arnold and Mary Bram, jewellers and diamond merchants. The house has been extensively praised and critiqued in the architectural press and is a well-known exemplar of Kevin Borland's 'shapist' residential work at this time. Kevin Borland is a much-awarded and celebrated architect who designed a number of holiday houses in the Mornington Peninsula and in this area in particular, over two decades.

The following elements or design features are significant: irregular planning, (unpainted) timber cladding, jagged roofline, complex fenestration, angular galvanised corrugated iron roofing.

The following elements are not significant: the later single-storey extension to the east of the main house.

How is it significant?

71 Merricks Beach Road, Merricks Beach is of local architectural and associational significance to the Shire of Mornington Peninsula.

Why is it significant?

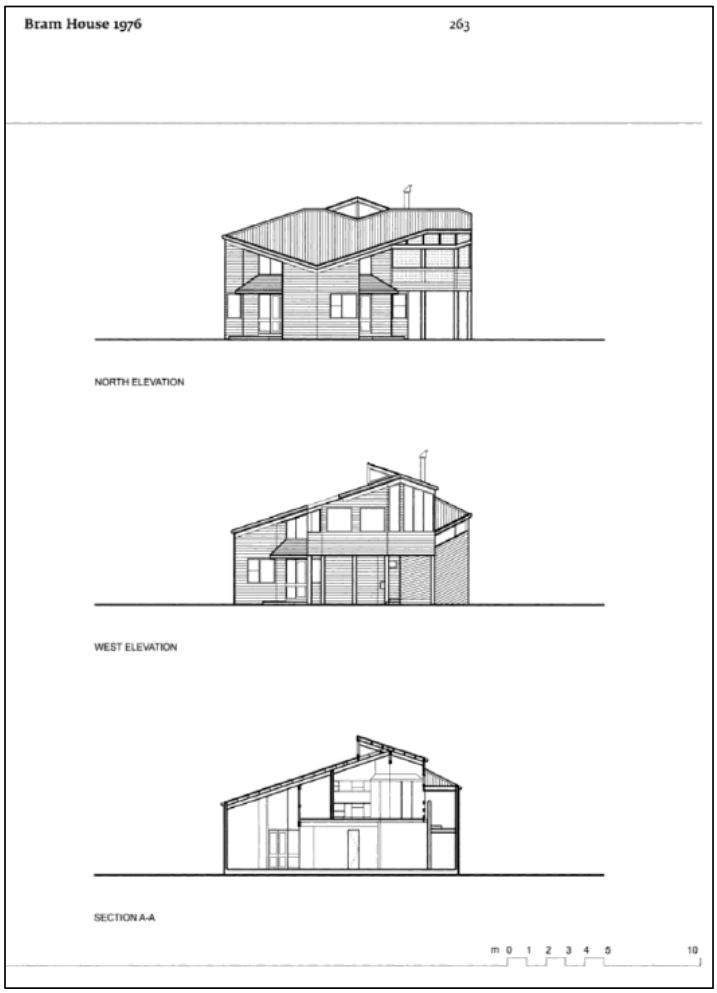
71 Merricks Beach Road, Merricks Beach is of architectural significance as a holiday house designed by prominent and prolific architect, Kevin Borland. With its unusual plan form based on rotated geometry, its irregular elevations, angular roofline, diagonal timber cladding, complex fenestration and sculptural appearance, the house represents Kevin Borland's approach to an expressed rugged structure and raw materials and this house still displays all of the aesthetic characteristics of that approach. *(Criterion E)*

Externally, the two-storey timber house is sculptural and geometric in form, resembling "an archetypal bungalow homestead pulled into a two-storey mass" according to academic Conrad Hamann. The *Bram House* exemplifies Borland's later practice, creating what architectural historian Doug Evans describes as "…executed in the dynamic and somewhat romantic but utterly rational, rugged timber construction technique that Borland made his own during the 1970s". Kevin Borland is an important, celebrated and much-awarded architect who designed a number of holiday houses in the Mornington Peninsula and in this area in particular, over two decades. *(Criterion H)*

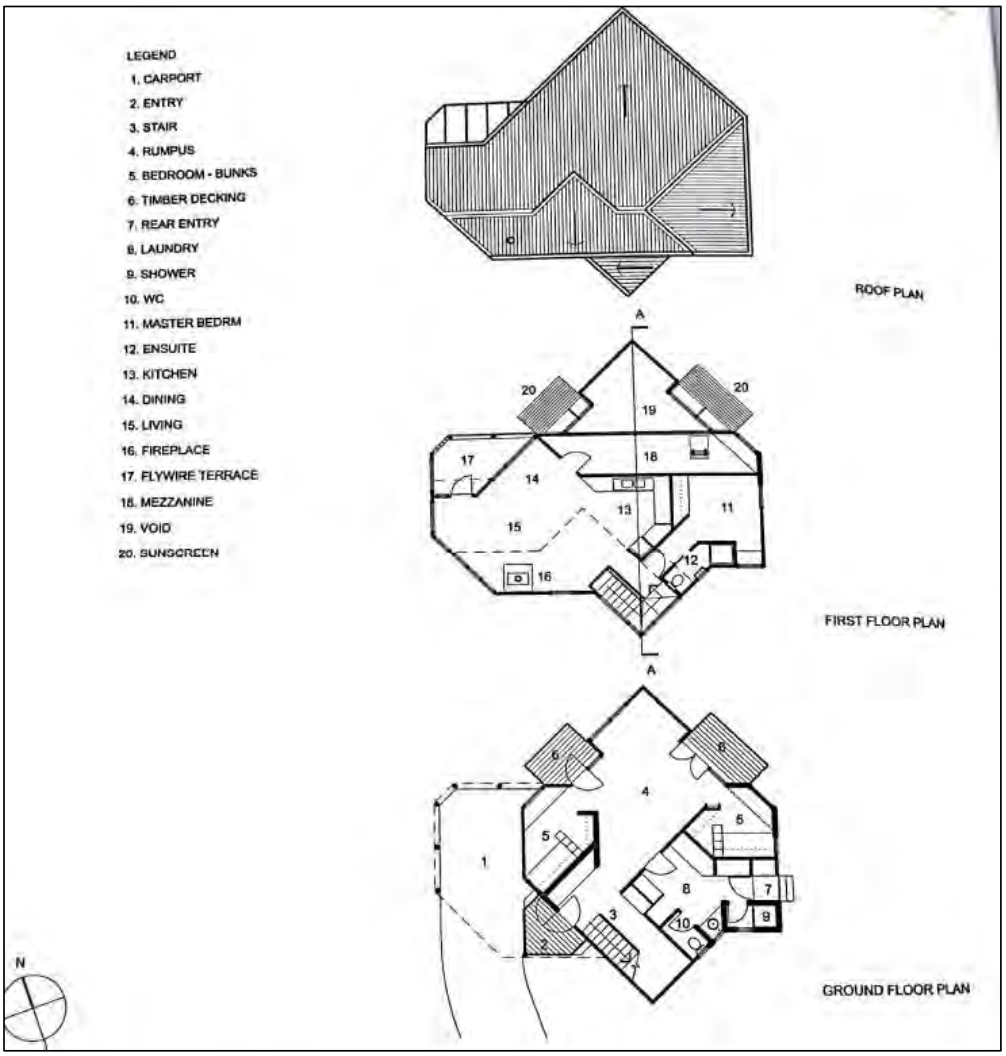
Description

Built on a flat and treed site, the *Bram House* is a two-storey timber house of unusual sculptural form, is irregular in plan form and elevation. The plan is based on two interlocking shapes, a modified ground level square with a rotated rectangle set above it. Various small angular shapes are either then pulled out from it or indented into it. A simple single storey gabled roofed addition sits to the west and is joined onto this building but is of a later date.

From the plan and descriptions of the interior, it seems that the ground floor was set up as the children's quarters with bunk bedrooms and a rumpus room between those rooms, plus bathroom area and a laundry. Above this is the kitchen, dining, and lounge area along with the main bedroom accessed off the stairwell with a short corridor. There is also a closed-in mezzanine area accessed from the lounge which can be used to overlook the rumpus room below. Indents and projections are created at this upper level for minor balconies while the stairway has a sudden mid-level corner projection, and all this causes the main forms to become more angular and abstracted especially when projected into a third dimension. These shapes and materials are all signatures of Borland houses, and he constructed a number of houses across Melbourne, in this manner. One can recognise his work by the simple geometric shapes which can overlay each other and are then crowned by pull down corrugated roof forms. Added to this are the expressed or extended sections overlying rooms or verandahs below. Keeping control of the shapes and their 3-dimensional architectural expression and the need to ensure roof coverage, was obviously one of Borland's outstanding skills.



Elevations.
(Source: Evans, Borland, Hamann,eds. Kevin Borland Architecture from the Heart, 2006: p.263.



Plans.
(Source: Evans, Borland, Hamann,eds. *Kevin Borland Architecture from the Heart*, 2006: p.262)

When photographed for a Real Estate website in 2020, the interior displayed the vertical pine lining boards and exposed timber roof beams seen in earlier illustrations. However sections of the exposed ceilings were filled with white plasterboard. Photographs used in the book *Architecture from the Heart* and *Modern Houses, Melbourne* show an extensive use of timber in ceilings and wall linings.



Interior of Bram House.
(Source: realestate.com, accessed dec, 2023)

History

Contextual History

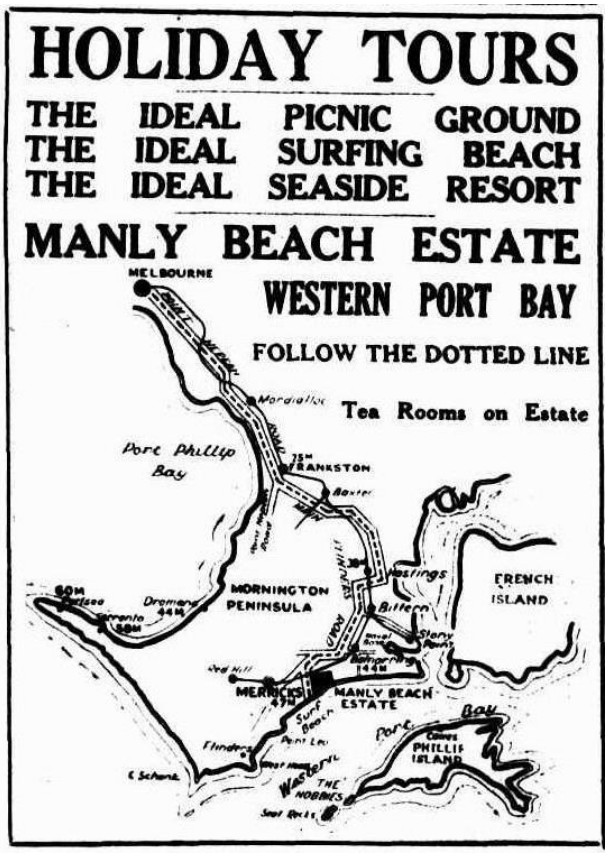
The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

An 1870s plan by Callanan shows the Village of Merricks, including 11 lots of 1 acre each on the Hastings-Flinders Road, just south of the eventual Merricks Railway Station. In 1883, a church was opened on Lot 1 of this reserve. This church was shared between the Church of England and the Presbyterians. The Post Office began here in Graydens Cottage in 1902. However, Merricks did not really develop as a community until the 1920s when the Railway Station and school opened. Weston's General store opened in the 1920s (Butler & Context, 2012: p.93). The Merricks store was built by the local Joyner family for their daughter and son-in law, and functioned as a telephone exchange, post office, and petrol station (Butler & Context, 2012: p.98).

Place History

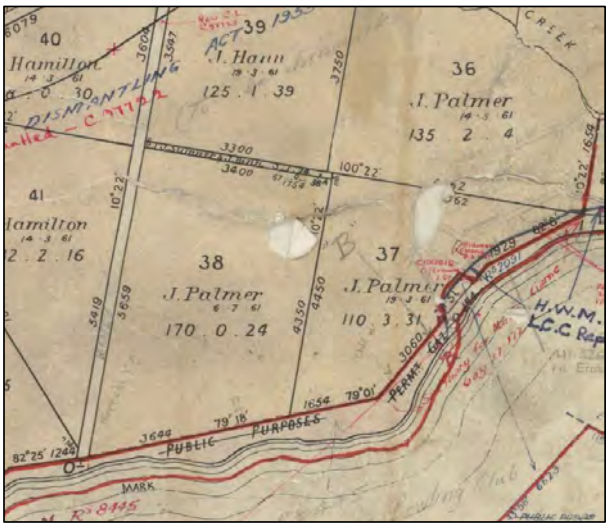
Bram House at 71 Merricks Beach Road, Merricks Beach was constructed in 1976 for Arnold and Mary Bram to a design by Kevin Borland (Hamann, "Bram House 1976," 2006: p.260). The house is historically situated within the Manly Beach Estate subdivision, one of the Peninsula's distinctive inter-war seaside estates (Context, *Mornington Peninsula Thematic History,* 2012: p.36). The 1920s saw an increasing demand for holiday homes, and keen entrepreneurs were purchasing large farming estates near the coast to subdivide (Context, *Mornington*

Peninsula Thematic History, 2012: p.35-36; *The Argus,* 8 April 1926, p.8). Areas around Somers, formerly Balnarring East, were especially popular, and in addition to the Manly Beach Estate included the South Beach and Palm Beach Estates (Context, *Mornington Peninsula Thematic History,* 2012: p.36). However, subdivision did not correlate with development, and many of these allotments remained undeveloped for decades (Context, *Mornington Peninsula Thematic History,* 2012: p.36).



"Holiday Tours, Manly Beach Estate,"
(Source: The Argus, 21 December 1927, p.24)

The Manly Beach Estate was formerly part of J. Palmer's holdings as Crown Allotment 38 within the parish of Balnarring containing 170 acres and 24 perches (*Balnarring Parish Plan*). It was purchased by Stuart Robertson, forming the southern portion of his Coolart Estate, which then totaled 642 acres (*Frankston and Somerville Standard,* 2 May 1923, p.4; *The Argus*, 28 April 1923, p.30). In 1923, the estate, along with the immense Konda Estate, was purchased by Wiseman and Barrett who established the 2000 acres as a sheep farming enterprise (*Frankston and Somerville Standard,* 2 May 1923, p.4; *Advocate,* 7 Aug 1926, p.9). The Palmer's Estate in particular was to be used as a "finishing and trucking depot for their other Peninsula properties (*The Argus,* 28 April 1923, p.30)."



Extract from Balnarring Parish Plan showing J. Palmer's Allotment 38.
(Source: Balnarring Parish Plan, Public Record Office Victoria: VPRS 16171, P1/1)

In 1926, Wiseman and Barrett moved their enterprise from Victoria to New South Wales, and the land was acquired by Knight and Hardwood, "Auctioneer, Property Salesmen, and Subdivisional Experts (*Weekly Times,* 7 Aug 1926, p.29; *The Age,* 3 March 1927, p.14; *The Argus,* 30 Oct 1926, p.36)." Palmer's Estate, now rebranded as the Manly Beach Estate, was immediately subdivided and put up for private sale by April 1926 (*Frankston and Somerville Standard,* 23 April 1926, p.1; *The Herald,* 14 April 1926, p.14). Advertisements declared the estate to be "the ideal picnic ground," "the ideal surfing beach," and the "ideal seaside resort (*The Argus,* 21 Dec 1927, p.24)."

The subject site at 71 Merricks Beach Road was acquired by Arnold and Mary Bram in 1975. Real estate listings show that it was sold for only $11,000, the low price suggesting that there were no prior developments on the site ("71 Merricks Beach Rd, Merricks," *RealEstate.com*).

Arnold Bram is the owner of Paul Bram Jewellery, first established by his father on Little Collins Street, Melbourne in 1927. Arnold worked alongside his father from an early age, going on to study gemology in Europe before returning to work for the family business ("A Wonderful Heritage," *Paul Bram Jewellery,* 2020). After his father's death in 1961, Arnold inherited the business, later expanding it to its current location in Swanston Street, Melbourne in 1983 (*The Age,* 12 July 1961, p.22; *The Age,* 14 Dec 1961, p.16).

After purchasing the site at Merricks Beach, the Brams commissioned architect Kevin Borland to design a suitable holiday home for themselves and their children. The Brams were well acquainted with Borland's work at Preshil Primary School where both the Bram and Borland children attended (Evans, *Kevin Borland,* 2007: p.34). Borland designed several buildings for the school during the 1960s and 70s including the Preshil School Hall in 1962 . Borland's work at the school was lauded for its experimental approach incorporating new ideas about the relationship between teaching methods and the school environment (Evans, *Kevin Borland,* 2007: p.17-18). The building is of state significance, noting that "At Preshil, school children participated in the design process, evident in the scale and informality of the design (H0072, "Preshil Junior School," *Victorian Heritage Database,* 2005)."

Preshil School's design, along with the award-winning *Paton House* in Portsea (1970), reflect ideas that would be incorporated into the design of the *Bram House* at 71 Merricks Beach Road (Evans, "Passion, People and Place," 2006: p.69). Here, Borland designed what former RMIT Associate Professor of Architecture Conrad Hamann described as being a "children's house". The Brams retained ownership of the house until 1997, when it was sold for a reported $205,000 (*The Age,* 6 Sept 1997, p.48; "71 Merricks Beach Rd, Merricks," *RealEstate.com*).

Kevin Borland

Kevin Borland (1926-2000) was born to a politically and socially progressive family in West Melbourne, which has made him stand out from his more well-heeled peers in postwar Melbourne architecture. He studied technical drawing and building construction at Melbourne Technical College and worked as office boy for Best Overend architects. He commenced architecture at Melbourne University before serving in the Royal Australian Naval Reserve. In 1950 he completed his architecture degree and then completed a diploma in town planning. In 1951, his first commissioned design was the Rice House which is now listed on the Victorian Heritage Register (VHR H0123). With John and Phyllis Murphy and Peter McIntyre they won the competition to design an Olympic swimming stadium for the Melbourne Olympics, in 1952. This building is now recognized as an outstanding stadium of the period and is registered on the Victorian Heritage Register (VHR H1977).

Borland taught extensively at Melbourne and RMIT University and began in the 1960s a series of buildings at Preshil school Kew. In 1970 he and Daryl Jackson completed the brutalist Harold Holt Memorial Swimming Pool also listed on the VHR (H0069). Between 1970 and 1975 he designed a number of rugged timber residential buildings that have become significant examples of his style. He continued this idiom into the later 1970s with houses in other beachside suburbs and the Bram House. He received 11 awards and citations from the Victorian chapter of RAIA and has an architectural award named after him (Goad, Willis, eds. *Encyclopedia of Australian Architecture,* 2012: p.98-99).

The *Bram House* has been extensively reviewed and discussed in monographs on Borland and architecture of the 1970s. *Bram House* was the outcome of a number of other houses executed in a similar manner, using rugged timber construction. Conrad Hamann has described the development of the style:

> *"Thereafter followed the rugged and dynamically expressive McCaughey holiday house high on a forest-clad shoulder of rock-strewn Mount Hickey outside Broadford, to the north of Melbourne. This was followed by the spatially complex Marshall house (1974-5) stepping down an idyllic sloping site with spectacular views across Western Port Bay to the south-east of Melbourne. Next was the compact Bram house (1976) for the young family of a successful jeweller and his wife (who were also Preshil parents) at nearby Merricks. All these buildings were executed in the dynamic and somewhat romantic but utterly rational, rugged timber construction technique that Borland made his own during the 1970s* (Evans, Borland Hamann, eds. *Kevin Borland Architecture from the Heart*, 2006: p.69)*."*

One of Borland's most well-known houses, the *Paton House* (1971) has been assessed as a very significant building but has not been included on the heritage overlay. Built 5 years before *Bram House* the early influence can be clearly seen. "The Paton house marked Borland's real entry to the chamfered 'Melbourne School" houses of the early 1970s. These were marked by verticality in proportions, the extensive use of often naturally stained, limed or rough-sawn timber, treated pine, diagonals as transitional or more general spatial ordering devices." (Evans, Borland, Hamann, eds. *Kevin Borland Architecture from the Heart*, 2006: p.182)

Bram House was reviewed by Conrad Harman in the monograph of Kevin Borland. This is one of many 'shapist' houses completed by Borland in his substantive domestic portfolio. While he was involved in other buildings of some scale, it is probably his legacy of houses that are the most influential – many of them in timber poles or posts, and boarding both internally and externally. "The Bram house was closely related in form to the Paton house, being for a family of similar size and again on a fairly flat site, this time on the eastern side of the Mornington Peninsula seven kilometres by road west from Somers. It faces across the main road, onto rolling paddocks that slowly climbed toward Red Hill, in the distance. Conceptually its plan also derived from a direct juxtaposition of two rectangular spatial groupings, the upper being 'eroded'. Again, there was a north-facing arrowhead in the ground plan, but hollowed out this time with room for beds or a children's stage area…As with Paton, the house resembled an archetypal bungalow homestead pulled into a two-storeyed mass, generally vertical in emphasis…It was a very much a children's house, and delights children to this day: a castle and interior terrain, where the main spaces – the upper living room, its kitchen area and stair landing – open out like occurrences along a spiral, climbing interior path. " (Evans, Borland, Hamann, eds. *Kevin Borland Architecture from the Heart*, 2006: p.260-261)

In the *Bram House* the interior vertical timbering contrasts with the external horizontal elements (weatherboard) while some sheltered external elements are in diagonal boarding. Again like some other houses of the period (and many of his own houses) the folded down roof is a strong design element. Under the roof the elevations become expressed -the roof plan is simple - but it's the nature of how it is stretched out that makes for a distinct design.

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

Kevin Borland designed a number of holiday houses on the Mornington Peninsula and those that can be located have a similar expression of complex angles, rugged timber construction and sculptural forms. These include the Paton House (1971), the Marshall House, 1 Coora Close, Somers (1975), and the Firestone House, (51) Tasman Road, Somers (1989). While other architects occasionally would produce something similar, Borland's houses were very consistently of this arrangement and the compactness of each house is also a mark of his design. Other houses he produced could be viewed as a very similar pieces of "sculptural' architecture in timber. *Bram House* is more developed in expression than the smaller Paton House, with asymmetrical elevations, timber cladding and irregular plans based on rotated geometry.



Paton House, (1971) Portsea
(Source: *Kevin Borland architecture from the heart*)

The statement of significance for the *Paton House* at 10 McGregor Avenue, Portsea, which was prepared as part of Heritage Review Area 3, states that the house is of architectural significance as an unusual example of an architect-designed holiday house of the 1970s. With its unusual plan form based on rotated geometry, its stepped elevations, jagged roofline and sculptural appearance, the house represented architect Kevin Borland's earliest foray into a distinctive style that would characterise his residential projects for the remainder of the 1970s. As such, it must be considered one of Borland's more significant houses, bolstered by the fact that it received an RAIA merit award in 1972, as well as other press and scholarly attention. The Paton House is not included on the heritage overlay.

Borland also designed the *Marshall* and *Firestone Houses* in Somers, just down the road from Merricks Beach These two houses are the subject of separate assessment as part of the Area 4 Heritage Review The *Marshall House* (1975) is a similar shapist house in raw materials and with a rotated geometry. It is considered the most comparative house in Mornington Peninsula, but has not yet been assessed for the heritage overlay.

The Glen, Daryl Jackson's own holiday house at 100 Punty Lane, Shoreham (1976). "With its geometric planning and bush aesthetic of corrugated iron and natural timber, this much published house has been highly influential" (027-180 heritage ALLIANCE Survey of Post-war Built Heritage in Victoria)

This house which is exactly contemporaneous with the Bram House is considered to be one of Daryl Jackson's best domestic works (which is not unusual when the house is for the architects' own use) and is included on the heritage overlay (HO210). Jackson and Borland had worked together to design the Great Southern Stand at the MCG. The two buildings show a similar interest in the use of rugged timber elements, unusual plan form and expressed sculptural shapes, even if the Jackson house is much larger and its country setting lends it a far more vernacular style and approach.



The Glen, (1976) 100 Punty Lane, Shoreham (HO210)
(Source: https://www.habitusliving.com/architecture/iconic-jackson-house-daryl-jackson)

Recommendations

Extent of the Heritage Overlay

Bram House at 71 Merricks Beach Road, Merricks Beach is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

SEA HOUSE

Address	Unit 1, 57 Caraar Creek Lane, Mornington
Place type	Residential
Designer/architect	McIntyre, McIntyre and Partners
Construction dates	1979-80; 2003
Architectural style	Late Twentieth Century
Assessed by	heritage ALLIANCE, August 2022



View of the house from cliff walkway (2003 extension to the left-hand side)
(Source: heritage ALLIANCE, August 2022)

Statement of Significance

What is significant?

1/57 Caraar Creek Lane, Mornington, known as *Sea House*, is a holiday house that was designed by McIntyre, McIntyre and Partners as a family holiday house for Dione and Peter McIntyre. The setting of the house is significant as it overlooks Port Phillip Bay from a cliff edge location just north of the township of Mornington. This steep location has resulted in a building that hugs the cliff with light timber construction joined by decks and dramatic aspects. The design won the AIA Robin Boyd Award for residential buildings in 1983 and was much publicized as a result. It is an example of the distinctive expression that an architect can achieve when designing a house for themselves, unencumbered with the needs and tastes of a paying client. Peter McIntyre himself believes that *Sea House* was the product of years of refinement and experimentation and is the building that has had a profound influence on his practice.

The following elements or design features are significant: irregular plan form, vertical timber board exterior, projecting windows with shutter system, metal roof and unenclosed decks. The 2003 extension to the north, designed by the McIntyres in a very similar style, is also of significance.

How is it significant?

1/57 Caraar Creek Lane, Mornington, is of local architectural, technical and associative significance to the Shire of Mornington Peninsula.

Why is it significant?

1/57 Caraar Creek Lane, Mornington, is of architectural significance as an award-winning house designed and built by an eminent architectural firm as their own holiday house. Praised in many journals and books for its architectural presentation and simplicity, the house sits above a very narrow beach where it has dramatic views over Port Phillip Bay. Even today the house is publicized and visited as an exemplar of simplicity and architectural intelligence as much as for its dramatic setting and cliffside execution. The Robin Boyd foundation continues to promote this house for Open House events. (*Criterion E & F*)

Sea House is a product of a long-standing and well-known architectural practice now known as McIntyre Partnership Architects. The house was primarily designed by Peter McIntyre for his family holiday house. The practice was started by Peter McIntyre and his wife Dione and has involved Peter's father Robert who was himself a commercial architect, his son Rob and daughter Anne. The firm has remained a family business of very well-respected architects and Peter is said to be Australia's longest practicing and one of its most distinguished architects. *(Criterion H)*

Description

Sea House, from ca.1979, was designed and built as a holiday house for the McIntyre family. The plan of the house follows a pattern seen in other architect designed houses of the 1980s on the Peninsula; a compact light-weight residence clad in vertical timber with corrugated metal roofing. The diamond shape and stepped plan, with very low gable roof form and projecting upper gable windows, reflects the need for views on a very steep slope with limited space.

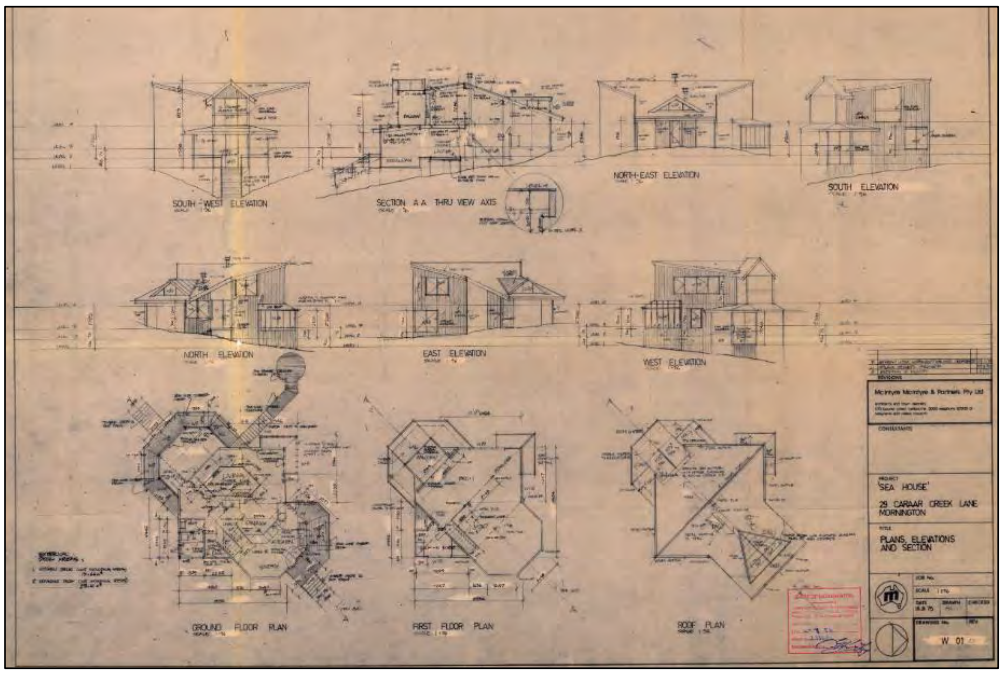
From plans held by Council building files it appears that the house and landform falls from the northeast to the southwest – most building elevations reveal themselves as complicated shapes, reflecting stepped levels responding to the changes in slope. At the southwest low verandah one looked down over the rise of a steep high embankment which contained beach scrub which stabilized the land slope and which contained a sand-track leading down to the beach. This verandah also faced the Bellarine Peninsula. The front verandah also flowed onto a waterfall of steps allowing access to the beach track. A spur off the same verandah was created as a boardwalk with a stepped descent down to an island viewing platform semi hidden in the vegetation.

Externally the house presents as a faceted façade with projections of verandahs, stairs, a glazed projecting sunroom, and projecting window spaces. One would suspect that the overall effect internally is movement from platform to platform. The exterior cladding is vertical stained western red cedar and the roof is now Colorbond.

The drawing for the house was completed in March 1979 but by mid-year there had been a rethinking of the entry and upper bedroom. The entry door was moved to the rear rather than the side. This also allowed the viewer to be drawn to the main view out the front where you were greeted with a waterfall of steps and landings down to the beach. Louvered shutters set in tracks allow some of the openings to be covered to provide shade to interiors. Glass doors can be also drawn over the openings to allow complete closure of the building when required.

From other published descriptions, it is evident that 20 years later further accommodation for guests was realised with an adjacent building to the north which contained additional bedrooms and a bunkroom. This was constructed in 2003 and was designed by the McIntyre firm in a very similar style and materiality.

The 2003 additions have been constructed north of the 1979 house and do not seem to have affected the form or design of the original house. Given the 2003 extensions were by the McIntyres and responded to the site and original building, they are also of significance.



Plans of the house from building permit dated 1979.
(Source: Council Building files, 1979)



View of steps from the front verandah leading to the beach pathway.
(Source: *Old Continent New Building*, 1983)



View from lower lounge and verandah platform with views across the Bay and towards the Bellarine Peninsula. (Source: realestate.com, accessed 5 Dec 2022)

History

Contextual History

The Bunurong People of the South Eastern Kulin Nation (Bunurong Land Council Aboriginal Corporation) are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which the Bunurong had no resistance, and the effect on Bunurong health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated the Bunurong people. The first occupation by Europeans of Bunurong country, occurred in October 1803. In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong lands to Europeans. The Bunurong have never ceded Sovereignty (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15).

Mornington township was the focus of the earliest urban settlement on the Peninsula in the 1850s, despite the fact that Government surveyors also laid out a town plan for Osborne, further down the coast, but it was never constructed. Besides being a centre or legal and cultural activities, Main Street Mornington became the commercial centre of the district. A map of the township in 1870 shows Mr Jennings' store, on the corner of Parry and Main St and another in the Esplanade next to Rennison's Hotel. A number of these nineteenth century buildings survive today but dominated by Inter-war buildings which express a period of prolific growth in Mornington. The post-war expansion of Mornington's population and the growth of residential areas saw the development of many more retail outlets, including the two storey Mornington Village Shopping Centre (1976). In 2011 the Centro Mornington complex was constructed on the site of the former Mornington Railway Station. (Butler & Context, 2012: p.95-96)

By the early twentieth century Mornington was established as the main civic and commercial centre on the Peninsula. However, it was still a relatively small town, with a population that swelled during the summer months as holidaymakers came south from Melbourne. In the first decade of the twentieth century the Progress Association focussed on beautifying Mornington to encourage tourism and in 1902 planted trees and shrubs in Queen Street and the railway reserve. In 1904 the association distributed Sugar Gums to residents, planted

gums in Albert Street and seven thousand tea-trees on the foreshore between Mills Beach and Marina Cove. Local attractions included bathing beaches, croquet clubs, bowling clubs, a new golf club and many parks including Mornington Park, gazetted as a public park in 1863 and a much-loved picnic spot (Context, 2009: p.9-10, Moorhead 1971:63).

The town grew steadily and houses were in 'great demand' in the years just prior to World War I. Most were built on the speculative subdivisions that had remained largely undeveloped since the late nineteenth century. A newspaper article noted that:

> "*Although many homes have been erected at Mornington recently, there are still a great number of the residents waiting to be accommodated. The principal reason of the great demand is that owners prefer letting their houses furnished to visitors rather than unfurnished to a constant tenant* (*Mornington Standard*, 20 April 1912, p.2)."

Two key factors influenced the development of Mornington township after World War I. They were improved transport links and the creation of a permanent reticulated water supply. Train services improved with the electrification of the line to Frankston by 1922, and after the formation of the Country Roads Board in 1913 the Point Nepean Road from Melbourne, via Frankston, improved vastly. While transport improvements led to an increase in the numbers of day-trippers and holiday stays it was the introduction of the permanent water supply to the Mornington Peninsula in 1921, which resulted in a wave of suburban development that increased the number of permanent residents in the town. The growth of Melbourne accelerated after World War I and Mornington shared the boom economy of the early 1920s, with private estates providing 3,000 building blocks in 1922. Between 1920 and 1930 the population of Mornington township almost doubled, rising from 1100 to 2100 Moorhead 1971:151-2, 166, 186, 191; Argus 31/12/1937:6; VMD).

In the 1930s, despite the Depression which affected all of Australia with unemployment, *The Argus* (1938:16;1937:7) reported the rise in popularity of holiday homes in Mornington as a result of good roads that offered better access to areas, and the attraction of a long-term stay, especially over the summer period (Moorhead 1971:198). In the mid Twentieth Century there was another increase in the number of residents and holiday houses, but the difference was that many of these houses were designed by influential architects and formed part of the modernist movement. These new modernist houses expressed a desire for relaxed and easy living and simplicity of design, and are now considered important examples of this architectural period and the heritage of the Shire (Butler & Context, 2012: p.111).

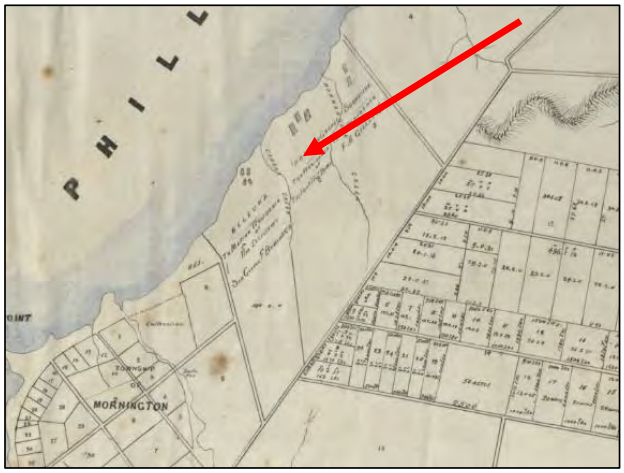
Place History

This land formed part of Portion 6 in the Parish of Moorooduc, the land was first granted to farmer William Preston Cobb in the 1850s (Australian Electoral Rolls, 1856). The 192 acres, known as Preston Grange, was situated between the historic Beleura and Sunnyside estates, bounded by Caraar Creek to the west and Manmanger Creek to the east (*Moorooduc Parish Plan,* Public Record Office; *Map of Moorooduc,* ca.1870-1880, State Library of Victoria).

In the 1860s, Cobb left the district for Acomb, England, putting the residence up for lease for five years (*The Age,* 16 April 1864, p.1). However, it appears that Cobb decided to remain in England and the estate was then purchased by Hon. Robert Byrne (Memorial page for William Preston Cobb, *Find a Grave*).

Byrne was an auctioneer and land speculator and served as the Treasurer of Victoria. At the height of the 1880s Land Boom, Byrne was reported to have owned practically all the land along the foreshore between Mordiallic and Frankston (*The Herald,* 21 Sept 1932, p.11; *Mornington Standard,* 23 Sept 1897, p.2). A map of Moorooduc, c1870-1880, shows Byrne's residence with three buildings present along the foreshore (*Map of Moorooduc*, c1870-1880, State Library of Victoria). It is unknown how long Byrne resided at Preston Grange, but by 1875, he too left the district, and put the residence up for lease (*The Argus,* 21 Dec 1875, p.8). Another local auctioneer, G.A. Byrne, took up residence at the estate until 1883, when it was then let to C.J. Jenner (*South Bourke and Mornington Journal,* 12 Sept 1883, p.3; 20 Feb 1884, p.3). The following year, a fire occurred, destroying the

residence and incurring an estimated loss of £150 to £200 (*South Bourke and Mornington Journal*, 20 Feb 1884, p.3).



Map of Moorooduc, c1870-1880
(Source: State Library of Victoria)

The land remained vacant into the 20th century. In 1892, Byrne was forced into insolvency following the Land Boom crash (*The Argus,* 20 May 1893, p.2; *The Age,* 20 Nov 1895, p.5). All 192 acres were sold to James Paterson for an upset price of £1500 in 1894, and following his death, the vacant land was sold again in 1909 (*Freeman's Journal*, 1 Dec 1894, p.16; *Mornington and Dromana Standard*, 19 June 1909, p.2).

It appears that James Grice of neighboring Moondah purchased the land, and it was here that the Mornington Racing Club was re-established in 1909 (Gordon, "Racing and Thoroughbreds on the Pennisula," *Peninsula Essence*, June 2022). The club held race meetings at Preston Grange in 1909, 1910, and 1912, helping to establish Mornington as a favored horse breeding and training area (Gordon, 2022). In 1916, Grice sold Moondah, and likely also sold Preston Grange (*Weekly Times,* 15 April 1916, p.40). That same year, Sir George Tallis, Chairman of the global entertainment company J.C. Williamson Ltd., acquired the neighboring estate, Beleura, and sought to expand the estate's land holdings ("History of Beleura," *Beleura*). He ultimately acquired approximately 348 acres, including Preston Grange, and developed Beleura as a farm in his retirement years ("History of Beleura," *Beleura*).

In 1946, Tallis leased 110-120 acres on the former Preston Grange estate to the Mornington Golf Club becoming the site of the Mornington Golf Course which remains in situ today (*The Argus,* 1 May 1947, p.17; "This History of MGC," *Mornington Golf Club* website, updated 2013) As such, the majority of Cobb's original Crown Land grant has remained undivided, with the exception of a subdivision to the south along the Nepean Highway and a few private residences along the foreshore which can be seen via satellite imagery (Map data, *Google,* 2022).

After his death in 1948, Tallis passed his estate to his son, John Tallis, who proceeded to subdivide the estate during the subsequent decades ("History of Beleura," *Beleura*; *The Age,* 13 Jan 1979, p.46). It is during this period that Peter and Dione McIntyre would have acquired the subject site at 1/57 Caraars Creek Lane.

Sea House at 1/57 Caraar Creek Lane, Mornington was constructed in 1979 as the personal holiday home of architects Peter and Dione McIntyre ("About," *McIntyre Partnership;* heritageALLIANCE, *Survey of Post-War Built Heritage*, 2008: p.198). The two were partners in the architectural firm McIntyre, McIntyre & Partners, and although the firm is credited on the drawings, it appears that Peter was the driving force behind the design (Goad, "Peter & Dione McIntyre, *The Encyclopedia of Australian Architecture,* 2012: p.443; Building files, 1979). Peter described it as his best residential design and a personal favorite stating in an interview:

> *"I found I could best experiment with my own houses. By the end of the 70s, I had refined this to a great degree and it culminated with the Sea House. This is the building that has had a profound influence throughout the latter part of this journey and is the building which has come closest to the idea I have been seeking* (Reid, "Peter McIntyre," *Broadsheet,* 17 April 2012)*."*

The building was widely acclaimed, winning the coveted Robin Boyd Award for Residential Buildings in 1983 (AIA, *National Architecture Award Winners,* 2019: p.79). In 2003, the McIntyre's designed an extension to the house, and it was reportedly sold four years later for $3.7 million (*Sea House drawings,* State Library of Victoria, 2003; "57 Caraar Creek Lane, Mornington," *Real Estate View*).

Sea House was listed in the Survey of Post-war Built Heritage in Victoria as 027-189. "This beach house, designed by the architect for his own use, was the recipient of the Robin Boyd Award for Residential Buildings for 1983 – one of only five Victorian buildings to have received this national RAIA award since it started in 1981." (Heritage ALLIANCE Survey of Post-war Built Heritage in Victoria 2008.) There are no other McIntyre houses listed in the heritage overlay of Mornington Peninsula.

McIntyre Partnership

The house is a product of a long standing architectural practice commenced by Peter McIntyre which has involved Peter's father Robert who was himself a commercial architect, his wife Dione and at times his daughter Anne and son Rob. The firm has also been known as Peter and Dione McIntyre and Associates, McIntyre and McIntyre, McIntyre Partnership and simply Peter McIntyre Architect.

Peter McIntyre continues to practice almost 70 years after forming the practice in 1954 with his wife Dione, and he is said to be Australia's longest practicing architect. Peter has been involved in a variety of architectural projects with the most well-known being the Melbourne Olympic Swimming Pool (1956) with Kevin Borland and John and Phyllis Murphy and his own well-known *River House* of 1955, designed in conjunction with Dione.

Peter McIntyre is also the recipient of a number of awards including an Order of Australia (A.O.) medal for services to architecture (1982), an R.A.I.A. Gold Medal for services to architecture (1990) and in 2005 Dione was made a Life Fellow of the RAIA. Peter has also taught architecture as a Professor of Architecture (1987-84) and then Professor Emeritus in Architecture (1984). Added to this, Peter has also been the Victoria Chapter president of the RAIA (1972-1973). (*Encyclopedia of Australian Architecture,* p.445*)*

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

There are a number of timber beach houses from this period of a similar vertical timber clad design, with irregular planning. In particular, the earlier works by architects such as Kevin Borland who had designed the Melbourne Olympic Pool (with Peter McIntyre and others) and whose houses had been well known in architectural circles.



Paton House ca. 1971, 10 MacGregor Avenue, Portsea by Kevin Borland.
(Source: Evans, Doug, *Kevin Borland architecture from the heart*, 2006)

During the latter phase of his career, Kevin Borland designed a number of holiday dwellings in timber on the Peninsula, many of which had a similar irregular diamond shaped plan, with extruded elements and lightweight timber construction like *Sea House*. See *Paton House* 1971, *Bram House* 1979*, Marshall House* 1975, the latter two recommended for heritage overlays.

The Glen from 1976, is considered to be one of Daryl Jackson's best domestic works (which is not unusual when the house is for the architects' own use) and is included on the heritage overlay (HO210). The two buildings show a similar interest in the use of timber elements, unusual plan form and expressed sculptural shapes, even if the Jackson house is much larger and its country setting lends it a far more vernacular style and approach.

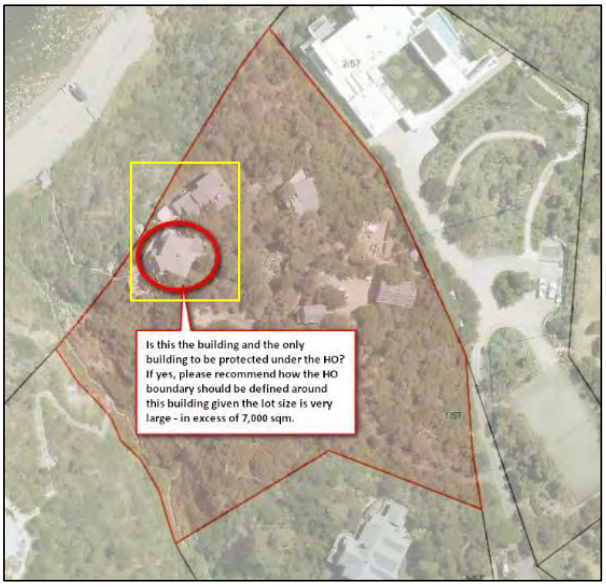


The Glen, (1976) 100 Punty Lane, Shoreham (HO210)
(Source: https://www.habitusliving.com/architecture/iconic-jackson-house-daryl-jackson)

Recommendations

Extent of the Heritage Overlay

Sea House at Unit 1, 57 Caraar Creek Lane, Mornington is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the yellow boundary line shown on the aerial map below, which is defined by the extent of the 1979 -2003 house and an area which extends 20m from the buildings and including any decks and stairs.



Heritage Overlay Schedule Controls

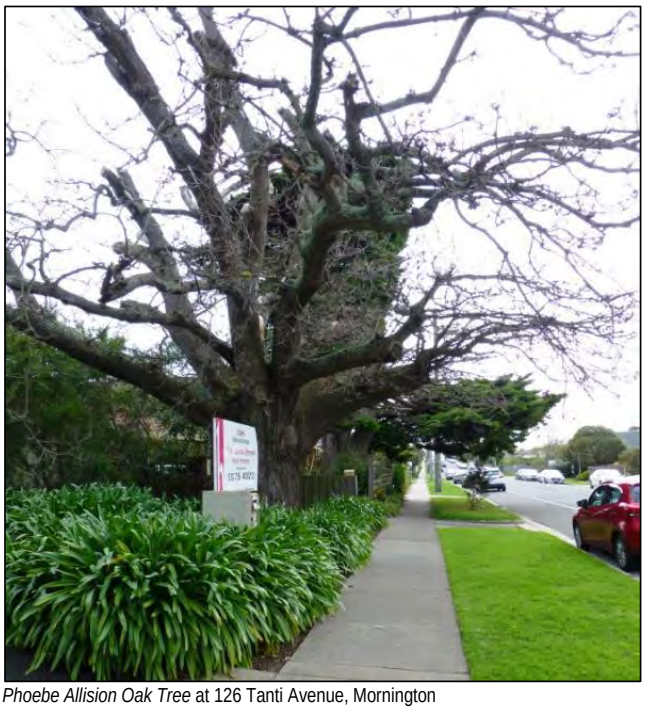
External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

OAKWOOD, PHOEBE ALLISON OAK TREE

Address	13 MacDonald Grove, Mornington (house), 126 Tanti Ave, Mornington (tree)
Place type	Residential, landscape
Designer/architect	unknown
Construction dates	circa 1914
Architectural style	Federation
Assessed by	heritage ALLIANCE, August 2022



Rear view of *Oakwood* at 13 MacDonald Grove, Mornington. The house faces northeast onto Campbell Grove but is hidden by post WWII development.
(Source: heritage Alliance, August 2022)



Phoebe Allision Oak Tree at 126 Tanti Avenue, Mornington
(Source: heritage ALLIANCE, August 2022)

Statement of Significance

What is significant?

13 MacDonald Grove, Mornington is a Federation house dating to circa 1914. The oak tree at 126 Tanti Avenue is a 158-year-old oak tree that was once part of the same property. The substantial Federation house, known as *Oakwood*, at 13 MacDonald Grove was probably constructed by local builder Alfred Wood shortly after the purchase of the land in 1914. The oak tree, called the *Phoebe Allison Oak Tree*, was planted to mark the 1863 death of the infant of the same name, who drowned in a small waterhole near the tree. The house and tree stood on the one piece of land until the area was subdivided for housing circa 1968.

The following elements or design features are significant:

- 13 MacDonald Grove, Mornington – hip-roof, brick corbelled chimneys, arch headed windows, verandah and Art Nouveau brackets.
- 126 Tanti Avenue, Mornington – the oak tree.

The following elements or design features are NOT significant: the carport (at MacDonald Grove)

How is it significant?

13 MacDonald Grove, Mornington and the oak tree at 126 Tanti Avenue, Mornington are of historical significance to the Shire of Mornington Peninsula.

Why is it significant?

13 MacDonald Grove and the oak tree at 126 Tanti Avenue, Mornington are of historical importance to the Shire of Mornington Peninsula for their association with the tragic events, in the early period of settlement of Mornington, that led to the oak tree being planted. Once the site of an early hotel and waterhole, the substantial Federation house built on the land took the name *Oakwood* possibly in reference to the oak tree. The house demonstrates the early use of the land at a time when there were still orchards and farms in Mornington. Both

the house and oak tree are tangible links to this early phase of settlement and the tragic story of Phoebe Allison's death. *(Criterion A)*

Description[1]

This house at 13 MacDonald Grove is not easily visible because of high fence on the rear side (MacDonald Grove) and the surrounding houses built after WWII on what was the house frontage which was subsequently created as Campbell Grove. Along with the surrounding post war house subdivisions, Campbell Grove intervenes between the house and the tree at 126 Tanti Avenue.

The Federation era house has a hipped metal roof, with two projecting gables at the front and two corbelled brick chimneys. The verandah on at least three sides, extends from the main roof. The walls are rendered brick with smooth render to dado level and textured render above that. This is not unusual in itself but is uncommon. The asymmetrical form of the house on an L-plan has encircling raised verandah, with timber posts on concrete plinths and some remnant timber brackets, but is missing the timber frieze seen in early photographs.

The prominent windows are large double hung sashes, arch headed in some elevations and square headed in others. It doesn't appear to have an obvious architectural purpose but these could be a later introduction. The main doors are substantive elements with leaded semi-circular fanlights and sidelights and this continues the arch-headed architectural approach to the buildings joinery seen in the windows.

The roofing appears to be Marseilles tiles in some photographs from a real-estate website in 2009 and corrugated iron in present day photographs. The earliest illustrations (Daniel Pratt aerials) also seems to indicate a metal roof.

The house originally stood on its own broad acreage running from near the railway line on the south side to Tanti Avenue which it faced but set back at some distance. It was immediately surrounded by its own fenced off yard which was ringed with trees along with orchard trees within the fenced area. At a later time in its history a tennis court was developed outside the fence and this can be seen in the aerial photograph.

The *Phoebe Allison Oak tree* on Tanti Avenue is within private property which was land previously associated with 13 MacDonald Grove. The Oak has been heavily trimmed by maintenance crews for the power lines, but appears to be still alive and is approximately 6-8m tall, which is at least half what its natural height should be. It has branches appearing approx. 2.5m above ground and a substantial girth.

[1] As this site is difficult to see from places publicly accessible, much of the description is based on drawings, photographs, and written descriptions contained within the public domain.



13 McDonald Grove, Mornington
(Source: RealEstate.com, 2009)

History

Contextual history

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Mornington township was the focus of the earliest urban settlement on the Peninsula in the 1850s, despite the fact that Government surveyors also laid out a town plan for Osborne, further down the coast, but it was never constructed. Besides being a centre or legal and cultural activities, Main Street Mornington became the commercial centre of the district. A map of the township in 1870 shows Mr Jennings' store, on the corner of Parry and Main St and another in the Esplanade next to Rennison's Hotel. A number of these nineteenth century buildings survive today, but dominated by Inter-war buildings which express a period of prolific growth in Mornington. The post-war expansion of Mornington's population and the growth of residential areas saw the development of many more retail outlets, including the two storey Mornington Village Shopping Centre (1976). In 2011 the Centro Mornington complex was constructed on the site of the former Mornington Railway Station (Butler & Context, 2012: p.95-96).

By the early twentieth century Mornington was established as the main civic and commercial centre on the Peninsula. However, it was still a relatively small town, with a population that swelled during the summer months as holidaymakers came south from Melbourne. In the first decade of the twentieth century the Progress Association focused on beautifying Mornington to encourage tourism and in 1902 planted trees and shrubs in Queen Street and the railway reserve. In 1904 the association distributed Sugar Gums to residents, planted gums in Albert Street and seven thousand tea-trees on the foreshore between Mills Beach and Marina Cove.

Local attractions included bathing beaches, croquet clubs, bowling clubs, a new golf club and many parks including Mornington Park, gazetted as a public park in 1863 and a much-loved picnic spot (Context 2009: p.9-10, Moorhead 1971: p.63). Several large houses were built at Mornington along the Bay, including Beleura built on an old pastoral lease homestead site. James Butchart purchased the property and built a brick house in 1863. In 1915 it was subdivided by George Tallis into the Beleura Hill estate (Butler & Context, 2012: p.28-29).

Two key factors influenced the development of Mornington township after World War I. They were improved transport links and the creation of a permanent reticulated water supply. Train services improved with the electrification of the line to Frankston by 1922, and after the formation of the Country Roads Board in 1913 the Point Nepean Road from Melbourne, via Frankston, improved vastly. While transport improvements led to an increase in the numbers of daytrippers and holiday stays it was the introduction of the permanent water supply to the Mornington Peninsula in 1921, which resulted in a wave of suburban development that increased the number of permanent residents in the town. The growth of Melbourne accelerated after World War I and Mornington shared the boom economy of the early 1920s, with private estates providing 3,000 building blocks in 1922. Between 1920 and 1930 the population of Mornington township almost doubled, rising from 1100 to 2100 Moorhead, 1971: p.151-2, p.166, p.186, p.191; *Argus* 31 December 1937, p.6; VMD).

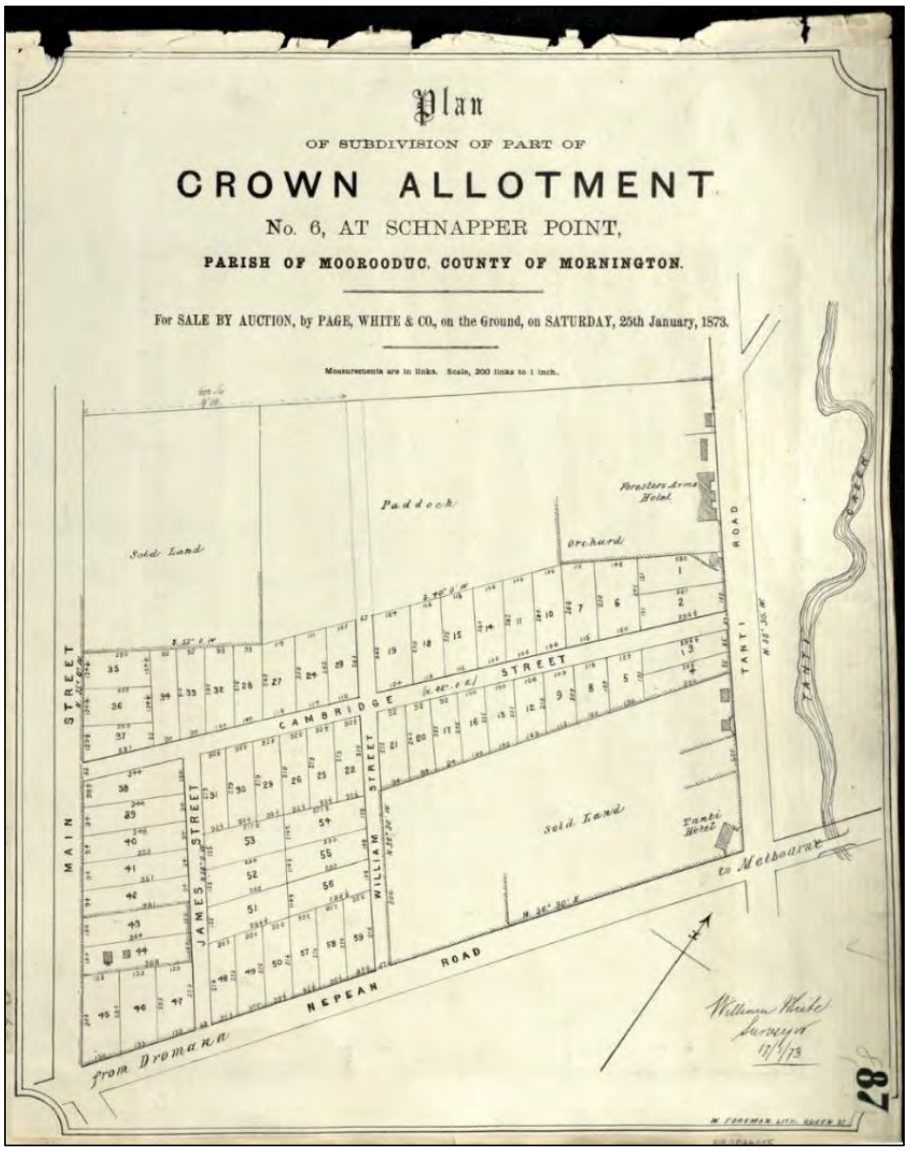
In the 1930s, despite the Depression which affected all of Australia with unemployment, *The Argus* (1938: p.16;1937: p.7) reported the rise in popularity of holiday homes in Mornington as a result of good roads that offered better access to areas, and the attraction of a long-term stay, especially over the summer period (Moorhead, 1971: p.198). In the mid Twentieth Century there was another increase in the number of residents and holiday houses, but the difference was that many of these houses were designed by influential architects and formed part of the modernist movement. These new modernist houses expressed a desire for relaxed and easy living and simplicity of design and are now considered important examples of this architectural period and the heritage of the Shire (Butler & Context, 2012: p.111).

Place history

The house, *Oakwood*, is historically situated on Crown Allotment 6 of Section 22 in the Parish of Moorooduc (*Map of the Parish of Mooroduc*, Public Record Office Victoria). The allotment was first sold to William Edward Pentecost in the 1850s (*Map of the Parish of Mooroduc; The Argus*, 21 Feb 1856, p.8). Pentecost migrated to Victoria in 1849 with his wife Elizabeth and two children, William Thomas and Phoebe (*Register of Assisted Immigrants: Book No.4A*, Public Record Office Victoria, 1949). The family was one of the early settlers of Mornington, moving to the area in the 1850s.

Pentecost's described his occupation as farmer in 1856 but would later establish Pentecost's Hotel in 1864 (*The Argus,* 13 Jan 1865, p.7; Electoral Rolls, *Australian Electoral Commission*, 1856). Located along Tanti Avenue, the four-roomed hotel was the residence of Pentecost and his wife, as well as his daughter Elizabeth's family. Situated on the site of the former hotel is an oak tree located at 126 Tanti Avenue. Known as the Phoebe Allison Oak Tree, it was planted in 1864 in memory of Elizabeth's eldest child, Phoebe Allison, who drowned in a nearby watering hole in 1863 at the age of four (*Phoebe Allison: Inquest*, Public Record Office Victoria, 1863; "James Drummond Allison," *Mornington & District Historical Society*, accessed July 2022).

Upon his death in 1870, Pentecost passed his land and hotel to his son-in-law, James Drummond Allison (*The Argus,* 12 July 1870, p.7; "James Drummond Allison," *Mornington & District Historical Society*). Allison renamed the hotel the Forester's Arms in 1872 subdivided his land in 1873 (*The Age*, 24 Jan 1873, p.4; Peter McCulough, "It's a Grand Old Pub," *Peninsula Essence,* 2019). An auction poster shows the subdivision with Cambridge, William, and James Streets proposed (William White, *Plan of Subdivision of Part of Crown Allotment No. 6*, State Library of Victoria, 1873). The block of land shown in later land titles for *Oakwood* correlates with the boundaries of the subdivision to the south of the hotel, abutting the proposed William Street. This suggests that allotments 1-21 in the 1873 subdivision were purchased by a single buyer.



Auction advertisement for subdivision of Allotment 6 showing Allison's Hotel, Orchard, and Paddock,
(Source: William White, Plan of Subdivision of Part of Crown Allotment No. 6, State Library of Victoria, 1873)

In 1875, another subdivision was proposed to the north of what was then known as "Pentecost's Paddock (William White, *Sketch of Proposed Subdivision of Crown Allotment 32*, State Library of Victoria, 1875)." Around 1878, Allison sold his hotel and residence to James Eason Cook (*South Bourke and Mornington Journal*, 19 Aug 1885, p.4). However, reports of a trial in 1883 show that Allison continued to live at the house but refused to give up the title to Cook claiming he never took possession (*South Bourke and Mornington Journal,* 2 Apr 1884, p.3). In 1884, Allison left the residence and Cook took ownership (*South Bourke and Mornington Journal*, 16 April 1884, p.3).

In 1888-9, the railway line is constructed, further dividing the original crown allotment (Val Wilson, "Last Train from Mornington – Oral History," *Culture Victoria,* 2014). The land continued to change hands into the 20th century. In 1906, the land title shows Paul H. Nihill as owner of 6 acres, 2 roods and 34 ½ perches in Tanti

Avenue. Upon his death in 1914, his Mornington holdings were auctioned and sold to Florence Esther Wood (*Mornington Standard,* 25 July 1914, p.2; Land Title: Vol. 3166, Folio 117). Wood's husband, Alfred William, a builder, had also purchased 8 acres along Tanti Avenue in 1912 known as the "Old Orchard (*Mornington Standard,* 23 Nov 1912, p.2)."

No evidence has been found to indicate exactly when the house at 13 MacDonald Grove was constructed, however, it was most likely constructed by Alfred Wood shortly after the purchase of the land in 1914. There was a two-room, brick cottage constructed on the site at the time of sale, and it is possible that Wood made additions to this residence rather than redeveloping the site (*Mornington Standard*, 25 July 1914, p.2).

Florence Wood continued to reside at *Oakwood* until her death in 1936 (*Probate: Florence E. Wood*, Public Record Office Victoria, 1936; *The Argus,* 18 June 1936, p.10). In 1938, the new owner, Phoebe May Goldberg advertised *Oakwood* as a kosher, holiday home (*The Australian Jewish Herald,* 1 Dec 1938, p.5). The *Sands & McDougall Directory* shows Goldberg residing in Elsternwick at this time, and it does not appear that she took up residence at *Oakwood* until the early 1940s (*Sands & McDougall Directory*, 1938; Electoral Rolls, 1942).

In 1943, the Goldberg's put the house up for auction and advertisements provide a description of the house, writing:

> *"Brick Home, 7 rms, kitchen, two bathrooms, sewered, E.L. Hot water service. Laundry. New tennis court. All conveniences. Nicely laid out grounds, 14 acres, good gardening land. Long frontage to Tanti Avenue. Suitable subdivision* (*Standard*, 16 July 1943, p.3)*."*

An aerial photograph taken by Charles Pratt, shows *Oakwood* in situ (Charles Pratt, "Aerial view of Mornington," State Library of Victoria, c1940s). Based on the description in the 1943 advertisement, this aerial was taken in the 1940s, as the tennis courts are present to the house's east. Notably, the Phoebe Allison oak tree can be seen along the Tanti Avenue frontage along with an adjacent small water hole, the site of Phoebe's drowning.



Cropped aerial showing Oakwood, prior to subdivision. The Oak tree and water hole are visible on the right-hand side of the image. (Source: Charles Pratt, "Aerial view of Mornington," State Library of Victoria, c1940s).

There are no other residential buildings present on the site at this time, and it appears that the surrounding land was amalgamated into the estate's holdings as the total acreage increased from 6 to 14 by the time of sale in 1943 (*Standard,* 16 July 1943, p.3). This could have occurred during the 1910s, when Wood purchased 8 acres in Tanti Avenue (*Mornington Standard,* 23 Nov 1912, p.2). This in addition to the 6 acres his wife purchased, would account for additional acreage recorded in later advertising and land titles.

The first realized subdivision of the land occurred in 1951. The owner at this time was apiarist John Robert Heron (Land Title: Vol. 7071, Folio 140). The land title shows a total of 49 allotments, with new streets referred to as MacDonald and Campbell Grove proposed. *Oakwood*, Lot 50, retained a larger allotment, now with frontages to both MacDonald and Campbell Grove.



Land Title showing 1951 subdivision of Oakwood
(Source: Land Title: Vol. 7071, Folio 140)

In 1968, Heron again subdivided *Oakwood*, this time into 3 allotments (Land Title: Vol. 8716, Folio 676). The Campbell Grove frontage was divided into two allotments, with the house situated on Lot 3 facing MacDonald Grove, where it remains in situ today.

Sources

Primary Sources

The Argus, various dates.
The Australian Jewish Herald, 1 Dec 1938, p.5.
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Mornington Standard, various dates.
Phoebe Allison: Inquest, Public Record Office Victoria, 1863: VPRS 24/P0, 1863/314.
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White, William, *Plan of Subdivision Part of Crown Allotment No. 6,* State Library of Victoria, 1873.
White, William, *Sketch of Proposed Subdivision of Crown Allotment 32*, State Library of Victoria, 1875.

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Wilson, Val, "Last Train from Mornington – Oral History," *Culture Victoria,* 2014.

McCullough, Peter, "It's a Grand Old Pub," *Peninsula Essence,* 2019.

Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns

Comparative buildings

Many of the houses included in the Heritage Overlay in Mornington date from the late nineteenth century or the inter-war period. There are few examples of Federation or Edwardian era houses.

Balei-Gadj, 35-37 Barkly Street Mornington (HO375)

'Balei-Gadja' comprising the house, constructed c.1910, and its mature garden setting at 35-37 Barkly Street, Mornington is significant. It is a timber Federation villa with a visually dominant pyramidal roof and a diagonal axis, marked by a corner window bay. It sits on a corner site, making it particularly prominent. The front entrance comprises double doors with arched windows to the upper half, and two highlights above. It is set beneath the verandah, next to a projecting gabled bay with half timbering. The half-timbered gable is jettied out, resting on triangular timber brackets, above a rectangular bay window below a rooflet covered in scalloped timber shingles. All windows in the main elevations are tall casements with colored-glass highlights. The roof is clad in slate with terracotta ridge tiles and two corbelled brick chimneys with terracotta pots. The return verandah has a separate roof and is supported on turned timber columns with a simple frieze and brackets. There is a gabled outbuilding with two chimneys (one of them corbelled) behind the house, which may be an early kitchen. The house is set within a mature garden. In the front garden, there is a section of early or original picket fence near the front door. The pickets are pointed, while the posts have pyramidal tops.

House, 824 Esplanade, Mornington (HO382)

The house at 824 Esplanade, Mornington is also an asymmetrical timber Federation villa with a high hipped roof to the verandah, with a prominent corner bay window, and projecting gables, but is of a quite humble size and arrangement compared to Oakwood.

Recommendations

Extent of the Heritage Overlay

Oakwood House at 13 MacDonald Grove, Mornington is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Phoebe Allison oak tree at 126 Tanti Avenue, Mornington is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to an extent of 6 metres around the trunk.



Recommended Heritage Overlay mapping of contributory *Oakwood House* at 13 MacDonald Grove and *Phoebe Allison Oak Tree* at 126 Tanti Avenue, Mornington. Note: these are preliminary recommendations by heritage ALLIANCE and Council may have a preference for how they map vegetation.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (the oak tree at 126 Tanti Avenue, Mornington)
Solar energy system controls	Yes
Outbuildings and fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

McDonald House

Address	14 Glen Shian Lane, Mount Eliza
Place type	Residential
Designer/architect	Chancellor & Patrick (John Rouse)
Construction dates	1963
Architectural style	Post-War Modernist
Assessed by	heritage ALLIANCE, August 2022



Front view of the house from Glen Shian Lane, Mount Eliza
(Source: Heritage ALLIANCE, August 2022)

Statement of Significance

What is significant?

14 Glen Shian Lane, Mount Eliza known as the *McDonald House*, was built for Dr Ian and Helen McDonald in 1963. The house was designed by John Rouse who worked in the office of prolific and respected post war architects Chancellor & Patrick. Constructed in a linear form of modular concrete block piers and vertical timber cladding, it forms part of a number of 'homestead style' houses that were designed by Chancellor & Patrick in Mount Eliza and was lauded by the architectural press at the time. The style is expressed through the use of a raw palette of materials inside and externally, using timber and straw ceilings, brick floors, exposed concrete block walls, unpainted stained timbers, exposed post and beam and a low, linear form.

The following elements or design features are significant: the unpainted, unrendered concrete blockwork and unpainted timberwork of eaves, windows, doors, and vertical cladding. The open car port with flat metal deck

projecting roof (possibly replaced circa 1991) on modular block piers. The low hipped slate tiled roof and chimney.
The following elements are not significant: the 1991 garage.

How is it significant?

14 Glen Shian Lane, Mount Eliza is of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

14 Glen Shian Lane, Mount Eliza is one of three intact Chancellor & Patrick homestead style houses in Mount Eliza, with two others in Harleston Road, already listed on the Heritage Overlay. This particular house was well received by the architectural press when it was built and is a very good example of the raw homestead style of Chancellor & Patrick. It demonstrates all the elements of the style, with low linear, modular form, natural materials used in a raw manner, and appears to be mostly intact. The house was designed by John Rouse working out of the Frankston office of Chancellor & Patrick and like the other younger architects in the office was influenced by geometric experiments amongst the Melbourne School of architects. Architect Daryl Jackson listed the *McDonald House* as second among his pick of twenty "outstanding houses" in a 1965 article. Chancellor & Patrick became well-known and enjoyed considerable publicity, recognition, and publication as part of this Melbourne avant-garde architectural scene—especially for their experiment and regional approach to domestic architecture on the Mornington Peninsula. *(Criterion E)*

Description[1]

14 Glen Shian Lane, Mount Eliza was designed by John Rouse working out of Chancellor & Patrick's office in Frankston and was built by Kevin Roberts with the engineers Wearing Smith & Gloury (Callister, *Desire and Identity,* 2011; Callister, 2007: p.237). Architectural historian Winsome Callister, through interviews with Rouse, described the design of the house in detail, writing:

> *"Built on a concrete slab, end on to Glen Shian Lane for privacy, the long rectangular slate shingled form was extended in a stepped down car shelter and covered way. Large concrete block piers formed the strict modular structural basis for the house and car shelter, creating a strong classical image, the end walls vertical board and batten. The piers housed functions internally such as the fireplace, cupboards and a shower, while the plan was now spatially more closed – a feature of much Chancellor and Patrick architecture from 1964* (Callister, 2007: p.237)*."*

The house presents to the street as simply a garage with an open, projecting, flat car port to one side of the driveway on two large concrete blockwork piers. This is actually more of a two sided colonnade which leads one to the entrance beside the garage on one side and hides the swimming pool on the other. The vertical boarding in the carport is repeated in the garage, which was modified and rebuilt in 1991. The rectangular blockwork piers continue down both sides of the house and in plan, define the spacing of rooms and floor to ceiling windows in a very regular fashion. The roof is a low hipped slate shingle with rooflights and chimney also in blockwork.

Photos from 2013 indicate that the inside was mostly intact and has retained the raw and rugged use of materials, expressed post and beam, brick floors leading from outside to inside and the same stained timbers outside as inside.

[1] As this site is difficult to see from places publicly accessible, much of the description is based on drawings, photographs, and written descriptions contained within the public domain.



Wille, Peter, "House. (Dr McDonald). Glen Shian Lane, Mount Eliza. Chancellor & Patrick," ca.1964.
(Source: State Library of Victoria)



Interior of 14 Glen Shian Lane, Mount Eliza
(Source: realestate.com, 2013)

History

Contextual History

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In

September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Timber-felling, fishing, lime-burning, brick-making and quarrying were amongst the earliest activities carried out by European settlers on the Mornington Peninsula and probably account for much of the re-shaping of the physical environment (Butler & Context, 2012: p.53). The central ridge area of Mornington Peninsula, including Mount Eliza, was thicky timbered and timber harvesting was one of the area's first major industries. Canadian Bay at Mount Eliza took its name from three Canadians who cut and shipped firewood from the beach for the Melbourne trade (Butler & Context, 2012: p.58).

Found in quantities at Mount Eliza and Mt Martha, granite was another key resource for the locality. Geologist AE Kitson located a granite quarry at Mt Martha and another at Mount Eliza in his geological survey of 1900. Neither of these quarries appears to have been worked extensively, although a Mount Eliza historian suggested that the granite footings of St James the Less Church of England were found at Mount Eliza. Mount Eliza granite was also said to have been used to construct the bridge over Kackeraboite Creek in 1861 and the Mount Eliza Store built by James Bradbury (Butler & Context, 2012: p.59-60).

From the 1860s through to World War One, wealthy Melbournians made the Peninsula a favoured site for holidays and thus, second homes (Butler & Context, 2012: p.32). Beginning in the nineteenth century, Mount Eliza exemplified this new wave of settlement, and unlike early squatters, they could build grander residences, often architect-designed, serving as rural retreats or gentlemen's farms where City men could enjoy a squire's life for part of the year and accommodate a large family on holiday. Hence, the Peninsula's long history as a resort area can be traced back to these early genteel farming beginnings, the most prestigious areas extending from Mt Martha to Mount Eliza and Sorrento to Portsea (Butler & Context, 2012: p.26).

One of the oldest, if not the oldest, marine villas in the Shire is Earimil in Mount Eliza thought to have been built for Captain Lintott (an important early Mornington resident) on his 290 acre farm, some time between purchase of the land in 1854 and 1861, the first rate listing of the house. Other Mount Eliza marine villas included Manyung (1863) and Moondah (1888). Both were owned by prominent resident Richard Grice and typified the multiple building phases, designs and uses of these grand properties (Butler & Context, 2012: p.27).

The precedent of buying houses as retreats or weekenders was begun in the 1890s when James Griffiths purchased Warrawee as a holiday retreat and Frederick Grimwade purchased Coolart and built the existing handsome marine villa for the same purpose (Butler & Context, 2012: p.32). The advent of the motor car led to a great increase in beach houses, particularly in the inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento (Butler & Context, 2012: p.32).

However, most of the settlement of the Peninsula has taken place since the Second World War, and indeed, large areas of housing have only been developed since the 1970s. Local residents recall that up to the late 1960s, Mount Eliza was still very much a small rural settlement (Butler & Context, 2012: p.88). These new estates were created with an eye to attracting wealthy buyers, with one of the most significant being that around Marathon, the highly significant home and garden of the Grimwade family. The Grimwades subdivided their landholding into 23 blocks of between one half and two and a half acres in 1951 while retaining the home in the former grounds (Butler & Context, 2012: p.95).

The later part of this period, saw some experimental designs for holiday homes resulting in a range of floor plans, materials, and situation (Butler & Context, 2012: p.109). The distinctive architectural character of much of the Peninsula's more prestigious houses suggests that, as well as the fine workmanship of local builders, skilled architects were associated with the designs of many of the buildings. From all periods of beachside housing, the two most significant domestic building types in the Shire are those large homes of various era associated with principal figures in Victorian history and the many Modernist holiday homes of around and beyond World War Two, especially those of Mount Eliza, Mornington, and Mount Martha (Butler & Context, 2012: p.109).

Mount Eliza has been identified since the later nineteenth century with Melbourne's wealthiest families. Many of these influential figures had second homes in Frankston and several moved there permanently when their active life in Melbourne finance, industry, and the professions diminished (Butler & Context, 2012: p.95). Whereas suburban house-builders often resisted the principles of the architectural movement which was to be known as Modernism, wealthy owners of holiday houses were often prepared to take a risk with new designs. After pursuit of rustic beachside houses in the 1920s, some Melbourne professional families turned to the followers of Modernist styles for their holiday homes seeking convenient yet unusual buildings, supposedly designed to ensure easy maintenance and trouble-free holidaying (Butler & Context, 2012: p.110). In Mount Eliza, examples include Roy Grounds' (Mewton & Grounds) Ramsay House (c1933-34), Godfrey & Spowers Seaview (c1946), and Perrott, Lyon, Timlock & Kesa's house for Lady Jacobena Angliss (c1961) (Butler & Context, 2012: p.110-111).

Place History

The *McDonald House* at 14 Glen Shian Lane, Mount Eliza was constructed in 1963 for Dr. Ian Robert and Helen Ada McDonald to a design by John Rouse of the firm Chancellor & Patrick (Callister, *Anchoring Identity,* 2007: p.362).

The site is historically situated on James Davey's preemptive right located in Section A of the Parish of Frankston (*Frankston Parish Plan*). Davey's holdings were subdivided in 1956 into six building allotments with housing development peaking in the late 1960s (Butler & Context, *Mornington Peninsula Shire Thematic History,* 2012: p.88; p.95).

The house was designed by John Rouse working out of Chancellor & Patrick's second office in Frankston and built by Kevin Roberts with the engineers Wearing Smith & Gloury (Callister, *Desire and Identity,* 2011; Callister, 2007: p.237). Callister goes on to note that the house "attracted considerable attention," with architect Daryl Jackson listing it as second among his pick of twenty "outstanding houses" in a 1965 article in Woman's Day (Callister, 2007: p.237; Daryl Jackson, Homes 2, *Woman's Day with Woman*, August 2, 1965, p.9.).



Wille, Peter, "House. (Dr McDonald). Glen Shian Lane. Mt. Eliza. Chancellor & Patrick," ca.1964.
(Source: State Library of Victoria)

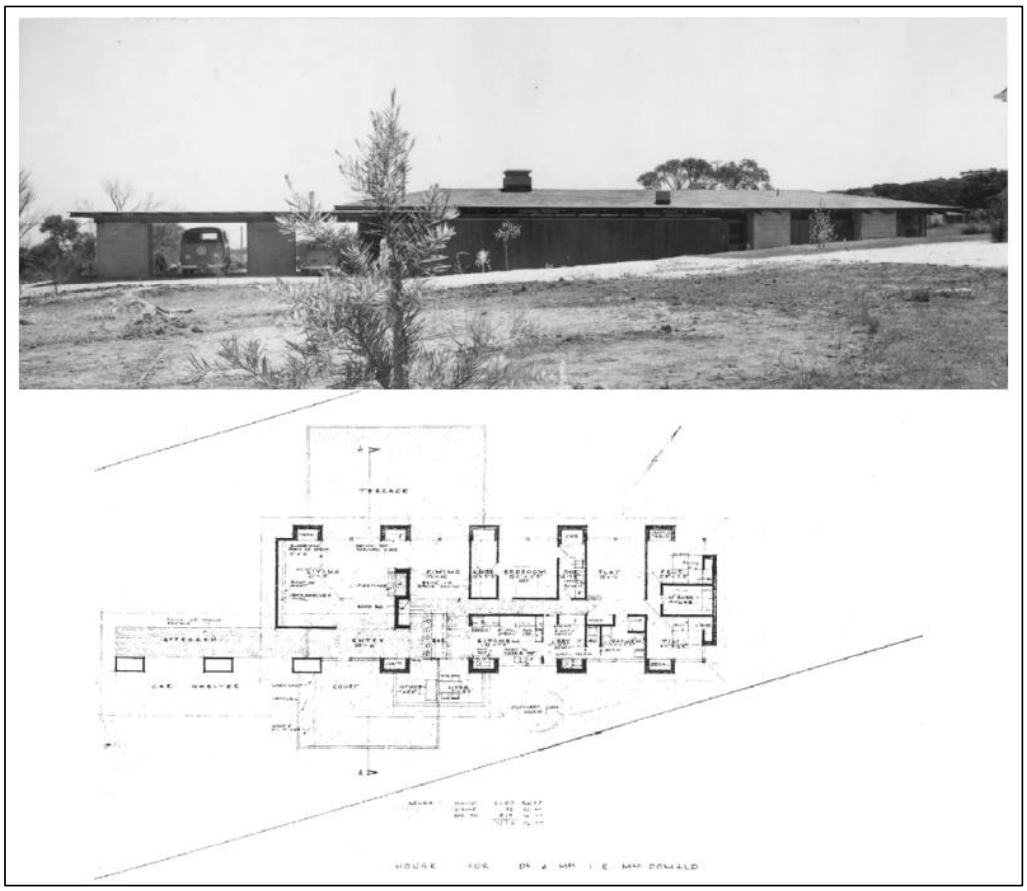


Photo and drawings of McDonald House, 1963. Photo by Commercial Photographic Co., Carlton. Drawings by John Rouse, Sketch Plan 3, C&PA, 6 March 1963.
(Source: Callister, Anchoring Identity, 2007: Fig. 379)

Dr. Ian Robert McDonald graduated with a Bachelor of Science from the University of Melbourne in 1947 and was a senior physiology lecturer (*University of Melbourne Calendar*, 1959: p.56). He and Helen Ada Speed married in 1949 (Births Deaths and Marriages Victoria, 1949). The two were living in Sandringham before they commissioned the residence in Mount Eliza (Electoral Rolls, 1954).

Notably, the house at 14 Glen Shian Lane was constructed as a main residence rather than a holiday home, a reflection of the post war development of Mount Eliza (Electoral Rolls, 1967; Butler & Context, 2012: p.88). The McDonald's continued to live at 14 Glen Shian Lane for 50 years, in 1991 constructing a garage extension (Morning Peninsula Shire Buildings Files, 1991). Ian died in 2006, and shortly before her death in 2013, Helen sold the house for a reported $960,000 (Probate: Ian Robert McDonald, 2006; *Victorian Government Gazette*, 14 Nov 2013, p.2742; "14 Glen Shian Lane, Mount Eliza," RealEstate.com).

Chancellor & Patrick

Chancellor & Patrick were possibly the most prolific post war architects to work on the Mornington Peninsula in the 1950s and 1960s. They designed hundreds of houses, community buildings and even hospitals. As a result of this large number of places designed by them, Mornington Peninsula Shire Council commissioned a study of the Chancellor & Patrick places still extant on the Peninsula. Context Pty Ltd and Winsome Callister, (who has written a PhD thesis on Chancellor & Patrick) wrote Chancellor & Patrick Architects, Desktop Study, 2012. This

study examined the extent of remaining buildings designed by them and provided recommendations as to which buildings should be assessed for protection in the future. The Chancellor & Patrick buildings investigated in this study is as a result of that 2012 study:

> *David Chancellor settled in Frankston in 1952 and worked briefly out of his home office in Gulls Way. In mid 1953 he established the office of David Chancellor, Architect, in Frankston, and at the beginning of 1954 was joined by Rex Patrick, Colin Jones, who had just graduated from the University of Melbourne, and John Rouse, a student at Royal Melbourne Technical College. The Mount Eliza Preschool is the only extant building from this period on the Mornington Peninsula.*
>
> *In mid 1954 the firm of Chancellor and Patrick was formed, these four people joined by Sergei Halafoff in 1957 and Ian Banner in 1959. They formed an ongoing core of six in the practice with a number of other architects and students working with the firm over different periods of time. In 1958 Chancellor and Patrick opened a second and main office in Melbourne, with John Rouse running the Frankston office on a daily basis. Rouse graduated and continued working with Chancellor and Patrick, becoming an Associate of the firm in 1965. The Chancellor and Patrick Frankston office closed in 1970 and John Rouse set up a solo practice in Frankston. Very few new Chancellor and Patrick jobs can be identified on the Mornington Peninsula after 1970.*
>
> *The firm of Chancellor and Patrick enjoyed a large client base on the Mornington Peninsula, particularly from 1950 to 1958 when the Frankston office was the only one the firm operated. After 1958 a South Yarra office was operational and the focus of the practice shifted to metropolitan Melbourne. Work for the practice on the Mornington Peninsula included numerous commissions for new buildings, many alterations and additions, and some supervision work. There were also a number of designs prepared that were never built* (Context & Callister, *Chancellor & Patrick Architects Desktop Study*, 2012: p.1-3).

The reasons that Chancellor & Patrick were so prolific on the Peninsula and received so many commissions in this one specific area was not just that they had an office in Frankston but they owned houses in the area. The Peninsula was a place that attracted a large number of post-war architects and gave rise to a regional style known as the 'Peninsula Style'. Chancellor & Patrick designed houses that suited the steep sites, outdoor lifestyle and a relaxed approach to living in place that was popular with clients wanting holiday houses that reflected a relaxed beach and bush lifestyle.

> *Chancellor and Patrick became well-known and enjoyed considerable publicity, recognition, and publication as part of this Melbourne avant-garde architectural scene—especially for their experiment and regional approach to domestic architecture on the Mornington Peninsula. The Mornington Peninsula was an immense growth corridor throughout the 1950s and 1960s, drawing in all aspects of the changing lifestyle from mid-century. These included the beach house, instead of shack, often doubling as the retirement home; the home at the bush or beach while commuting to work and the city; accommodation for the aged; and the consequent need for buildings such as churches, hospitals, preschool and Infant Welfare Centres, and commercial buildings. Moreover Frankston, where David Chancellor settled and started practice, was planned as a satellite city to Melbourne, as Vallingby was to Stockholm.*
>
> *The name Chancellor and Patrick became synonymous during the 1950s and 1960s with what was generally known as the 'Peninsula Style'. Visitors to the Olympic Games in Melbourne were encouraged in* Guide to Victorian architecture (1956) *to visit domestic architecture on the Peninsula, including work by Chancellor and Patrick, as did a number of architects from other Australian states in the first half of the 1950s, like Sydney architect Ken Woolley. Perth architect Brian Klopper came across and worked with Chancellor and Patrick for a time during mid 1961. Klopper, whose architecture in Perth by 1987 was highly admired and respected, recounted learning the fundamental from Chancellor and Patrick that a window was much more than 'a hole in the wall'. Architectural tours of selected avant-garde houses on the Mornington Peninsula were*

> *held from the early 1950s, Chancellor and Patrick's Bond House (1955) and Kiddle House (1954), where afternoon tea was served, included in a 1957 tour from Melbourne. Publication of Chancellor and Patrick work was not restricted to architectural journals, or general journals like Australian Home Beautiful and Australian Homemaker. Their architecture featured in local papers, in criticism and real estate and property sections of major Melbourne newspapers, and far reaching country papers, notably Stock and Land, that brought interesting and wide-ranging commissions.*"
> (Callister,W. 2008, PhD Thesis Monash p.19-20)

The *McDonald House* is an example of the interest that the Chancellor & Patrick office had in geometry, modular forms, and the use of raw materials and which flowed from influences and experiments in the form among other influential architects working around Melbourne during the 1950s and 60s. Winsome Callister in her 2008 PhD thesis establishes that the interest in geometry, new idioms and an expression of the indoor/outdoor style which was evident among many 'Melbourne School' architects of the 1950s and 60s working in beachside suburbs, was as much a result of local influences as those coming from overseas:

> "*It was work around Melbourne that became generally known as the 'Melbourne School'. Grounds' triangular Leyser House (1951), Kew, and Boyd's Paton House (1951), Anglesea, were included. Both houses showed regional planning for the new indoor/outdoor lifestyle, and sense of immediacy with their environment. Their interest in geometry, suspension, space frame and experiment was clearly what Boyd saw as the common denominator of the idiom particular to Melbourne, of particular interest following the Festival of Britain in 1951, and can be compared with many Chancellor and Patrick houses of the 1950s and 1960s. As with 'New Empiricism' and the 'Bay Region Style', central to the idea of a 'Port Phillip idiom' or 'Melbourne School' was the notion of difference within unity inferred by an idiom or style.*
>
> *In Melbourne avant-garde architecture the emphasis turned to an interest in geometry and structure, and the innovative use of form and materials. David Chancellor cites Roy Grounds, Frederick Romberg, and Robin Boyd, as interesting teachers in his fourth year as a student at Melbourne University (1950), and Ray Berg in his final year. Of these Chancellor believes Grounds and Berg were the most influential, Chancellor expressing his admiration for Grounds' interest in simplicity and geometry, and his influence as a lecturer in 'stirring the imagination' and the 'will to experiment'. At the time Chancellor was a student Grounds had begun to experiment with a range of geometric forms, as Conrad Hamann has established. These included the Peardon Farmhouse project (1948), a 1949 triangular project that involved Grounds' students, the triangular Leyser House (1951), Kew, the circular Henty House (1952), Frankston, and the Grounds House (1953), Toorak, rectangular in plan with a circular courtyard. Chancellor would have been aware of most of these while the Chancellor House was in the design process and under construction, as the association between Chancellor and Grounds continued as friendship after Chancellor graduated*
> (Callister, W., PhD Thesis Monash, 2008: p.53-54)."

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

The *McDonald House* forms part of the typology of Chancellor & Patrick houses called Homestead type as identified by Context and Callister in the *Chancellor & Patrick Architects Desktop Study*, 2012.
This group of houses are loosely linked by design principles that include linear planning with zoning of public and private areas, and a low profile that places the building within the landscape. Various architectural devices are used such as wing walls that extend from the inside to the outside, and occasionally the use of 'berme' construction that involved mounding of earth:

- Kiddle House, 8 Harleston Rd, Mount Eliza (1954)
- Clements House 'Tokai',Harleston Road, Mount Eliza (1956)
- McDonald House, Mount Eliza (1963) – also Australian Vernacular
- FJ Watson House, 86 Stephens Rd, Mount Eliza (1964) demolished
- Gray House, 102 Old Mornington Road, Mount Eliza (1965)

There are two other buildings by Chancellor & Patrick that demonstrate the same Homestead style that are still extant and included on the heritage overlay; *Kiddle House*, 8 Harleston Road, Mount Eliza, which won the Architecture and Arts House of the year, 1956 (HO385). *Clements House*, 15 Harleston Road, Mount Eliza is listed on the Heritage Overlay, (HO93). The Kiddle House has a similar low, linear form, open carport and landscaped setting, as *McDonald House* but it appears much lighter in construction and form, with less raw materials and more refined painted timbers, windows and light pergola elements. This contrasts to the rawness of materials in *McDonald House* and the heavy modular concrete piers. The reference to 'Australian Vernacular' is not explained in the Desktop study but more than likely refers to the raw material and post and beam construction.



Kiddle residence, Harleston Road, Mount Eliza, Wolfgang Sievers, 1913-2007, photographer, 1960.
(Source: State Library of Victoria)

The most comparable Chancellor & Patrick design to *McDonald House*, the *FJ Watson House* located at 86 Stephens Road, has been demolished.

Gray House,102 Old Mornington Road had a very similar design but has now been altered and in its current state it would not meet the threshold for the Heritage Overlay.

Clements House (HO93) is very different to *McDonald House* with a lighter form expressed through use of painted timbers and large areas of glazing, vertical and horizontal cladding. It is directly comparable to the *Kiddle House.* Of the five houses identified as the Homestead type the *McDonald House* is unique in its rugged, modular and raw use of materials.



Clements House, Harleston Road Mount Eliza, Chancellor & Patrick, Peter Wille photographer, 1953.
(Source: State Library of Victoria)

Recommendations

Extent of the Heritage Overlay

McDonald House at 14 Glen Shian Lane, Mount Eliza is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

MOOROODUC QUARRY (former)

Other Names	Moorooduc Quarry Fauna and Flora Reserve
Address	106 Two Bays Road, Mount Eliza
Place Type	Landscape
Construction dates	1887
Assessed by	heritage ALLIANCE, August 2022



Photo of the water-filled former quarry.
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

106 Two Bays Road, Mount Eliza is a former granite quarry, now a nature reserve. David Munro and the Railway Department established the Moorooduc Quarry in 1887 to provide granitic ballast for the construction of the railway line from Frankston to Crib Point. In 1919, the Frankston and Hastings Shire Council purchased the entirety of the quarry and the associated land. The quarry continued to operate into the 1960s, when in 1961 it was closed due to flooding. Evidence of the quarry workings, including in the pit and rail lines may still survive. It has now been revegetated and the pit filled with water.

How is it significant?

106 Two Bays Road, Mount Eliza is of local historical and potential archaeological significance to the Shire of Mornington Peninsula.

Why is it significant?

106 Two Bays Road, Mount Eliza is of historical significance to the Shire of Mornington Peninsula as a site of early infrastructure and provision of granitic gravel for railway and road building thus creating early transportation infrastructure throughout the area. While other sites were also reserved and opened up for watering and quarrying, this site (known as Moorooduc Quarry) was very well known in the district and also by Council itself who ran the site for a number of years. The Council's quarry was officially opened in January of 1920 with a special train running from Frankston to Moorooduc and a picnic to celebrate the occasion. *(Criterion A).*

After the closure of the quarry, 22 hectares were preserved as a flora and fauna reserve and much of its history has been overtaken by its use as a landscape reserve. The lack of development at the site since the quarry closed means that it retains potential archaeological remains of crushing and extraction equipment and rail lines. *(Criterion C).*

Description

This quarry site is part way uphill on the lower southeastern slopes of Mount Eliza close to the former Moorooduc Railway Station site further to the south and now part of a nature park. The station site and former rail line are now archaeological areas and lie on flat land skirting the base of the Mount Eliza escarpment.

The access road to the site, off what is now Station Street, is "metalled" in granite chips, which are indicative of the sites stone crushing activities.

The site is a substantive area of cliff faced stone with a benched area possibly up to 5m wide in the arrival area but the benching reduces to almost nothing under some of the rock faced areas. Presumably some crushing plant stood on the benched area from where stone was loaded onto road vehicles.

The highest areas of the cliff face are possibly 30 - 40m high.

There is evidence of granite crushing and even some left over granite blocks but there is now no evidence of machinery or machine bases. The quarry itself is filled with free water and is used by wildlife. The cliff faces and benching areas are also now covered in freely seeded trees.

There is another earlier Reserve for watering and quarry purposes at the base of the Mount Eliza slope just to the southwest and this was made in 1868. This southern site is related to train watering but this may have been co-incidental as the line just happened to run close-by when it was built at the end of the 19th Century. The adjacent watering site is literally on the opposite side of the Parish Boundary (in Moorooduc) while the quarry is actually in the Parish of Frankston and just on the north side of the Moorooduc-Frankston parish boundary. Thus its local name as the Moorooduc Quarry is actually a misnomer.

History

Contextual history

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty. Timber-felling, fishing, lime-burning, brick-making and quarrying were amongst the earliest activities carried out by European settlers on the Mornington Peninsula and probably account for much of the re-shaping of the physical environment (Butler & Context, 2012: p.53). The central ridge area of Mornington Peninsula, including Mount Eliza, was thicky timbered and timber harvesting was one of the area's first major industries. Canadian Bay at Mount Eliza took its name from three Canadians who cut and shipped firewood from the beach for the Melbourne trade (Butler & Context, 2012: p.58).

Another resource for which early hopes were entertained was the quarrying of granite, which was found in quantities on both Mount Eliza and Mt Martha. The Victorian Municipal Directory of 1891 announced that '…a large quantity of the finest granite in the colony lies at Mt Martha' and predicted that, when it was quarried, it would be very profitable. By the 1880s it was already being exploited.

Geologist AE Kitson located a granite quarry at Mt Martha and another at Mount Eliza in his geological survey of 1900. Neither of these appears to have been worked extensively, although a Mount Eliza historian suggested that the granite footings of St James the Less Church of England, were found at Mount Eliza. Mount Eliza granite was also said to have been used to construct the bridge over Kackerboite Creek in 1861 and the Mount Eliza store built by James Bradbury.

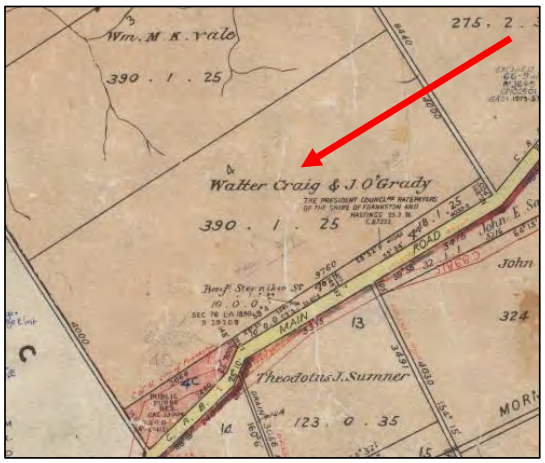
The Dromana granite quarry was opened up on George McLear's land by Dr Duncan in the 1920s. This stone was used in many famous buildings, including the Argus Building and the former ES & A bank, Collins Street, as well as many of the Shire's seawalls. Prior to the quarry's development 'green granite' was obtained from the McCrae quarry (Butler & Context, 2012: p.58-9).

Place History

The former Moorooduc Quarry is situated historically on Crown Allotment 4, Section 5 of the Parish of Frankston, which contained a total of 390 acres, 1 rood, and 25 perches (*Frankston Parish Plan*, Public Record Office Victoria). Originally, the allotment was purchased by Walter Craig & J. O'Grady, likely as a speculative venture, but it was subsequently sold to Benjamin Stenniken, a Limeburner from Rye (*Frankston Parish Plan*). Stenniken also owned the adjacent allotment 4B to the south of allotment 4, containing 10 acres (*Frankston Parish Plan*).



Areas of granite shown as pink, from the top, Mount Eliza, then Mt Martha and then, Arthur's Seat.
(Source: Meikle, R., "Geological map from Melbourne to Western Port," Surveyor General's Office, 1854, State Library of Victoria)



Excerpt of Frankston Parish Plan showing approximate location of quarry site.
(Source: Public Record Office Victoria)

Following his death in 1897, Stenniken's estate passed to his wife, Mary Ann, and his allotments in Moorooduc were advertised for auction in 1912 (*The Australasian,* 18 Dec 1897, p.45). The total of his Moorooduc holdings was advertised as being 401 acres, 2 roods, and 17 perches and importantly, was noted to contain "an extensive hill of rotten granite suitable for ballast and general quarrying purposes (*South Bourke and Mornington Journal,* 12 Dec 1912, p.2)."

In the late 1880s, the hill had already been opened up to a depth of approximately 50 feet by the Railway Department in order to obtain ballast for the construction of the railway line from Frankston to Crib Point (*Mornington Standard,* 22 March 1919, p.1). Prominent engineer and speculator, David Munro, had successfully tendered for the construction of the line in 1887 at a cost of £52,880 (*The Telegraph, St Kilda, Prahran and South Yarra Guardian,* 27 Aug 1887, p.5; Cannon, "David Munro," *Australian Dictionary of Biography,* 2006). Newspaper accounts from the time report Munro transporting ballast from his Footscray quarries (*The Argus,* 16 Dec 1887, p.10). The great distance between Footscray and Mornington is likely what spurred Munro and the Railway Department to look for mining opportunities closer to the project's site, and the Moorooduc Quarry was established that same year ("Moorooduc Quarry," *Mornington & District Historical Society Newsletter,* Aug 2019: p.7). A spur line was constructed in 1888, further easing the transport of ballast from the quarry to the site of the new railway line, which was completed by 1889 ("Moorooduc Quarry," 2019: p.7). It is unknown if the quarry was still in use at the time of its auction listing in 1912.

The 1912 auction of the late Stenniken's estate appears to have been unsuccessful, likely due to the fact that the trustees wished to sell all 401 acres to a single buyer rather than undertake subdivision (*Mornington Standard,* 22 March 1919, p.1). Eventually, in 1919, a buyer was secured. The Frankston and Hastings Shire Council purchased the entirety of the estate at a cost of £6 per acre (*Mornington Standard,* 22 March 1919, p.1).

The Council was primarily interested in the estate's granite quarry, having little need for the additional acreage. The quarry would provide secure access to metal and ballast for the maintenance of the district's roads, which had become more difficult and expensive to obtain from external contractors (*Mornington Standard*, 15 Feb 1919, p.1). In addition, the remaining land presented an opportunity for additional profit as was described in the Mornington Standard in March 1919:

> *"The 400 acres carried a very valuable asset in its timber which could be utilised to work the crushing plant for the next 15 or 20 years. He [Mr. Sambell] considered the timber on the property would pay the purchase price of the land viz. £6 per acre. Then with the timber off it, the land would*

> *become more valuable as a settlement area and could be sold in 10 acre blocks at possibly £2 or £3 per acre on what it was now costing* (*Mornington Standard,* 22 March 1919, p.1)."

Council purchased the land in 1919 and began seeking tenders for the construction of a crushing plant shortly thereafter (*Mornington Standard,* 20 Sept 1919, p.2). The Council's quarry was officially opened in January of 1920 with a special train running from Frankston to Moorooduc and a picnic to celebrate the occasion (*Mornington Standard,* 24 Dec 1920, p.2). By December 1920, the crushing plant completed a trial run, and Council received its first contract for 12,000 cubic yards of metal from the Railway Construction Department (*Mornington Standard,* 10 Dec 1920, p.1). However, this early success was short lived, with mismanagement and poor profitability leading to growing debt for the Council.

In an attempt to dig themselves out of debt, Council began increasing the cost of metal (*Mornington Standard,* 10 Oct 1923, p.1). The shire engineer stating in 1923, that "Unless I do this, I find I cannot make a paying proposition of the quarry (*Mornington Standard,* 10 Oct 1923, p.1)." That same year, the Council determined to follow through on its initial proposal and announced it would subdivide the excess acreage as part of the Quarry Estate (*Frankston and Somerville Standard,* 11 April 1923, p.2; 14 Feb 1923, p.3). In 1924, the Frankston and Hasting Shire Council sought to enter into partnership with Carrum Council on the quarry. At the time, it was reported that the quarry was nearly running at "a dead loss" with an "expenditure of £560 per month for working expenses," excluding wages (*Frankston and Somerville Standard,* 15 Aug 1924, p.1). A partnership with Carrum would secure metal for their roads and help secure the quarry's finances. This in turn, would also enable an electric press to be installed, thus increasing the quarry's output and profitability (*Frankston and Somerville Standard,* 15 Aug 1924, p.1).

Carrum, however, rejected the proposal following a visit to the quarry in October 1924 (*Frankston and Somerville Standard,* 17 Oct 1924, p.3). It appears in desperation, that the Frankston and Hastings Shire Council advertised the quarry for lease or sale and there being no interest, ended up shutting down the quarry for several years (*The Argus,* 1 Nov 1924, p.7). Referred to as "the Ratepayers' Burden," the quarry continued to cost £24 per week despite being closed (*Frankston and Somerville Standard,* 22 oct 1924, p.5). This and the continued need for road metal is likely what led to the introduction of electricity in 1927, replacing the outdated steam crusher with a more efficient electric one ("Moorooduc Quarry," 2019: p.7).

The quarry continued to operate into the 1960s, when in 1961 it was closed due to flooding ("Moorooduc Quarry," 2019: p.7). The quarry had primarily produced road metaling and ballast, but, its granite was also notably used in the construction of the stables and garden walls at Keith Murdoch's Cruden Farm, Langwarren (c1932), as well a house designed by architects Chancellor & Patrick in Gulls Way, Frankston South (1956) (Butler, *Frankston City (East) Heritage Study, Vol. 3,* 1997; "Moorooduc Quarry," 2019: p.7).

The site became a popular swimming spot as floods continued to inundate the former quarry ("Moorooduc Quarry," 2019: p.7). In 1973, Frankston Council declared the site and surrounding area a flora and fauna reserve, and it was featured in scenes from the television series *I Can Jump Puddles* (1981) as well as the film *Frog Dreaming* (1986) ("Moorooduc Quarry," 2019: p.7). The site was renamed the Moorooduc Flora and Fauna Reserve and became a part of the Mount Eliza Regional Park.

Sources

Primary Sources

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The Australasian, 18 Dec 1897, p.45
Frankston Parish Plan, Public Record Office Victoria, VPRS 16171/P1/3.
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South Bourke and Mornington Journal, 12 Dec 1912, p.2.

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Secondary Sources

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Cannon, Michael, "David Munro," *Australian Dictionary of Biography,* 2006.
"Moorooduc Quarry," *Mornington & District Historical Society Newsletter,* Aug 2019.

Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 4: Utilising Natural Resources
4.5 Mining and quarries

Comparative Sites

A 1913 map of the Mornington Peninsula shows a number of quarries along the peninsula. One was located on Graydens Road where the Devilbend Natural Features Recreation Reserve is now, another on the Red Hill Road near its intersection with the Hastings Road, and Dromana Hillview quarry was shown north of Red Hill, on the Dromana Road.



Hillview Quarries Dromana, which is still operating.
(Source: https://mapio.net/pic/p-48676076/)…

In his geological survey of the Mornington Peninsula, RA Keble noted that sandstone was also quarried at Golden Point, north of Crib Point, about 1870. In Sorrento and Rosebud there are numerous places where lime was quarried. These are now golf courses, recreation reserves and parks. Comparative landscapes, i.e., flooded quarry sites that are included on the heritage overlay have not been located. There are however a number of functioning and former quarries which have become recreational areas such as Devilbend Natural Features Reserve.



Devilbend Reservoir.
(Source: https://i0.wp.com/www.mpnews.com.au/wp-content/uploads/2020/10/Devilbend-Fishing-0006.jpg?resize=1000%2C580)

Recommendations

Extent of the Heritage Overlay

Moorooduc Quarry (former) at 106 Two Bays Road, Mount Eliza is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the original Public Purposes (Quarry) reserve (Dec 20 1933 Rs4351), which is the whole property as defined by the current title boundaries.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

YELLOW ROBINS

Other Names	*Mortensen House (former)*
Address	42 Dominion Road, Mount Martha
Place type	Residential
Designer/architect	Robert Bell Hamilton (unconfirmed)
Construction dates	circa 1936
Architectural style	Inter-war Old English Style
Assessed by	heritage ALLIANCE, August 2022



House from Dominion Road now partially obscured by No 38 Dominion Road.
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

42 Dominion Road, Mount Martha, known as *Yellow Robins,* is a two-storey timber house with steep pitched, tiled gabled roofs, lead glazed casement windows, with weatherboard walls. The house has stone in details such as the chimneys and verandah base support work. It was erected around 1936 for Henry Mortensen and his wife Lorna Bray, in an Old English Style and thought to be to the design of architect Robert Bell Hamilton.

The following elements or design features are significant: steep pitched terracotta tile roofing, gable ends with shingles, and half timbering, weatherboard cladding, timber framed windows with leaded glass. The use of stone is important in base elements and chimneys of the building, but rounded boulders are the only original elements.

The following elements are not significant: the recent west extension, garages, and pool

How is it significant?

42 Dominion Road, Mount Martha is of local architectural (representative) and associative significance to the Shire of Mornington Peninsula.

Why is it significant?

42 Dominion Road, Mount Martha, is of architectural significance as a representative example of an Inter-war Old English Style house from ca.1936. The house has typical Old English Style features such as steep pitched roofs, half timbering, leaded glass windows, shingling, stonework and stained timber walls (now painted). The house is thought to have been designed by the architect Robert Bell Hamilton who was well-known for his Tudor Revival designs and strong interest in Arts and Crafts. He was also a Councillor of Mornington Peninsula Shire and had his own holiday house *High Clere*,very nearby to Yellow Robins. (*Criterion D*)

Yellow Robins was the holiday home of two well-known doctors who were of substantial standing in the medical community of Victoria for clinical and academic reasons. Their social and professional lives were often followed in the social pages of the newspapers of the time, and it is notable that Dr Lorna Bray was the first Australian to receive a post-graduate degree in Anaesthesia. *(Criterion H).*

Description[1]

Built on a relatively flat treed site of approximately one acre, the former Mortensen House is a two-storey timber residence in the Old English style which has design attributes such as exterior half timbering (although no longer in the original contrasting dark and light colours), steep pitched gabled roofs with terracotta tiles, tall stone chimneys, casements with lozenge shaped glass held with lead work (quarrels), shingling to gable ends and the use of stonework. The walls are part horizontal weatherboard and were originally dark stained.

The exposed stone on the porch was once in random boulders but has been replaced by variegated cut stone pieces.

Seen in realestate.com images, today the house has an increased floor area on the west side of the ground floor which breaks through the former lower west wall of the house, and adds substantially to the family and living space. A rumpus room on the south also may be a later addition.

The earlier motor garage of 1951 to the design of Charles White has been replaced by a larger (two car) garage in a similar but unconvincing Old English style.

The site has been reduced by 1/3rd acre to construct the house at number 38 Dominion Road. The original ponds and glasshouses developed by Dr Mortensen no longer exist and a swimming pool now takes up some of the lawn area.

[1] As this site is difficult to see from places publicly accessible, much of the description is based on drawings, photographs, and written descriptions contained within the public domain.



Front view showing shingles, half timbering, weatherboards and leaded windows.
(Source: RealEstate.com, March 2021)



West side extension showing new pool and living areas.
(Source: RealEstate.com, March 2021)

History

Contextual History

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

The locations and settlers of the first grazing leases in the Mornington area are indicated on the 1841 map of the area drawn by George Smythe. Smythe's map shows Checkingkurk (later the Briars), Captain James Reid's station, at Mount Martha with a house and a paddock. The Briars is one of the pioneer grazing homesteads that survive today. Other historic runs at Mount Martha include the Mount Martha Sheep Station owned by James Hearn in the late 1850s and consisting of almost 3000 acres (1200 hectares) (Butler & Context, 2012: p.23).

Timber-felling, fishing, lime-burning, brick-making and quarrying were amongst the earliest activities carried out by Europeans on the Mornington Peninsula and probably account for much of the re-shaping of the physical environment (Butler & Context, 2012: p.53). Remembering the early days on the Peninsula, C Daley recalled a splendid 'snapper (sic) ground' at Mount Martha in the 1840s, and another source claimed that in the mid nineteenth century a small 'hamlet of fishermen' was situated at the mouth of Balcombes Creek (Butler & Context, 2012: p.55).

Mount Martha also served as a rich source of timber, the central ridge area of the Peninsula being thickly timbered when European settlers first arrived. Timber harvesting was one of the area's first major industries, with timber from Mount Martha, according to Hunter Rodgers, 'carted to the cliff tops and dumped into the water' at a site referred to as The Loading. The Loading was situated not far from the future junction of Hearn Road and the Esplanade (Butler & Context, 2012: p.58). Wattle forests at Mount Martha was also utilized in wattle-bark stripping, a practice by which it was stripped then soaked for use in the tanning of hides (Butler & Context, 2012: p.59).

Found in quantities at Mt Eliza and Mount Martha, granite was another important resource for the locality. Geologist AE Kitson located a granite quarry at Mount Martha and another at Mt Eliza in his geological survey of 1900. Neither of these quarries appears to have been worked extensively (Butler & Context, 2012: p.59-60).

From the 1860s through to World War One, wealthy Melbournians made the Peninsula a favoured site for holidays and thus, second homes (Butler & Context, 2012: p.32). Beginning in the nineteenth century, this new wave of permanent settlers arrived, and unlike early squatters, they could build grander residences, often architect-designed, serving as rural retreats or gentlemen's farms where City men could enjoy a squire's life for part of the year and accommodate a large family on holiday. Hence, the Peninsula's long history as a resort area can be traced back to these early genteel farming beginnings, the most prestigious areas extending from Mount Martha to Mt Eliza and Sorrento to Portsea (Butler & Context, 2012: p.26). The proposed marine residence for Governor C.J. Latrobe on Mount Martha was an impetus for other notables to follow suite, although he eventually built his residence at Queenscliff in 1844 (Butler & Context, 2012: p.26-27).

The land boom of the 1880s was a significant influence in the creation of Victorian-era bayside housing estates on the Peninsula as it encouraged land speculation and investment in subdivision and the construction of smaller residential properties. Perhaps the most ambitious of the Peninsula Victorian-era beachside estates, however, was the Mount Martha Estate (Butler & Context, 2012: p.33).

The advent of the motor car led to a great increase in beach houses, particularly in the inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento (Butler & Context, 2012: p.32). However, most of the settlement of the Peninsula has taken place since the Second World War, and indeed, large areas of housing have only been developed since the 1970s. Local residents recall that up to the late 1960s, Mount Martha retained very much a coastal village character (Butler & Context, 2012: p.88).

Place History

Yellow Robins, 42 Dominion Road, Mount Martha was constructed ca.1936 for Dr Henry Newman Mortensen and Dr Lorna Bray as a holiday house . Surveyor George Maughan laid out subdivision CS36 in 1930, which contained the subject site (Butler, *Shire of Mornington Heritage Study,* 1994: p.59).

Married in 1925, Mortensen and Bray moved to Melbourne in 1931 from Yarrawonga. In 1936, the two were living at 227 Dandenong Road, Prahran. At this time, Mortensen purchased the land at 42 Dominion Road, Mount Martha, and the house was likely constructed shortly thereafter. It appears to have been architecturally designed, possibly by Robert Bell Hamilton who resided in the area, but no documentary evidence has been found to support this suspicion. (Graeme Butler, pers.com)

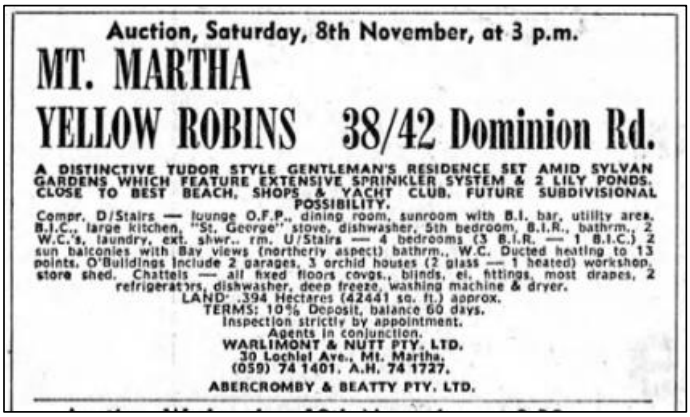
Mortensen and Bray were well known as medical practitioners, beginning their practice together at Yarrawonga (*The Herald,* 31 July 1930, p.4). Mortensen was an honorary urological surgeon at St. Vincent's Hospital, president of the Newman Society, and a representative of the International Society of Urology (Butler, *Shire of Mornington Heritage Study,* 1994: p. 59; *The Herald,* 24 Oct 1952, p.3).

Bray is notable for being the first woman to obtain a medical degree at Newman College, Melbourne and the first Australian to receive a degree in Anaesthesia, undertaking her postgraduate degree at Oxford University (*The Herald, 31 July 1930, p.4*; *The Age,* 10 Oct 1947, p.5). She went on to work at St. Vincent's Hospital, becoming one of Melbourne's leading Anaesthetists (*The Herald*, 23 Dec 1935, p.2).

The couple had a son, James Peter (1926-2007), who followed his father into practice as a urologist. He was also a noted urologist and surgeon, a consulting surgeon to St. Vincent's Hospital and Box Hill and district hospitals, as well as president of the Urological Society of Australia (Butler, *Shire of Mornington Heritage Study,* 1994: p.59).

Mortensen and Bray divorced in 1942, and it appears that Mortensen retained ownership of *Yellow Robins* (*Mortensen v Mortensen*, 1942). Mortensen remarried in 1960 to Kathleen 'Kay' Ingleton, the house remaining under their ownership until 1975 when it was put up for auction (*Births, Deaths, and Marriages Victoria*).

The land mentioned in the auction notice is just on 1 acre (0.394 ha). This has been now been reduced to 2/3rds acre (approx. 0.262 ha). The other portion appears to have gone to No 38 Dominion Rd when it was constructed.



Auction, Saturday, 8th November, at 3 p.m.

MT. MARTHA

YELLOW ROBINS 38/42 Dominion Rd.

A DISTINCTIVE TUDOR STYLE GENTLEMAN'S RESIDENCE SET AMID SYLVAN GARDENS WHICH FEATURE EXTENSIVE SPRINKLER SYSTEM & 2 LILY PONDS. CLOSE TO BEST BEACH, SHOPS & YACHT CLUB. FUTURE SUBDIVISIONAL POSSIBILITY.

Compr. D/Stairs — lounge O.F.P., dining room, sunroom with B.I. bar, utility area, B.I.C., large kitchen, "St. George" stove, dishwasher, 5th bedroom, B.I.R., bathrm., 2 W.C.'s, laundry, ext. shwr., rm. U/Stairs — 4 bedrooms (3 B.I.R. — 1 B.I.C.) 2 sun balconies with Bay views (northerly aspect) bathrm., W.C. Ducted heating to 13 points. O'Buildings include 2 garages, 3 orchid houses (2 glass — 1 heated) workshop, store shed. Chattels — all fixed floors covgs., blinds, el. fittings, most drapes, 2 refrigerators, dishwasher, deep freeze, washing machine & dryer.

LAND: .394 Hectares (42441 sq. ft.) approx.

TERMS: 10% Deposit, balance 60 days.

Inspection strictly by appointment.

Agents in conjunction.

WARLIMONT & NUTT PTY. LTD.
30 Lochiel Ave., Mt. Martha.
(059) 74 1401. A.H. 74 1727.

ABERCROMBY & BEATTY PTY. LTD.

Advertising
(Source: The Age, 15 October 1975, p.8)

Robert Bell Hamilton (1892-1948)

Architect Neil Clerehan has suggested (*pers. comm.* to Graeme Butler) that the architect was likely to be Robert Bell Hamilton or that he had some involvement in the design. Given that Hamilton and Mortensen were both society figures and lived in the same suburban area it is reasonably likely they knew each other but this has not been confirmed with certainty. Hamilton's house *High Clere* and *Yellow Robins* are approximately 1km apart in Mount Martha and both were originally in dark stained timber weatherboard and had similar Old English design features.

Robert Hamilton was educated at Melbourne's Scotch College and served articles with RB Whitaker then moved to work for Klingender and Alsop as chief draftsman. In 1917, aged 25, he served in the AIF before attending the Architectural Association, London and qualified as an associate of the RIBA (Royal Institute British Architects) after which he was appointed as an assistant architect to the Bombay Government. (*Encyclopedia of Australian Architecture*,p.313-14)

He returned to practice in Melbourne with FL Klingender in 1921 and this set him up as a domestic architect who increasingly practiced in the Tudor Revival style (aka Old English style) with an abiding interest in the Arts and Crafts traditions. More and more he wove old English traditions into his work. He became particularly known for flats and houses in select inner Melbourne suburbs around Toorak, Malvern, Prahran, South Yarra and Kooyong as well as completing a number of similarly styled shops particularly those found around Commercial and Toorak Roads. His best known works are his flats particularly Haddon Hall, Toorak Road, Burnham Flats, Grange Road, Toorak and the Orrong Road Maisonettes Toorak as well as *High Clere* at The Esplanade Mount Martha. Of interest is that *High Clere* uses dark stained timber walls unlike the brick used for many of his blocks of flats. For *High Clere* he searched for a traditional thatch worker as he wanted to have the roof of *High Clere* finished in traditional work as an expression of his abiding interest in the Arts and Crafts movement and completing buildings with traditional materials and detail. In some ways his own house was somewhat an experimental place. (*Encyclopedia of Australian Architecture*,p.313-14)

Hamilton was elected as a Member of the Legislative Assembly for Toorak in 1945 and upon his death in 1948 he was both a member of parliament and Councilor for the Mornington Shire. (*Encyclopedia of Australian Architecture*,p.313-14)

Sources

Primary Sources

The Age, various dates.
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Mortensen v Mortensen, 1942, Public Record Office Victoria, VPRS 283/P02, 1942/1104.
Table Talk, 21 June 1928.

Secondary Sources

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The Encyclopedia of Australian Architecture, eds. Goad and Willis, Cambridge University Press, 2012.

Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

There are a number of Old English Style picturesque houses in Mount Martha. These seem to have been built during a particular Inter war craze in Mount Martha for this style of house. *Glynt Manor*, at 10 Greenslade Court Mount Martha was built circa 1914, designed by Harold Desbrowe-Annear in a gothic manor form on huge grounds. (HO51) This is just around the corner from *Yellow Robins, High Clere, Green Gables* and *Briarwood* which are all examples of large elaborate Inter war houses with elements of Old English Style.



Glynt Manor, Mount Martha by Harold Desbrowe-Annear, 1914
(Source: http://www.glyntmanor.com.au/)

Hamilton's own holiday house *High Clere* at 447 Esplanade, Mount Martha (HO14) was worked on by Hamilton as if it was a fully fledged two storey Old English house and he even sought thatchers to complete it's roof in the 1930s. This has since been altered to a metal roof. It has dark stained vertical timber cladding and multi-pane windows and steep hipped roofs extending almost to ground level.



High Clere, (Esplanade view), Mount Martha by Robert Hamilton
(Source: http://www.discovermorningtonpeninsula.com.au/sightseeing/esplanade-self-drive.php)

Other buildings of the style in the district include the State Heritage listed *Combe Martin* (H1900) a two storey brick Old English style house at 820 Esplanade, Mornington by architects Seabrook and Fildes of 1939-40 for the industrialist Charles Ruwolt.



Combe Martin, Mornington by Seabrook & Fildes architects (1939-40).
(Source: http://www.discovermorningtonpeninsula.com.au/sightseeing/esplanade-self-drive.php)

Green Gables at 474-5 Esplanade, Mount Martha is a two storey, 1928 stone house with Arts and Crafts detailing which is just along the road from *Yellow Robins*. It is listed on the heritage overlay (HO50) as an

interesting stone house made of local granite in the Old English style. It has similar picturesque qualities as *Yellow Robins*, with the leadwork casement windows and gabled colonnaded verandah.



Green Gables 474-475 Esplanade, Mount Martha (HO50).
(Source: RealEstate.com, 2015)

Briarwood Cottage 559 Esplanade, Mount Martha, is an Old English style two storey house, circa 1940 also located not far from Yellow Robins. (HO63) Briarwood has a similar picturesque quality to *Yellow Robins* and *Green Gables*, with a steeply pitched tile roof, stone chimney and Tudor style half-timbering with multi-pane windows.



Briarwood Cottage.
(Source: https://briarswood.com.au/gardeners-cottage/#gallery-2)

Recommendations

Extent of the Heritage Overlay

Yellow Robins at 42 Dominion Road, Mount Martha is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes

Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Other Recommendations

It is recommended that the owners are encouraged to rebuild altered elements such as base stonework on the front verandah in boulder work as per the historic photographs. Refinish the house exterior woodwork in a dark colour as per historic photographs (possibly a brown black colour).

WILSON HOUSE

Address	27 Victoria Crescent, Mount Martha
Place type	Residential
Designer/architect	Chancellor & Patrick (Ian Banner)
Construction dates	Circa 1961-2
Architectural style	Post-war Modernist
Assessed by	heritage ALLIANCE, August 2022



View of the house from Victoria Crescent, Mount Martha
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

27 Victoria Crescent, Mount Martha, known as the *Wilson House,* was built for Harper Robert Wilson in circa 1961-2. The house was designed by Ian Banner working in the Frankston office of Chancellor & Patrick Architects. It demonstrates a particular geometric and organic style influenced by Frank Lloyd Wright, for which Chancellor & Patrick were sometimes known. The style is expressed by the broken roofline, siting on a slope which allows for elevated views from the main living area, and provides for a garage below, access to the rear at ground level; the use of heavy clinker brick masonry, supporting a cantilevered balcony across the frontage. This is an excellent example of the geometric and organic style employed by the office of Chancellor & Patrick from 1950 through to 1964.

The following elements or design features are significant: unpainted clinker brickwork, broken roofline, cantilevered balcony, side stairs, original windows and chimney.

The following elements are not significant: the 1991 rear additions and the carport door, the more recent changes to the balcony railing.

How is it significant?

27 Victoria Crescent, Mount Martha is of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

27 Victoria Crescent, Mount Martha, is of architectural significance as an excellent example of the geometric style of houses produced by the prolific architectural office of Chancellor & Patrick. The house was designed by Ian Banner, working out of the Frankston office. Banner was among a younger group of architects described by photographer Peter Wille as "disciples" of Frank Lloyd Wright, an architect whose organic influence is evident in the *Wilson House.* In his thesis on Melbourne architecture, Philip Goad described the *Wilson House* as a blend of "Richard Neutra's architecture with the earth-hugging mass of Frank Lloyd Wright's Sturges House, Brentwood, Ca.1939." Chancellor and Patrick became well-known and enjoyed considerable publicity, recognition, and publication as part of a Melbourne avant-garde architectural scene—especially for their experiment and regional approach to domestic architecture on the Mornington Peninsula. *(Criterion E)*

Description

27 Victoria Crescent is on a small allotment along the Balcombe Creek and nature reserve and is sited on a steep slope above the road. The house is located at the front of the block with a steep garden going up the hill behind.

The house has been cut into the slope with a driveway that leads into a garage below the house, with a cantilevered balcony over the garage entrance which doubles as a carport. Entry steps along the east side of the house lead to the main living area above the garage. To each end and under the main living area are massive masonry walls in clinker brick, with a heavy square chimney at the east end. The roofline is broken with a skillion sloping down to the front which allows for clerestory windows facing to the north above a flat roof across the kitchen area to the rear. Timber windows with mitred glass corners run across the frontage and appear to be original.

A cantilevered balcony runs across half the frontage of the house supported by timber beams. This was originally a far more interesting period design with a white asbestos baluster and chunky timber rail, that have now been replaced with a very plain square timber deck with cable and rail. Above the windows the rafters extend beyond the eaves and there has been some changes in detail on each rafter end. The carport, once open, is now enclosed with a garage door.



Wille, Peter, "House (Wilson), Victoria Cres., Mt. Eliza, Vic., Ian Banner of Chancellor & Patrick," 1964.

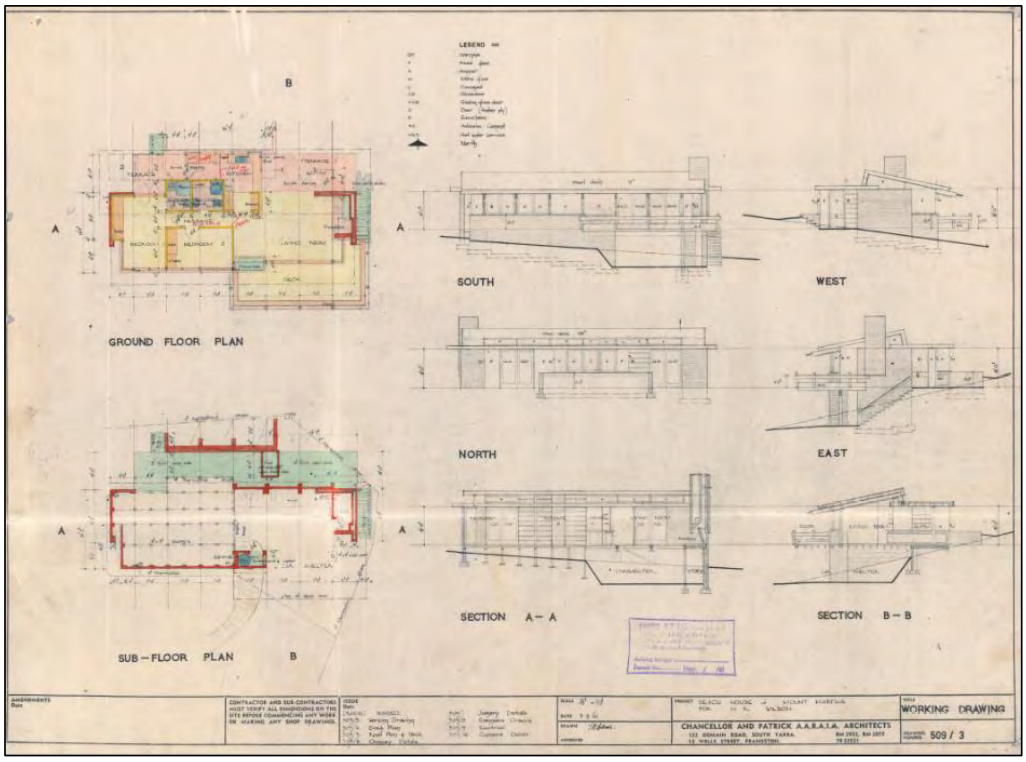
(Source: State Library of Victoria)



Wille, Peter, "House (Wilson), Victoria Cres., Mt. Eliza, Vic. Ian Banner of Chancellor & Patrick," 1964.
(Source: State Library of Victoria)



Wille, Peter, "House (Wilson), Victoria Cres., Mt. Eliza, Vic. Ian Banner of Chancellor & Patrick," 1964.
(Source: State Library of Victoria)



Drawings of 27 Victoria Crescent from Building permit files ca. 1962.
(Source: Mornington Peninsula Shire,)

History

Contextual History

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Timber-felling, fishing, lime-burning, brick-making and quarrying were amongst the earliest activities carried out by Europeans on the Mornington Peninsula and probably account for much of the re-shaping of the physical environment (Butler & Context, 2012: p.53). Remembering the early days on the Peninsula, C Daley recalled a splendid 'snapper (sic) ground' at Mount Martha in the 1840s, and another source claimed that in the mid

nineteenth century a small 'hamlet of fishermen' was situated at the mouth of Balcombes Creek (Butler & Context, 2012: p.55).

Mount Martha also served as a rich source of timber, the central ridge area of the Peninsula being thickly timbered when European settlers first arrived. Timber harvesting was one of the area's first major industries, with timber from Mount Martha, according to Hunter Rodgers, 'carted to the cliff tops and dumped into the water' at a site referred to as The Loading. The Loading was situated not far from the future junction of Hearn Road and the Esplanade (Butler & Context, 2012: p.58). Wattle forests at Mt Martha was also utilized in wattle-bark stripping, a practice by which it was stripped then soaked for use in the tanning of hides (Butler & Context, 2012: p.59).

Found in quantities at Mt Eliza and Mt Martha, granite was another important resource for the locality. Geologist AE Kitson located a granite quarry at Mt Martha and another at Mt Eliza in his geological survey of 1900. Neither of these quarries appears to have been worked extensively (Butler & Context, 2012: p.59-60).

From the 1860s through to World War One, wealthy Melbournians made the Peninsula a favoured site for holidays and thus, second homes (Butler & Context, 2012: p.32). Beginning in the nineteenth century, this new wave of permanent settlers arrived, and unlike early squatters, they could build grander residences, often architect-designed, serving as rural retreats or gentlemen's farms where City men could enjoy a squire's life for part of the year and accommodate a large family on holiday. Hence, the Peninsula's long history as a resort area can be traced back to these early genteel farming beginnings, the most prestigious areas extending from Mt Martha to Mt Eliza and Sorrento to Portsea (Butler & Context, 2012: p.26). The proposed marine residence for Governor C.J. Latrobe on Mt Martha was an impetus for other notables to follow suite, although he eventually built his residence at Queenscliff in 1844 (Butler & Context, 2012: p.26-27).

The land boom of the 1880s was a significant influence in the creation of Victorian-era bayside housing estates on the Peninsula as it encouraged land speculation and investment in subdivision and the construction of smaller residential properties. Perhaps the most ambitious of the Peninsula Victorian-era beachside estates, however, was the Mount Martha Estate (Butler & Context, 2012: p.33).

The advent of the motor car led to a great increase in beach houses, particularly in the inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later. The design of those buildings ranges from the most basic, as in many houses at Rosebud and Dromana, to the very grand at Mount Eliza, Portsea and Sorrento (Butler & Context, 2012: p.32). However, most of the settlement of the Peninsula has taken place since the Second World War, and indeed, large areas of housing have only been developed since the 1970s. Local residents recall that up to the late 1960s, Mount Martha retained very much a coastal village character (Butler & Context, 2012: p.88).

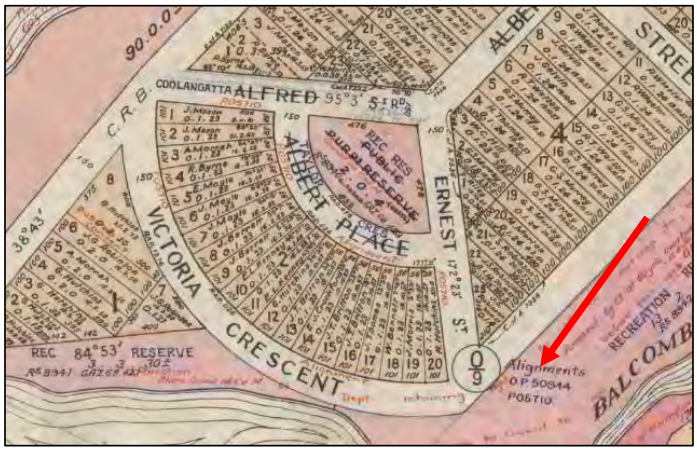
The period around World War Two saw some experimental designs for holiday homes resulting in a range of floor plans, materials and situation. The distinctive architectural character of much of the Peninsula's more prestigious houses suggest that, as well as the fine workmanship of local builders, skilled architects were associated with the designs of many of the buildings. A number of major architects were responsible for the design of some of the best early residences, as well as more recent houses. From all periods of beachside housing, the two most significant domestic building types in the Shire are those large homes of various eras associated with principal figures in Victorian history and the many Modernist holiday homes of around and beyond World War Two, especially those of Mount Eliza, Mornington, and Mount Martha (Butler & Context, 2012: p.109).

Mount Martha was uniquely linked to this Modernist movement when in 1950, Brian Lewis, Professor of Architecture, and the University of Melbourne purchased 14 acres at Mount Martha. Students were to design houses for the property and then build them. Trades construction was part of the architecture course for first-year students who would go to the Mount Martha site for two-week stints during the summer holidays. Three houses had been erected on chevron-shaped blocks beside Domain Road (Deakin Drive) by 1973, but each took a couple years of vacation work. The end of the Mount Martha site came in 1984, leading to further subdivision of the site (Butler & Context, 2012: p.112-113).

Place History

The house at 27 Victoria Crescent, Mount Martha was constructed for Harper Robert and Eileen Victoria Wilson in 1961-1962 to a design by architectural firm Chancellor & Patrick (Callister, *Anchoring Identity*, 2007: p.207).

Historically, the site is situated within the former township of Osborne, now part of Mount Martha (*Osborne Township Plan)*. Osborne was laid out in 1854, but not fully settled until the 20th century (Butler & Context, *Mornington Peninsula Shire Thematic History,* 2013: p.88-89; Barnard, "Osborne," *eMelbourne*). The subject site was subdivided from Crown Allotment 15 in Section 2 of the Township of Osborne, the title originally being held by John Thomas Britton who purchased it in 1857 (*Osborne Township Plan*).



Township Plan showing subject site, formerly part of Crown Allotment 15 in Section 2.
(Source: Osborne Township Plan, Public Record Office Victoria: VPRS 16171)

No evidence has been found to suggest prior development of the site before the Wilson's acquired it in the 1960s. The motivation to take up residence on the Mornington Peninsula likely stemmed from Harper Wilson, who spent time at his family's home in Mount Eliza (*The Age,* 13 June 1939, p.3). Harper's father, Harper R. Wilson Sr., was an established Melbourne businessman and co-owner of the Melbourne Coffee Palace on Bourke Street, Melbourne (*The Age,* 31 Oct 1934, p.16). It can be assumed that Harper grew up comfortably, which would have afforded him the ability to pursue his own success in the radio industry.

Harper entered into radio in his early 20s, getting his break from station 3UZ, Melbourne's first commercial radio station (*The Australian Jewish News,* 16 Aug 1935, p.11; Collingwood "Radio," *eMelbourne;* Long, "Melbourne's First Stations," in *Good Guys and Godbotherers,* 2002). He started as a night announcer and moved up through the ranks, writing and producing shows such as "Happy Days," "Skimpy Ltd and Sam," and "Star Night at Palm Grove (*The Argus,* 9 Nov 1939, p.16; 22 Feb 1937, p.4; *Weekly Times,* 4 October 1941, p.9)." In 1937, he was promoted to the station's program manager, supervising all of 3UZ's aired entertainment (*The Argus,* 22 Feb 1937, p.4). The following year, he married Ellen "Lin" Victoria Bowditch (*The Age,* 13 June 1939, p.3). By the late 1940s, Harper had joined the advertising agency United Service Publicity Pty Ltd, later U.S.P. Benson Pty Ltd, and was named director in 1947 (*The Age,* 13 June 1947, p.27). That same year he successfully produced the nationally broadcast "1947 Shell Show," and in 1956, was partially credited with the introduction of the first TV film commercials (*The Age,* 25 Oct 1956, p.22; *Queensland Country Life,* 3 April 1947, p.12; *Leader,* 6 March 1947, p.6). Harper was nationally renowned for his work as a producer, even being appointed as federal president of the Australian Association of Advertising Agencies (*The Age,* 4 March 1958, p.23; 30 April 1969, p.19; *Border Watch,* 1 April 1947, p.9).



Harper Robert Wilson.
(Source: The Australian Jewish News, 16 Aug 1935, p.11)

The house at 27 Victoria Crescent, Mount Martha, known as the *Wilson House,* was constructed as a holiday residence for Harper and Lin in 1961-62 (Callister, 2007: p.207; Electoral Rolls, 1954; 1967). The house was designed by Ian Banner, working out of the Frankston office for Chancellor & Patrick (Callister, 2007: p.207-208). Banner was among a younger group of architects described by photographer Peter Wille as "disciples" of Frank Lloyd Wright, an architect whose influence is evident in the *Wilson House* (Callister, 2007: p.273). In his thesis on Melbourne architecture, Philip Goad described the *Wilson House* as a blend of "Richard Neutra's architecture with the earth-hugging mass of Frank Lloyd Wright's Sturges House, Brentwood, Ca., 1939 (Goad, *The Modern House in Melbourne,* 1992: p.34-35)."

The Wilsons retained ownership of the house for approximately a decade, with Cedric Livingston Hudson, a solicitor, listing it as his primary residence in 1971 (*The Age,* 24 June 1971, p.21). Harper and Lin appear to have sold the home when they moved interstate to Queensland (*Sydney Morning Herald,* 8 Aug 1988, p.5). Real estate listings show that Livingston sold the house only four years later in 1975. Over the coming decades, it was sold numerous times, including in 1977, 1989, 1992, 1996, 2009 and most recently in 2021 ("27 Victoria Crescent, Mount Martha," *RealEstate.com)*. Alterations were commissioned in 1991, by the owner, Clarke, prior to it being sold for the fourth time in 1992 (*Building Files,* Mornington Peninsula Shire).

Chancellor & Patrick

Chancellor & Patrick were possibly the most prolific postwar architects to work on the Mornington Peninsula in the 1950s and 1960s. They designed hundreds of houses, community buildings and even hospitals. As a result of this large number of places designed by them, Mornington Peninsula Shire Council commissioned a study of the Chancellor & Patrick places still extant on the Peninsula. Context Pty Ltd and Winsome Callister, (who has written a PhD thesis on Chancellor & Patrick) wrote Chancellor & Patrick Architects, Desktop Study, 2012. This study examined the extent of remaining buildings designed by them and provided recommendations as to which buildings should be assessed for protection in the future. The Chancellor & Patrick buildings investigated in this study is as a result of that 2012 study:

> *"David Chancellor settled in Frankston in 1952 and worked briefly out of his home office in Gulls Way. In mid 1953 he established the office of David Chancellor, Architect, in Frankston, and at the beginning of 1954 was joined by Rex Patrick, Colin Jones, who had just graduated from the University of Melbourne, and John Rouse, a student at Royal Melbourne Technical College. The Mt Eliza Preschool is the only extant building from this period on the Mornington Peninsula.*

> *In mid 1954 the firm of Chancellor and Patrick was formed, these four people joined by Sergei Halafoff in 1957 and Ian Banner in 1959. They formed an ongoing core of six in the practice with a number of other architects and students working with the firm over different periods of time. In 1958 Chancellor and Patrick opened a second and main office in Melbourne, with John Rouse running the Frankston office on a daily basis. Rouse graduated and continued working with Chancellor and Patrick, becoming an Associate of the firm in 1965. The Chancellor and Patrick Frankston office closed in 1970 and John Rouse set up a solo practice in Frankston. Very few new Chancellor and Patrick jobs can be identified on the Mornington Peninsula after 1970.*
>
> *The firm of Chancellor and Patrick enjoyed a large client base on the Mornington Peninsula, particularly from 1950 to 1958 when the Frankston office was the only one the firm operated. After 1958 a South Yarra office was operational and the focus of the practice shifted to metropolitan Melbourne. Work for the practice on the Mornington Peninsula included numerous commissions for new buildings, many alterations and additions, and some supervision work. There were also a number of designs prepared that were never built* (Context & Callister, *Chancellor & Patrick Architects Desktop Study*, 2012: p.1-3)."

The reasons that Chancellor & Patrick were so prolific on the Peninsula and received so many commissions in this one specific area was not just that they had an office in Frankston and owned houses in the area. The Peninsula was a place that attracted a large number of postwar architects and gave rise to a regional style known as the 'Peninsula Style'. Chancellor & Patrick designed houses that suited the steep sites, outdoor lifestyle and a relaxed approach to living in place that was popular with clients wanting holiday houses that reflected a relaxed beach and bush lifestyle.

> *"Chancellor and Patrick became well-known and enjoyed considerable publicity, recognition, and publication as part of this Melbourne avant-garde architectural scene—especially for their experiment and regional approach to domestic architecture on the Mornington Peninsula. The Mornington Peninsula was an immense growth corridor throughout the 1950s and 1960s, drawing in all aspects of the changing lifestyle from mid-century. These included the beach house, instead of shack, often doubling as the retirement home; the home at the bush or beach while commuting to work and the city; accommodation for the aged; and the consequent need for buildings such as churches, hospitals, preschool and Infant Welfare Centres, and commercial buildings. Moreover Frankston, where David Chancellor settled and started practice, was planned as a satellite city to Melbourne, as Vallingby was to Stockholm.*
>
> *The name Chancellor and Patrick became synonymous during the 1950s and 1960s with what was generally known as the 'Peninsula Style'. Visitors to the Olympic Games in Melbourne were encouraged in* Guide to Victorian architecture (1956) *to visit domestic architecture on the Peninsula, including work by Chancellor and Patrick, as did a number of architects from other Australian states in the first half of the 1950s, like Sydney architect Ken Woolley. Perth architect Brian Klopper came across and worked with Chancellor and Patrick for a time during mid 1961. Klopper, whose architecture in Perth by 1987 was highly admired and respected, recounted learning the fundamental from Chancellor and Patrick that a window was much more than 'a hole in the wall'. Architectural tours of selected avant-garde houses on the Mornington Peninsula were held from the early 1950s, Chancellor and Patrick's Bond House (1955) and Kiddle House (1954), where afternoon tea was served, included in a 1957 tour from Melbourne. Publication of Chancellor and Patrick work was not restricted to architectural journals, or general journals like Australian Home Beautiful and Australian Homemaker. Their architecture featured in local papers, in criticism and real estate and property sections of major Melbourne newspapers, and far reaching country papers, notably Stock and Land, that brought interesting and wide-ranging commissions* (Callister, W., PhD Thesis Monash, 2008: p.19-20)."

The Wilson House is an example of the interest that the Chancellor & Patrick office had in geometry and which flowed from influences and experiments in the form among other influential architects working around Melbourne

during the 1950s and 60s. *Larrakeyeah* in Dromana (1955) is probably their best known geometric work and is recognised as an outstanding design in its listing on the Victorian Heritage Register (H1906). Winsome Callister in her 2008 PhD thesis on Chancellor & Patrick, *Anchoring Identity:The architecture of Chancellor and Patrick, 1950–1970,* establishes that the interest in geometry which was evident among many 'Melbourne School' architects of the 1950s and 60s was as much a result of local influences as those coming from overseas:

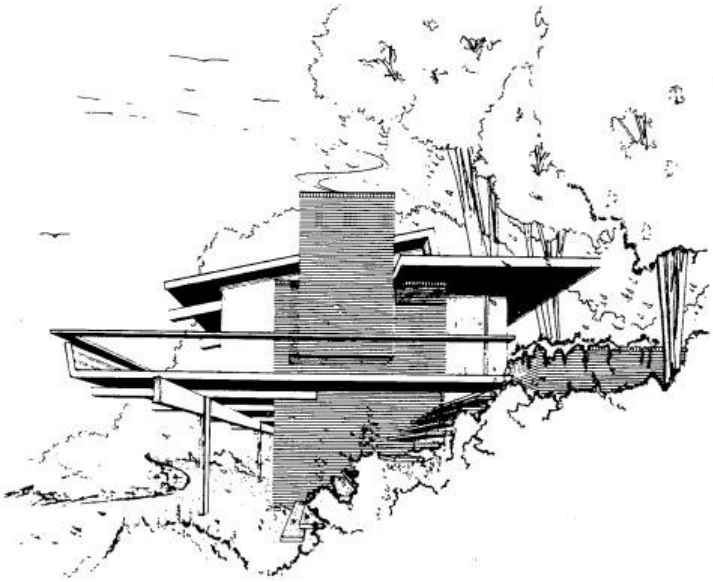
> *"It was work around Melbourne that became generally known as the 'Melbourne School'. Grounds' triangular Leyser House (1951), Kew, and Boyd's Paton House (1951), Anglesea, were included. Both houses showed regional planning for the new indoor/outdoor lifestyle, and sense of immediacy with their environment. Their interest in geometry, suspension, space frame and experiment was clearly what Boyd saw as the common denominator of the idiom particular to Melbourne, of particular interest following the Festival of Britain in 1951, and can be compared with many Chancellor and Patrick houses of the 1950s and 1960s. As with 'New Empiricism' and the 'Bay Region Style', central to the idea of a 'Port Phillip idiom' or 'Melbourne School' was the notion of difference within unity inferred by an idiom or style.*
>
> *In Melbourne avant-garde architecture the emphasis turned to an interest in geometry and structure, and the innovative use of form and materials. David Chancellor cites Roy Grounds, Frederick Romberg, and Robin Boyd, as interesting teachers in his fourth year as a student at Melbourne University (1950), and Ray Berg in his final year. Of these Chancellor believes Grounds and Berg were the most influential, Chancellor expressing his admiration for Grounds' interest in simplicity and geometry, and his influence as a lecturer in 'stirring the imagination' and the 'will to experiment'. At the time Chancellor was a student Grounds had begun to experiment with a range of geometric forms, as Conrad Hamann has established. These included the Peardon Farmhouse project (1948), a 1949 triangular project that involved Grounds' students, the triangular Leyser House (1951), Kew, the circular Henty House (1952), Frankston, and the Grounds House (1953), Toorak, rectangular in plan with a circular courtyard. Chancellor would have been aware of most of these while the Chancellor House was in the design process and under construction, as the association between Chancellor and Grounds continued as friendship after Chancellor graduated* (Callister, W., PhD Thesis Monash, 2008: p.53-54)."

According to Gie Njoo, who did interviews with Rex Patrick, his partnership with David Chancellor grew at the time when the International Style as dominated by the Bauhaus ideology had a strong influence on Australian architects in the 50s. But it was Frank Lloyd Wright's organic approach that was significantly evident in most of their domestic work. (Alex Haw Gie Njoo, Organic Architecture: Its Origins and development and impact on Mid C20th Melbourne Architecture. M.A.Thesis, RMIT, 2008, p.112)

The *Wilson House* could very well be described as a diminutive' interpretation, in the manner of Wright's in-line Usonion' such as the *Sturgess House* (1939), Brentwood Heights, California with its economical circulation. The *Wilson House* has a similar arrangement of Bedrooms and Living Room, one is spatially linked to the other, though a corner of the Living Room has been deliberately created as an intimate space, an inglenook. The fireplaces in both Wright's Sturgess House and Chancellor and Patrick's *Wilson House* dominate the living rooms that open unto terraces. Both houses have diligently adhered to the organic principles of intertwining the use of material to the site condition, both have achieved a sense of belonging to their respective architectural environment, The sloping site of the *Wilson House* allows the timber deck to be cantilevered to absorb the view of Mt. Martha's foreshore. (Alex Haw Gie Njoo, Organic Architecture: Its Origins and development and impact on Mid C20th Melbourne Architecture. M.A.Thesis, RMIT, 2008, p.128

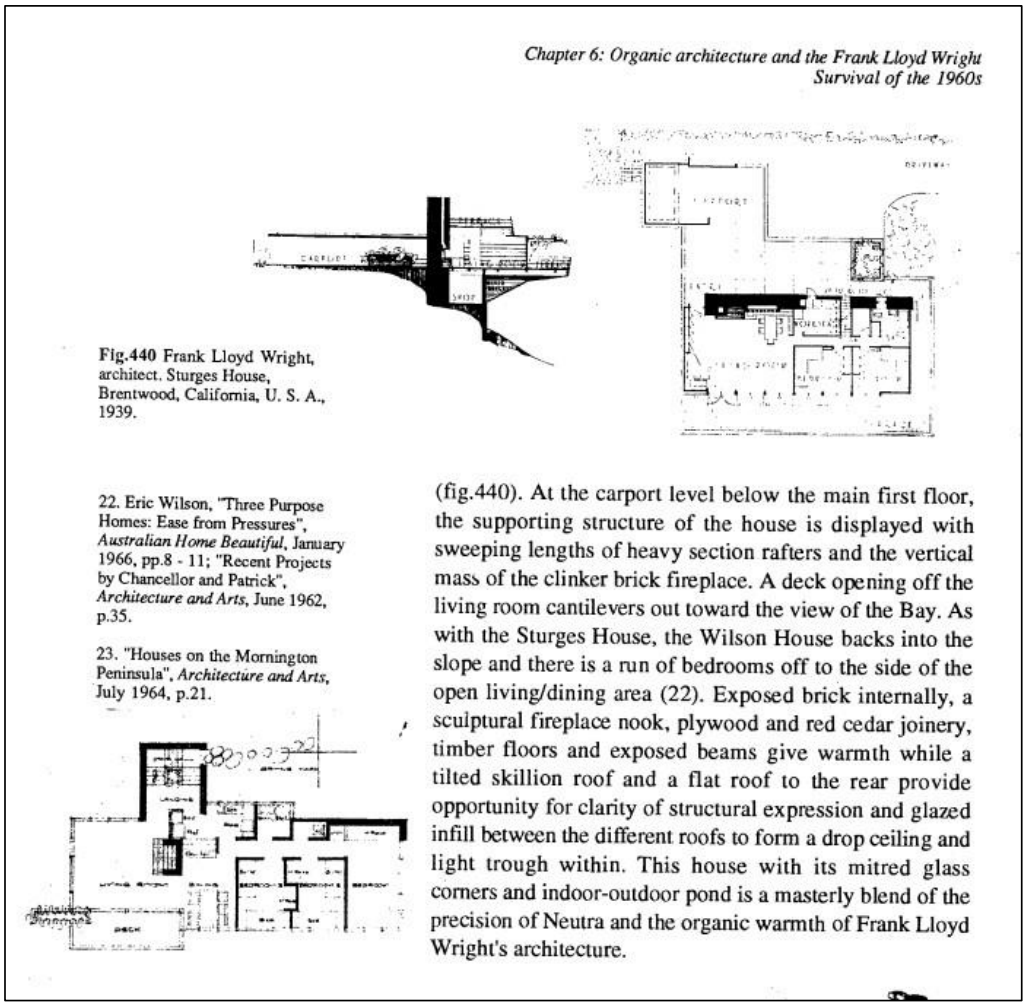
Chancellor and Patrick

The father firm of Wright in Melbourne, Chancellor and Patrick, continued throughout the 1960s to produce high quality interpretations of Wright themes with their particular emphasis on expressed structure.



The Wilson House, Mt. Martha, 1961 - 62 (fig.439) is an elevated house blending the structural clarity of Richard Neutra's architecture with the earth-hugging mass of Frank Lloyd Wright's Sturges House, Brentwood, Ca., 1939

Fig.439 Chancellor and Patrick, architects. Wilson House, Mt. Martha, Victoria, 1961 - 62.



Chapter 6: Organic architecture and the Frank Lloyd Wright Survival of the 1960s

Fig.440 Frank Lloyd Wright, architect. Sturges House, Brentwood, California, U. S. A., 1939.

22. Eric Wilson, "Three Purpose Homes: Ease from Pressures", *Australian Home Beautiful*, January 1966, pp.8 - 11; "Recent Projects by Chancellor and Patrick", *Architecture and Arts*, June 1962, p.35.

23. "Houses on the Mornington Peninsula", *Architecture and Arts*, July 1964, p.21.

(fig.440). At the carport level below the main first floor, the supporting structure of the house is displayed with sweeping lengths of heavy section rafters and the vertical mass of the clinker brick fireplace. A deck opening off the living room cantilevers out toward the view of the Bay. As with the Sturges House, the Wilson House backs into the slope and there is a run of bedrooms off to the side of the open living/dining area (22). Exposed brick internally, a sculptural fireplace nook, plywood and red cedar joinery, timber floors and exposed beams give warmth while a tilted skillion roof and a flat roof to the rear provide opportunity for clarity of structural expression and glazed infill between the different roofs to form a drop ceiling and light trough within. This house with its mitred glass corners and indoor-outdoor pond is a masterly blend of the precision of Neutra and the organic warmth of Frank Lloyd Wright's architecture.

Extract about Chancellor and Patrick's Wilson House
(Source: Phillip Goad, 1992 The Modern Houses of Melbourne, Thesis, University of Melbourne: p.34-35)

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

The Wilson house forms part of the typology of Chancellor & Patrick houses called Geometry and Experiment as identified in the *Chancellor &Patrick Architects Desktop Study, 2012.*
This group of houses are amongst the most innovative works, utilising non-standard structural solutions to often dramatic effect. There is also an emphasis on an underlying geometric order that defines the plan and the structural layout. They are generally 'pavilion' in form, that is they are designed to be seen 'in the round'. These houses were identified as being in this type:

- Shanasy House, Mornington (1954)
- McCraith House, 'Larrakeyeah', Dromana (1955)
- McCraith House Prototype, Dromana (1955)
- Gibb House 'Sussex Farm', Red Hill (1957)
- Shaw House, Shoreham (1961-3)
- Wilson House, Mt Martha (1961)
- Beal House, Mt Eliza (1964)

Of the seven houses that have been identified as Chancellor & Patrick houses in the 'geometry and experiment' style, at least five are still extant. The three houses that were identified as McCraith houses in Dromana are all listed with a single heritage overlay (HO404) at 4,8,12 Atunga Terrace, Dromana. On the corner of Atunga Terrace is the State listed *Larrakeyeah* McCraith house constructed 1955 (VHR H1906). The *Wilson House* and *Shaw House* are being nominated for the HO in this study.



McCraith House, 1-3 Atunga Terrace, Dromana
(Source: Victorian Heritage Database, VHR H1906)

Shaw House on Tucks Road, Shoreham was designed by Ian Rouse of the Chancellor & Patrick office in 1961. This is a striking example of the geometric style of the practice and uses the same massive masonry structure as the Wilson House in what appears to be a similar clinker brick. This house is proposed for the HO in this study.



Peter Wille, "House (Dr. Shaw), Tuck Rd., Balnarring – near Shoreham, Chancellor & Patrick," ca1963.
(Source: State Library of Victoria)

The house below is one of the three houses built by the McCraith family in Atunga Terrace. The photo does not identify which one it is, and the façade shown cannot be seen from the street. These were located at 4, 8 and 12 Atunga Terrace, Dromana (HO404). They show similarities in the use of different broken rooflines, raised living areas above lower ground service areas and projecting cantilevered balconies. The primary difference between these and the *Wilson House* is the use of heavy masonry walls, natural materials and a more earthy nature which reflects the interest the office had in Frank Lloyd Wright. In this the Shaw and Wilson houses express a different aesthetic to those already included on the Heritage overlay.



Wille, Peter, "Holiday House (one of three similar houses for McCraith) at 4, 8 and 12 Atunga Terrace, Dromana, Vic., Chancellor & Patrick," 1950.
(Source: State Library of Victoria)



Wille, Peter, "House No.11 Ingliss Street, Mornington, Chancellor & Patrick," 1950.
(Source: State Library of Victoria)

This house, which was constructed 10 years before the Wilson House, shows a similar approach with broken rooflines, interesting use of heavy masonry and the placement on a sloping site, to achieve a two storey frontage with views. The house was still extant in 2018 and does not have a Heritage Overlay.

Recommendations

Extent of the Heritage Overlay

Wilson House at 27 Victoria Crescent, Mount Martha is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

It is recommended that the cantilever balcony is rearranged at some future date to replace the design features of the original, using new materials.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

PENINSULA BEACH HOUSE

Address	101 Back Beach Road, Portsea
Place type	Residential
Designer/architect	Ian MacDonald & Associates
Construction dates	1989
Architectural style	Late Twentieth Century
Assessed by	heritage ALLIANCE, August 2022



Photo from the west
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

101 Back Beach Road, Portsea, known as *Peninsula Beach House*, was commissioned by Helena Rymer as a family holiday house and was designed by Ian MacDonald. Completed in 1989, it was owned by the Rymer family until 2019. It is an unusual elevated, semi-circular design in steel which takes advantage of the topography of the site and allows for long views. The plan is composed of two curved halves with a square masonry core that expands out and through the central axis to a curved light well above the main roof. It appears to be mostly intact.

The following elements or design features are significant: circular plan with curved stairwell, exterior vertical cladding, metal support structure, open deck, cantilevered car park, integrated shade and baluster system, semi-circular ridge and pan roof.

How is it significant?

101 Back Beach Road, Portsea is of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

101 Back Beach Road, Portsea is of architectural significance as an unusual example of a steel beach house by architect Ian MacDonald. Designed to take advantage of the high topography, in plan it has two curved halves with a square masonry core that expands out and through the central axis and provides 'in the round' views. Integrated steel shading to the north facing deck, a semi-circular stairwell to the side and a bridge to ground level on the west, add to the unusual scheme. The north elevation is a cantilevered platform that floats over a car port, supported on round steel posts and a masonry wall behind. The commissioning owner, Helena Rymer talks of asking the architect for as much of the view as possible, whilst Ian MacDonald wanted to build without having to cut and fill or remove vegetation from the site, hence its raised platform design in steel. It is a distinctive design scheme, has a landmark location and is well known to Portsea locals. (Criterion E).

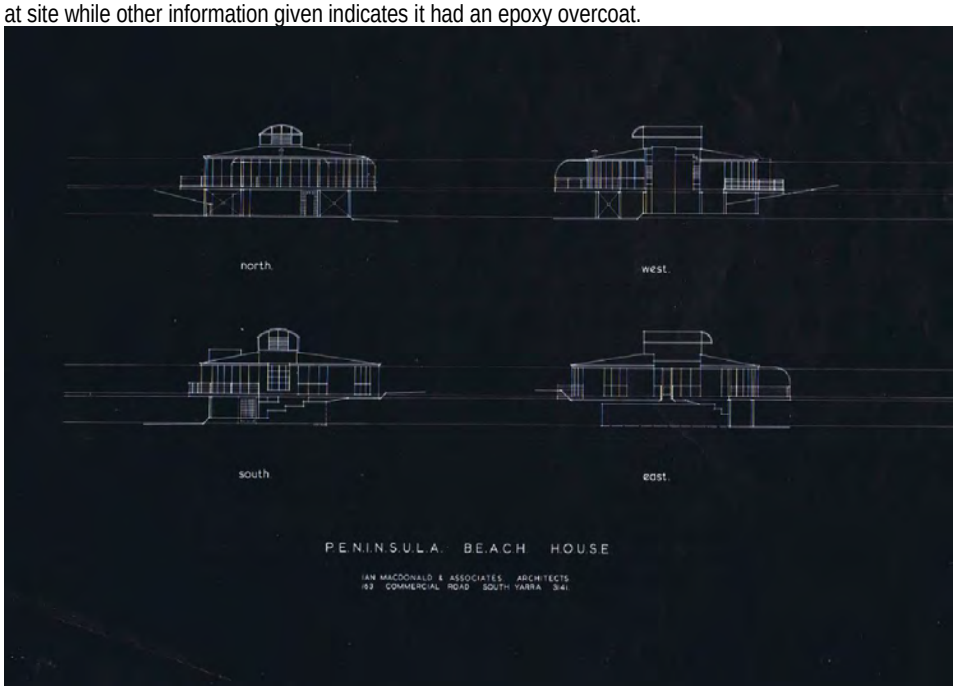
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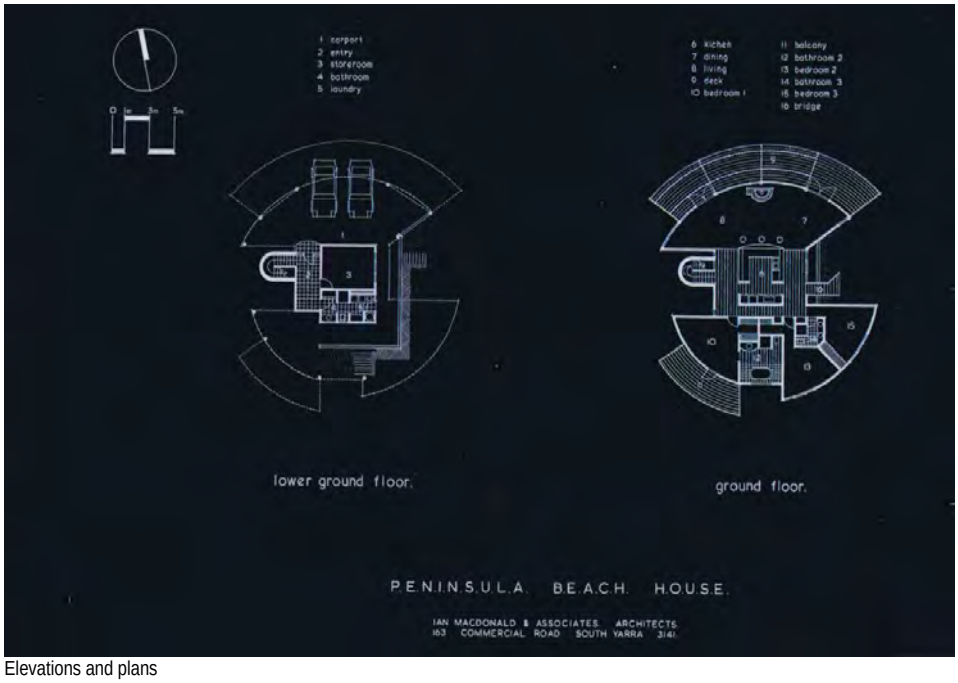
The plan of the house is composed of two curved halves with a square central core that expands out and through the central axis to a curved light well above the main roof. The north elevation has a cantilevered platform that floats over a car port, supported on round steel posts and a masonry wall behind which provides access to the semicircular stairwell and service core. On the west side the raised platform steps out to ground level over a floating bridge. At lower ground level the building has an open carport, a bedroom and laundry which are closed in by blockwork construction and forms the solid core of the house.

The ground level is connected to the upper platform by a side stair functionally expressed on the west side in a semi-circular timber structure. The north facing lounge areas are surrounded by decking laid on a curved timber cantilevered balcony with integrated shading attached to metal-work shade upstands all done in tubular steel.

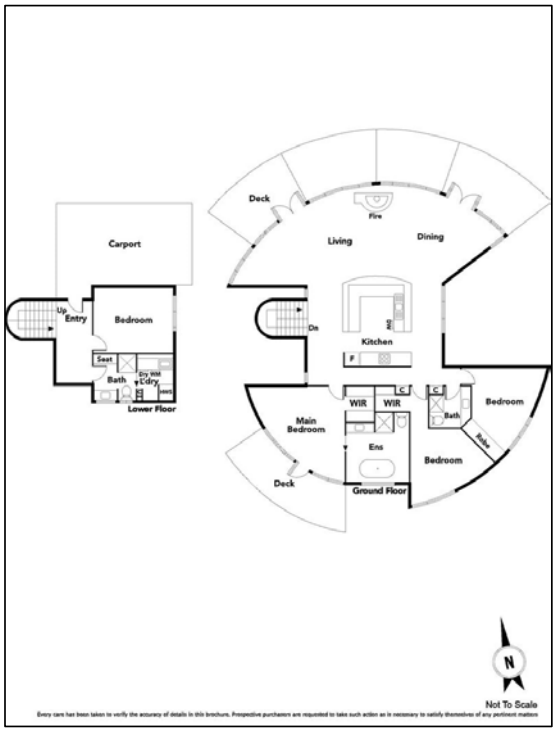
Internally, a curved light well with steel shading above the masonry core, brings light directly into the middle of the house and particularly the kitchen work area.

The house is largely steel and was promoted in the magazine, *Steel Profile*. MacDonald had wanted to use galvanized metal, which could not be provided from any nearby contractor, so the steel was treated on site with sand blasting and then painted to achieve the same effect. *Steel Profile* magazine mentions that it was painted at site while other information given indicates it had an epoxy overcoat.





Elevations and plans
(Source: Ian MacDonald, 2022)



Floorplan
(Source: realestate.com, 2019)



North frontage view of 101 Back Beach Road, Portsea
(Source: realestate.com, 2019)

History

Contextual history

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Portsea was occupied by European settlers quarrying and burning lime, fishing and practising limited agriculture. Settlers in this part of the Peninsula were practising a diverse primary industry, due mainly to their isolation from supplies and markets. The earliest European settlers were Daniel Sullivan 1840, James Sandle Ford 1846, John Devine 1844, Bunting Johnstone 1843 and Edward Skelton 1842. The isolation of the Nepean Peninsula between 1830 and 1870 and the porous, calcareous soils, reduced the economic viability of agriculture, but by combining small scale farming, fishing and lime burning, early settlers like James Sandle Ford, could make a good living (Butler & Context, 2012: p.53-56).

In 1852 the northern shore of Point Nepean, which had been selected by the Sullivans, was resumed for a Quarantine Station. Jetties, a cemetery, a hospital, accommodation huts and fencing were constructed between 1852 and 1978. In the 1880s, fortifications and gun emplacements were built on the tip of Point Nepean to defend the heads. Fort Franklin was constructed between 1885 and 1889 and consisted of a series of gun emplacements, barracks and accommodation buildings (Butler & Context, 2012: p.126). Fort Franklin was used

during the Second World War as an observation post and then as a migrant camp after World War Two. It was then taken over as the Lord Mayors Camp providing holidays for underprivileged children. It continues to be a children's camp to this day (Butler & Context, 2012: p.168).

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By the 1860s, Nepean Peninsula was recognized as not only a sublimely beautiful landscape with easy access to the Bay and the Ocean, but as a place for holidaying and respite from Melbourne. The first gentlemen owners on the Peninsula arrived in the 1870s and recognizing its potential began to build villas and hotels, acquire lime kilns and land for subdivision. The most prestigious coastal areas, as sites for gentlemen's villas extended from Sorrento to Portsea along the cliff top with views of the Bay, and many of these large nineteenth century homes still exist (Butler & Context, 2012: p.26).

A number of important individuals and their families have had an impact on the development of Portsea. John Farnsworth was a building contractor and designer from South Australia. He was commissioned to build the Sorrento Hotel and later he built the Nepean Hotel at Portsea for James Ford, whose children subdivided his farmland along Back Beach Road. John James Farnsworth his grandson, started the Queenscliff-Sorrento ferry service and lived in Farnsworth Cottage an 1890s cottage built for Mrs McGrath, daughter of early settler, Dennis Sullivan. Local families inter-married and many have stayed on the Peninsula for generations (Nepean Historical Society family history files – Farnsworth).

In the early 20th century, development of Portsea was impacted by the demise of steamer services, the declining use of the Quarantine Station and the rise of the motor car tourist. Construction of holiday homes and weekenders steadily increased in the Inter-war period and then again in the Post-World War Two years. Delgany Castle was designed by noted architect Harold Desbrowe Annear in 1925 for the Armytage family and is the most elaborate of these buildings. Its size made it ideal to be used as an Army Camp Hospital in 1946 and then in 1947 was converted by the Dominican Sisters to a school for Deaf Children. It is now an exclusive residential estate and retreat (Victorian Heritage Database - Delgany, Portsea).

A major building wave began in the Inter-War period, with the replication of suburban styles in the streets of Sorrento and Portsea. The later part of this period, after World War Two, saw some modernist designs for holiday homes resulting in a new trend of modernist beach houses by innovative designers for a wealthy clientele. Some important Victorian villas and homes were replaced in this era by new modernist houses (Butler & Context, 2012: p.109-110). The influence of modernist architecture in the Post-War period was felt not only among architects but influenced the local tradition of beach shacks through the 1960s, 70s and 80s. Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation (Butler & Context, 2012: p.111).

Place History

The house at 101 Back Beach Road was built in 1989 as a holiday house for the Rymer family who, through Morris Bardas, had owned the property since 1947 (Scholte, "Coastal Portsea property gem that was ahead of its time," *Herald Sun,* 5 June 2018).

The site is situated historically on James Sandle Ford's run. Referred to as Crown Allotment 29 in the Parish of Nepean, the land was primarily used as pasture for Ford's stock (*Special Land Parish of Nepean, County of Mornington,* 1872; *Nepean Parish Plan*).

The property was acquired by Morris Bardas in 1947 (Scholte, 5 June 2018). He constructed a holiday home for his family, wife Esther and two children, Helena Rosalind Rymer (nee Bardas) and David Lawrence Bardas (Scholte, 5 June 2018).

Morris had taken over the family's fashion business, Sportsleigh later Sportscraft, established by his father, Wolf, in 1914 (Carter, "She's a Store, She's so Much More," 2004: p.2-3). Morris expanded the company from manufacturing into retail when he opened a store called Sportsgirl on the corner of Collins Street in Melbourne in 1947 (Carter, 2004: p.3). After his sudden death in New York in 1959, his son David took over as director (Ashton, "A creative life in retirement," *Great Scot,* 24 June 2013).

The home in Portsea was passed to Morris' children, who retained it as a holiday home (Scholte, 5 June 2018). In 1968, Helena and David commissioned the architect Robin Boyd to design a new holiday home on the site, likely to accommodate the expanding family (*Drawing – Architectural, Bardas House, Portsea,* Sept 1969; heritage ALLIANCE, *Mornington Peninsula Heritage Review,* 2019: p.101). The design went unrealized; however, it was influential in the designs of other Portsea holiday homes, most notably the Paton House by Kevin Borland (1970-71) (Evans, *Kevin Borland: Architecture from the Heart,* 2006: p.71).

Two decades later, David Bardas commissioned Daryl Jackson to draw up a new design for the site, but this too went unrealized, and shortly thereafter, Helena bought out David's ownership of the property (Conversation with Ian MacDonald, Dec 2022). Helena reached out to Roydon Constructions, a building company, to draw up plans for the site (Conversation with Ian MacDonald, Dec 2022). At the time, Roydon Constructions employed two architects, R.W. McLaughlin & Associates and Ian MacDonald & Associates (*The Age,* 11 June 1986, p.55). The commission for the Portsea house was given to MacDonald, and a permit was granted for the demolition of the original holiday home (Conversation with Ian MacDonald, Dec 2022). Roydon Constructions would drop out of the project, leaving MacDonald to find his own builder, Rob Gaffney who was well-known locally and whose attention to detail was greatly valued by MacDonald (Conversation with Ian MacDonald, Dec 2022).

MacDonald worked closely with Helena to create a design which emphasized the site's elevation (Conversation with Ian MacDonald, Dec 2022). The final design, completed in 1989 featured a circular design with panoramic views over the surrounding landscape (Scholte, 5 June 2018). Featured in *Steel Profile,* MacDonald's design was praised by the journalist:

> *"Structural rhythms and patterns have been carefully repeated to reinforce the over-riding authorship of design. He has devised a house of virtually two halves. Carefully sited and beautifully elevated, the house dramatically exploits the contour of sand-dune and panorama.*
> *Its fan-shaped floor-plan presents unrestricted views towards the front beach of Port Phillip Bay and utilises northerly winter light from sunrise to sunset ("Beach Beauty," Steel Profile, 29 Sept 1989: p.5)."*

Helena, too, praised MacDonald's work, seeing it for the first time upon her return from the United States, writing in a letter, "A short note like this cannot express what I feel about the Portsea home and my working relationship with you (Rhymer, Letter to Ian MacDonald, 6 June 1989)." She would later state in an interview, "I remember thinking when I'd built it, it was like my Taj Mahal (Scholte, 5 June 2018)."

The Rymer family retained ownership of the property until 2019, when it sold for a reported $1.95 million ("101 Back Beach Road, Portsea," *RealEstate.com*). Helena at the time said that "the home held many memories for the family, from her own school holidays to her grandchildren's, but it was now time for them to move on (Scholte, 5 June 2018)."

Ian MacDonald (b.1940 –)

Ian MacDonald was educated at RMIT, graduating in 1974 at the age of 34. During his studies, he spent two years in New York City, where he gained experience with an American architectural firm before returning to Melbourne. Upon graduation he worked for A.K. Lines, MacFarlane and Marshall. The firm completed several well-mannered and modernist municipal buildings such as at Kew, Oakleigh, Ringwood and the Melbourne and Metropolitan Board of Works Eastern Depot in the 1970s, when MacDonald would have been employed as a senior architect.



Ian MacDonald photographed in the living room of *Windward*, 56 Elizabeth Road, Portsea. The house, designed by MacDonald, was completed in 1993.
(Source: Ian MacDonald)

After five years with A.K. Lines, MacFarlane and Marshall, MacDonald started his own practice, Ian MacDonald & Associates based in South Yarra. In the 80s, the firm was employed by the building company Roydon Constructions to design custom homes for their clients. Through Roydon Constructions, MacDonald would receive his first major residential commission, the holiday home at 101 Back Beach Road, Portsea for Helena Rymer. The project was well received, and led to several other commissions for MacDonald in the Portsea and Sorrento area. This included *Windward,* also known as the *Walton House*, at 56 Elizabeth Road, Portsea and the *Zadnik House* along Point Nepean Road, Sorrento.

MacDonald continued his practice in South Yarra until 2021, when he retired. (Pers.Com. Ian MacDonald, 2022)

Sources

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Photo, Ian MacDonald at 56 Elizabeth Road, Portsea, ca.1990s, Ian MacDonald.
Rhymer, Helena, Letter to Ian MacDonald, 6 June 1989.
Scholte, Hannah, "Coastal Portsea property gem that was ahead of its time," *Herald Sun*, 5 June 2018.
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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

This house at Back Beach Road Portsea built in 1989 is not the first circular house to have been built in Victoria, but it is one of only a few located in Mornington Peninsula. Many architects have experimented with the circular form including Guilford Bell, at Point Piper and Graeme Gunn at Frankston (unrealized). The best known in Victoria is the Roy Grounds' *Henty House* (H0966) at Frankston (1953) which was substantially a timber house with a limited curved viewing deck and presented as a building of some solidity rather than the open cantilevered arrangement of 101 Back Beach Road.

The semi-circular form and its resolution in steel is unusual in Mornington Peninsula and possibly Victoria. Only a few circular examples could be found on the Victorian Heritage Database.



Richard Stringer, 1978, Roy Grounds' Henty House, Frankston
(Source: National Library of Australia)

Outside of the Mornington Peninsula is a partially circular house/studio by Alistair Knox at 2 King Street, Eltham. It is included on the Heritage Overlay of Nillumbik Council (HO109). Its earthy construction and stone walls is very unlike 101 Back Beach Road.

Greg Burgess' Hawkins House at Gisborne (1972) had a similar layout but used somewhat rawer materials to achieve his design and as a result is far less elegant than 101 Back Beach Road. His house used a circular stairway at the inner core of the building to access the upper level thus using up what was normally a difficult area of any circular building to occupy. The MacDonald house puts the stairwell off to the side in its own appended semi-circular enclosure doing away with a certain awkwardness which might otherwise be created.



Greg Burgess Hawkins House
(Source: GregBurgess.com.au, 2022)

Recommendations

Extent of the Heritage Overlay

Peninsula Beach House at 101 Back Beach Road, Portsea is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

House

Address	16-18 London Bridge Road, Portsea
Place type	Residential
Designer/architect	Murphy & Alekna
Construction date	1968
Architectural style	Post-war modernist
Assessed by	heritage ALLIANCE, August 2022



View onto western roof of 16-18 London Bridge Road, Portsea
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

16-18 London Bridge Road, Portsea was designed by and for architect Buddy (Vytas) Alekna when he was part of the firm, Murphy & Alekna. The holiday house for the architect's own family was constructed in 1968. The house is very compact, with a metal deck roof without eaves and a prominent timber fascia over vertical timber cladding. It has split-level planning and a roofline of low-pitched skillions, roof lights to the west and a steeply raked clerestory. The firm Murphy & Alekna dissolved by 1970 but this residence became one of their most well-known buildings which was later used as standard plan T3175 in The Age/RVIA Small Housing Service. It is an example of a house designed by an architect for their own family allowing for some bold experimentation in design.

The following elements or design features are significant: the skillion roof forms, the unpainted vertical timber cladding, the original window forms and framing, all exposed brickwork, the deep verandah to the north, clerestory to the south.
The following elements are not significant: the carport and non-original shading structures to the west.

How is it significant?

16-18 London Bridge Road, Portsea is of architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

16-18 London Bridge Road, Portsea is a small beach house designed by an architect for his own use. The house is unusual for the early adoption of vertical redwood timber cladding, its steeply raked roof and stepped planning, that also appears in the *Watt House* which Murphy & Alekna designed in 1970. In his 1947 book *Victorian Modern*, Robin Boyd drew specific attention to the architect's own home as almost a discrete type, where the designer was unencumbered by the needs and desire of a paying client. This house is another example of this on Mornington Peninsula, where architects could experiment on their own seaside houses and take these ideas into the homes of paid clients. This house won the *The Age's* Royal Australian Institute of Architects House of the Week in April 1972, some years after it was completed. From aerial views, it appears to be mostly intact but with some carport and pergola additions. (*Criterion E*)

Description[1]

This small house is set in what almost appears as a left over parcel of land at the lower corner of the Portsea municipal golf course. Today the house is very much hidden by roadside vegetation and alongside on the east is a tennis court of later date and this provides some open land on a site otherwise surrounded by trees.

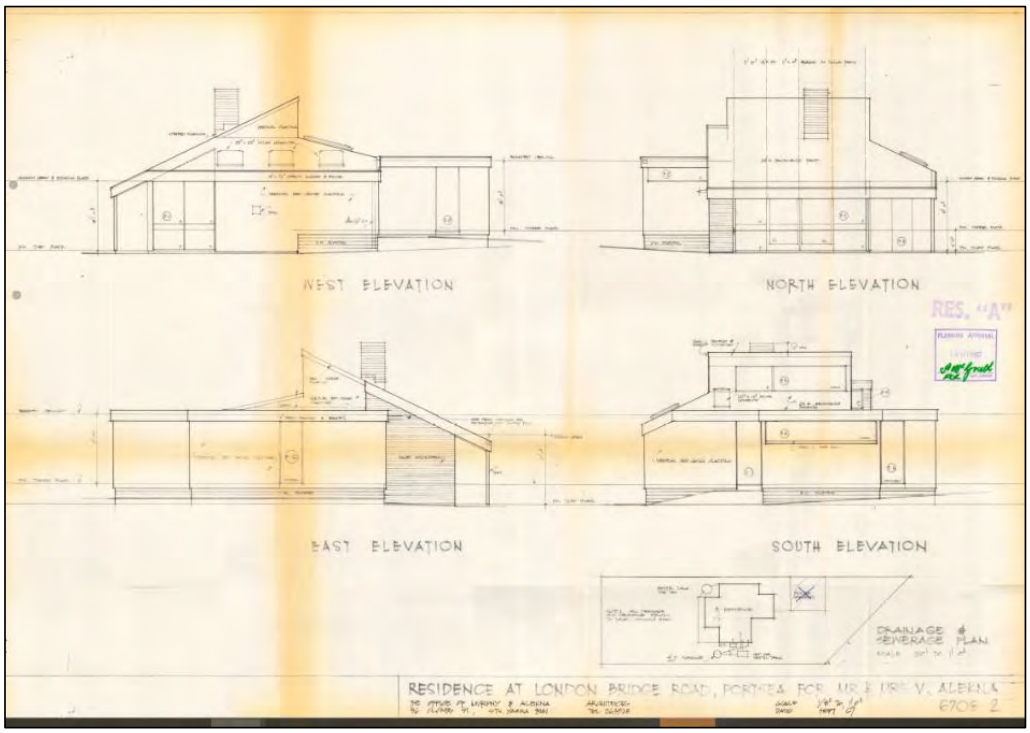
This is a small and compact house, clad in vertical boarding with steeply raked roof forms. Alekna's orginal design included a protruding brick chimney which visually anchored the building but it was deleted in the final work and replaced with a simple flue tube. The roof is all metal ridge and pan decking, with a prominent timber fascia that does away with eaves. The fascia wraps around the roof, and accentuates the roof shape and flatness of the walls. Windows are mostly full height vertical elements except for two horizontal elements in the south elevation and north elevation. The north facing porch area is partially enclosed with allow roof extending from the steeply raked clerestory.

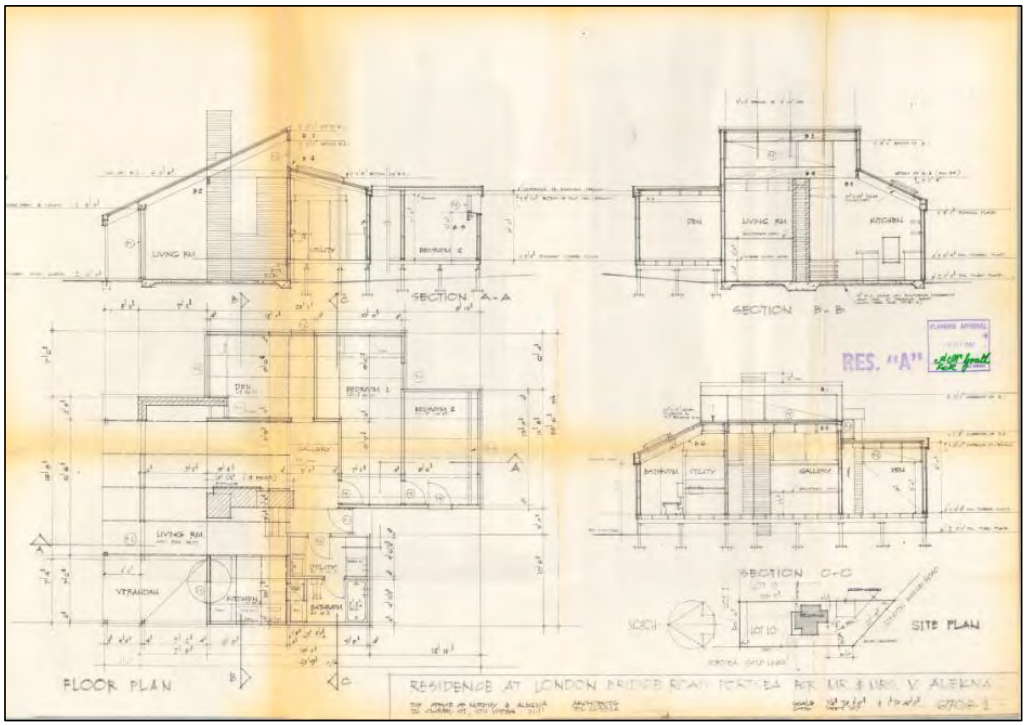
Alekna had originally designed the house with a central stabilising core of brick which contained the fireplace and a protruding brick flue but as completed (without the brick flue) it was sufficient to allow the development and stabilisation of an upper level area (identified as "gallery") sited under the main sloped roof where it was illuminated through the large south facing (horizontal) window. This area was really a slightly elevated zone which was above the living zone floor and put the den and bedrooms into their own upper level area.

The kitchen and bathrooms were placed on the west side under a separated sloped roof which was top lit with three roof lights. At the northwest corner was a kitchen which led out onto the sheltered corner verandah but it was also directly available to the living area as there was no walling between the two as shown on the plan. The bathroom and laundry which are visible in the plans are (like most of the southern end of the house) placed on a stumped floor level and available to the bedrooms which are also placed on this same upper level platform. These two service rooms were designed to have no windows.

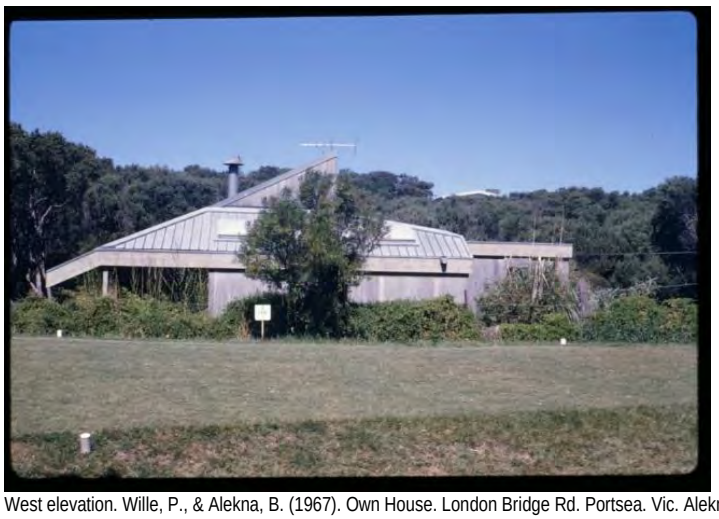
The house also used some brickwork around its base where it was elevated but also in the very core that related to the chimney. Whether the use of brick was more aesthetic than necessary as a structural element is unknown but its appearance is not entirely necessary for the house's stability.

[1] As this site is difficult to see from places publicly accessible, much of the description is based on drawings, photographs, and written descriptions contained within the public domain.

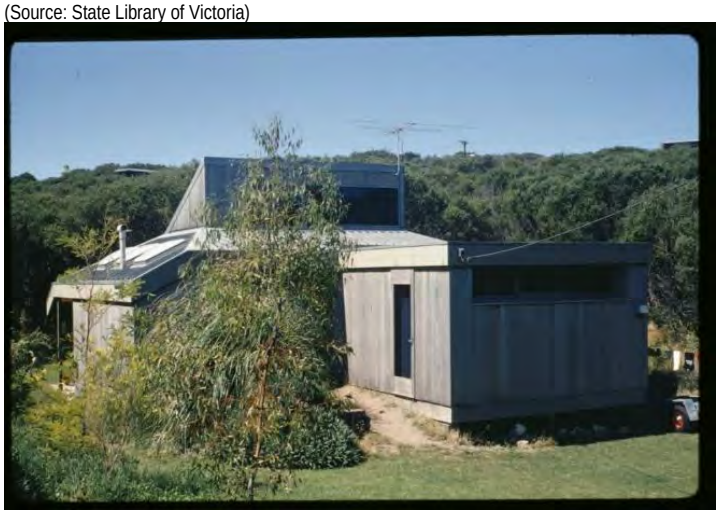




1967 Building plans of 16-18 London Bridge Road, Portsea
(Source: Shire of Mornington Peninsula)



West elevation. Wille, P., & Alekna, B. (1967). Own House. London Bridge Rd. Portsea. Vic. Alekna, Bud. 1967-68.
(Source: State Library of Victoria)



Southwest elevation. Wille, P., & Alekna, B. (1967). Own House. London Bridge Rd. Portsea. Vic. Alekna, Bud. 1967-68.
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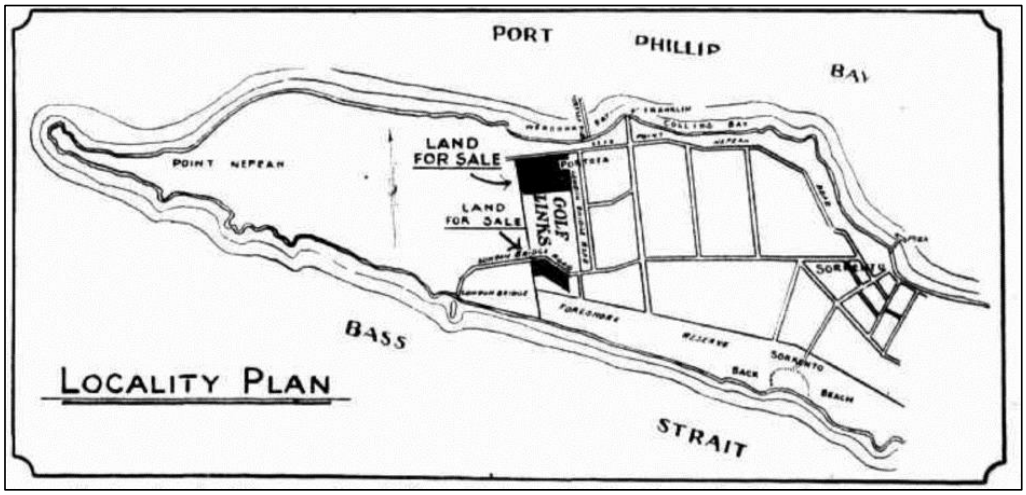
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Place History

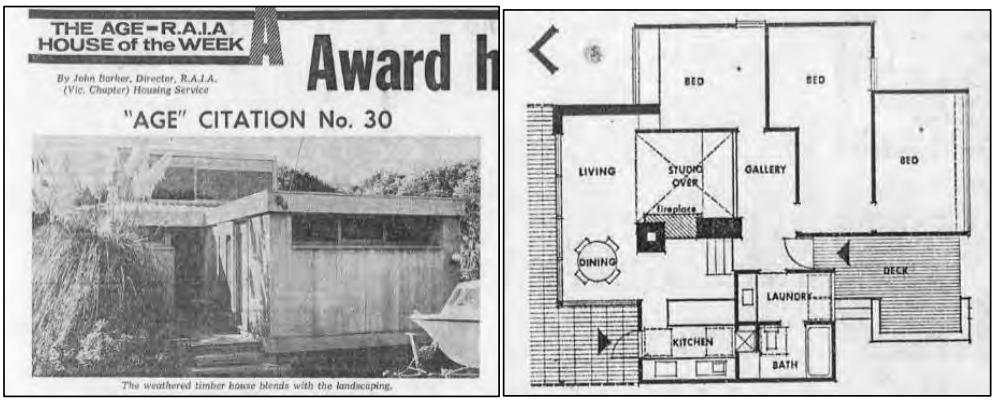
The holiday house at 16-18 London Bridge Road, Portsea was designed for and by Vytas "Buddy" Alekna in 1968 when he was part of the firm Murphy & Alekna (Building plans, Morning Peninsula Shire, 1968).

The site is located adjacent to the Portsea Golf Club, which was formed in 1927. From the course, parcels of land to the north, along Point Nepean Road and to the South along London Bridge Road were subdivided and sold off over the decades beginning in 1927 with the first Golf Links Estate sale (*The Herald,* 12 Jan 1927, p.11; *The Argus,* 27 Dec 1935, p.2; *The Age,* 29 Aug 1964, p.51).



Ad for the 1927 Portsea Golf Links Estate subdivision showing land for sale along Point Nepean Road and London Bridge Road. (Source: The Herald, 12 January 1927, p.11)

In the late 1960s, Alekna had acquired the site, 16-18 London Bridge Road, adjacent to the 15th tee of the golf course (*The Age,* 8 April 1973, p.31). Here, Alekna designed a holiday home for his family (Building plans, Morning Peninsula Shire, 1968). The design would be highly regarded, winning *The Age's* Royal Australian Institute of Architects (R.A.I.A.). House of the Week in April 1972 and subsequently becoming a standard plan for the R.A.I.A.'s Small Housing Service, known as Plan T3175 (*The Age,* 17 April 1972, p.17).



Excerpts from The Age's Royal Australian Institute of Architects House of the Week article awarding Vytos "Buddy" Alekna's 16-18 London Bridge Road, Portsea.
(Source: The Age, 17 April 1972, p.17)

According to a contemporary article in the Age, the landscape and surrounds were central to the design; "it was a pleasure […] to see a house that lives so well with its environment that its timbers are the same gentle silver hue as the twisted trunks of the tea-tree nearby (*The Age,* 8 April 1973, p.31)." The slope of the site was incorporated creating a split level, which divided the living from the sleeping areas (*The Age,* 17 April 1972, p.17; building plans, Mornington Peninsula Shire). Even the golf course was taken into consideration, with then director of the Victorian R.A.I.A., John Barker, writing, "Being built next to the golf course the metal roof sweeps low over the window walls to give protection from stray golf balls (*The Age,* 17 April 1972, p.17)." Notable elements of the home are the vertical Californian Redwood timbers, compact planning and sloping roof.

The house offered not only opportunities for design experimentation, but also advertising for Murphy & Alekna's work. As a direct result of this design, Jim and Susan Watt commissioned the firm to design for them a holiday home at 2-4 Elizabeth Road, Portsea (ca.1968-69). This house, while distinct in its design, was also awarded the R.A.I.A.'s House of the Week in 1972 ("Watt House (former)," *Mornington Peninsula Heritage Review 2017*).

The Alekna's listed the house for sale five years after its construction in 1973 (*The Age,* 21 July 1973, p.51; 8 April 1973, p.31). The new owners retained the home for six years, during which time they erected a tennis court on the site (*The Age,* 12 April 1979, p.10; 23 March 1979, p.11).

Murphy & Alekna

Comprised of Harold Cockbill Murphy and Vytas "Buddy" Alekna, the architectural firm, Murphy & Alekna, became well known for their residential housing designs. The partnership was founded in 1964 after the two completed their studies in architecture, Murphy at RMIT and the University of Melbourne and Alekna at RMIT. During his time at university, Murphy gained professional experience in Hawaii as part of an ambitious transpacific pilot program undertaken by Professor Brian Lewis in 1959. Murphy registered as an architect in 1962 and in 1963, placed third in a residential design competition sponsored by the Tasmanian Timber Merchants Association. Murphy received the coveted Robert & Ada Haddon Travelling Scholarship the following year.

Alekna had migrated to Australia from Lithuania at the age of 11 and like Murphy, went on to study architecture at RMIT. Graduating in 1963, he and Alekna formed a partnership in the following year. The firm's projects were largely centered around Melbourne's metropolitan area and consisted mainly of residential designs. The earliest of these were residences Yatama Court, Mount Waverly; Glenorchy; and Peterborough constructed in 1964. The holiday home at 16-18 London Bridge Road, Portsea, built for Buddy Alekna himself, was one of the firm's most renowned projects. Aside from individual residences, the firm also constructed a shop and office building in High Street, Preston and a block of flats in Brickwood Street, Brighton.

The partnership appears to have ceased by 1970 when Murphy returned to Hawaii to work as an architect and town planner for the City and County of Honolulu, later moving to San Francisco to work. Alekna remained in Melbourne practicing as an architect, which included stints with Moull Murray Architects and the PGI Design Group. During this time, Alekna designed, among others, a block of flats at the corner of Rosanna and Judd Streets, Carnegie (ca.1970); a clubhouse for the Mercantile Rowing Club (c1970); and additions to the *Watt House*, Portsea (ca.1988). Vytas Alekna died in 2020.(Reeves, "Murphy & Alekna," *Dictionary of Unsung Architects,* Built Heritage, accessed August 2022)

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

It is difficult to find a close comparator for this house as there is only one other Murphy & Alekna house in the Shire, which was assessed for the overlay in 2018, but was withdrawn due to alterations which had occurred to the design. It is thought that these two houses are the only ones designed by the firm in the Shire.

The shapist design of the London Bridge Road house, its early use of vertical timber boarding, light construction, economical and compact design has few comparators on the Peninsula. The designs of Kevin Borland and Peter McIntyre being the most similar in terms of design intent, there are no houses by these two architects on the heritage overlay as yet. Three houses by Kevin Borland are being nominated for the heritage overlay in this and the Area 4 Review and one by McIntyre Partners. As the Murphy & Alekna house was constructed by Buddy Alekna for his own use, the experimental approach of the design could be compared to the house designed by Peter McIntyre for his own use. The shapist form, lightweight materials and unusual plan has similarities but it is not yet on the heritage overlay.



Watt House, 2-4 Elizabeth Street, Portsea
(Source: realestate.com, 2017)

Watt house by Murphy & Alekna at 2-4 Elizabeth Road, Portsea, was assessed as having architectural significance and was recommended for a heritage overlay in the Area 3 Review. The heritage overlay proposal was withdrawn due to the extent of changes to the design The statement of significance said; "Dating from 1970-71, the *Watt House* represents a striking, intact and early manifestation of Brutalism in this part of the Mornington Peninsula Shire, with its stepped plan, irregular roofline and stark expression of unpainted concrete block walls and treated pine cladding." (Mornington Peninsula Area 3 Heritage Review, 2019) The *Watt House* demonstrates ideas that Murphy and Alekna had experimented with in the London Bridge House; the vertical timber cladding, the use of masonry walls to anchor the lightweight timber structure, stepped plan and deep open spaces that are more covered rooms than patios or verandahs.

Other Murphy & Alekna houses in Mount Waverly, North Balwyn, Brighton and Warracknabeal do not repeat the vertical timbered walls, but demonstrate a more monumental use of masonry walls in either brick or concrete block, in a manner with more similarities to the Watt house than the London Bridge house.

The other very similar house is the *Paton House* by Kevin Borland, at 10 MacGregor Avenue Portsea (1971) which is also not included on the heritage overlay. The *Paton House* is an unusual example of an architect-designed holiday house of the 1970s. With its unusual plan form based on rotated geometry, its stepped elevations, jagged roofline and sculptural appearance, the house represented architect Kevin Borland's earliest foray into a distinctive style that would characterise his 'shapist' residential projects for the remainder of the 1970s. The irregularity of the plan is echoed in the elevations, which have variable wall heights and a jagged roofline of disparate skillion roof planes. Walls are clad with vertical treated pine boards, and the roof in corrugated cement sheeting. There are a number of similarities to the Alekna House, in the 'shapist' design and angular roof forms, and vertical cladding. It is not included on the heritage overlay but is considered a very important house in publications on architectural history of the post-war period.



Paton House by Kevin Borland 1971.
(Source: Doug Evans, *Kevin Borland: Architecture from the Heart,* RMIT University Press, 2006)

Recommendations

Extent of the Heritage Overlay

16-18 London Bridge Road, Portsea is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

GRIFFIN HOUSE

Address	3696B Point Nepean Road, Portsea
Place type	Residential
Designer/architect	Phillip Cox, Sanderson and Partners
Construction dates	Circa 1994
Architectural style	Late Twentieth Century
Assessed by	heritage ALLIANCE, August 2022



Bayside view of 3696B Point Nepean Road, Portsea
(Source: Realestate.com, 2006)

Statement of Significance

What is significant?

3696B Point Nepean Road, Portsea known as the *Griffin House*, is a very large beach house built for the Griffin family in circa 1994, to a design by the well-known international firm Phillip Cox, Sanderson and Partners. The family complex contains two large pavilions with a pool between. The north end pavilion is of two stories, while the south end is single storey. Both pavilions have timber shingling, timber louvred elements, gabled pantile roofs with verandahs, a central chimney and rendered masonry walls. The *Griffin House* is a rare example of a private home designed by an international practice well known for large government commissions.

The following elements or design features are significant: the two large gable roofed pavilions; full-height windows; shingle cladding, wall render, pantile roofing, dormers, verandahs, chimneys, swimming pool.

How is it significant?

3696B Point Nepean Road, Portsea is of local architectural and associational significance to the Shire of Mornington Peninsula.

Why is it significant?

3696B Point Nepean Road, Portsea is of architectural significance as an unusual example of a holiday house designed by Phillip Cox, Sanderson and Partners. The arrangement of two pavilions with a large pool between was a design necessitated by the narrow block, height restrictions and very close neighbours. The use of exposed natural timber beams in the verandah, full height windows and rendered masonry walls with shingles, louvres, central chimney and tiled gable roofs, creates a unique nostalgic reinterpretation of the Cape Cod style (Criterion E).

3696B Point Nepean Road, Portsea is a rare private commission by an international and multidisciplinary architectural firm that has received numerous accolades and awards. Phillip Cox OA was awarded the Gold Medal of the Royal Australian Institute of Architects, Life fellowship in 1987 and Honorary Fellowship of the American Institute of Architects. He received the order of Australia in 1988 for services to architecture and is a Fellow of the Royal College of Humanities. (Criterion H).

Description[1]

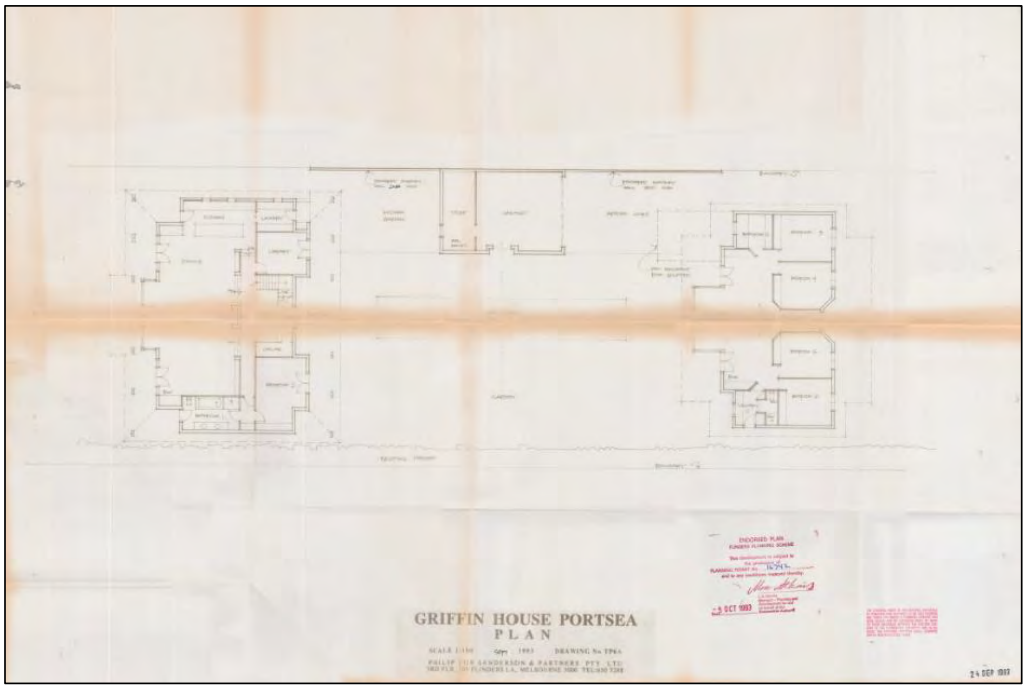
3696B Point Nepean Road is a holiday house formed of two pavilions with a pool between them on a narrow block facing the Bay. It was designed by the office of Phillip Cox Sanderson and Partners. According to a publication by Stephen Crafti, the design of the house responded to the client's request for a building in the Cape Cod style. (Crafti, Beach Houses of Australia and New Zealand.p.64)

Correspondence, plans and elevations in Council's building files, and images of the house in publications, indicate that because of the narrowness of the block, the house is laid out as two pavilions. The northern pavilion is the main house and faces onto the Bay. It contains the main living, dining and kitchen areas and two bedrooms under a large gabled roof with a dormer to the east and west, and an upper storey tucked into the gable end. The second pavilion at the south end of the pool, contains four bedrooms and bathrooms under a transverse gable roof. The two buildings and the lap-pool are on the same axis and are aligned in this way to make use of the unusually deep block. Because of concern by the council that the rear building might be used as a second house on the one block, an agreement had to be made that it would have no kitchen.

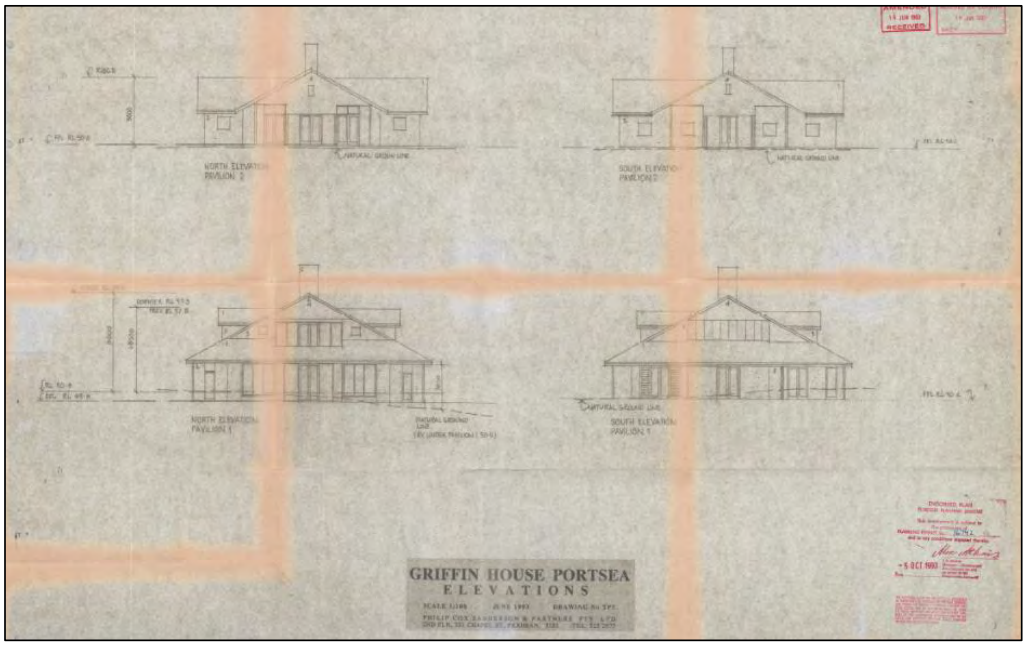
Both buildings have deep gable roofs with deep verandahs to the north and south. The elements which reflect the Cape Cod style are somewhat nostalgic, with shingle clad walls (Western Australian Jarrah), timber joinery and (Flemish) glazed pantile roofs and central chimneys. Early plans indicate that the roof was also originally to be shingled. The main house is a simple large gable with a low roof and symmetrical cross dormers. The verandah (with a separated roof in back and front), continues the flow of the upper roof. Gable ends are filled with timber shingles and timber louvres to the upper gable ends. The masonry walls are rendered and the windows at ground floor are large. The deep verandahs have large posts and exposed timber beams.

Cape Cod houses were traditionally covered in shingles or weatherboard, with a broad shingle covered roof. They typically had two stories, a central chimney and small windows, with shutters including in the gable ends. These Cape Cod elements – a broad gable roof with shingles or tiles, shingle covered walls, and timber louvres can be seen in the *Griffin House*, albeit in a reinterpreted, nostalgic design.

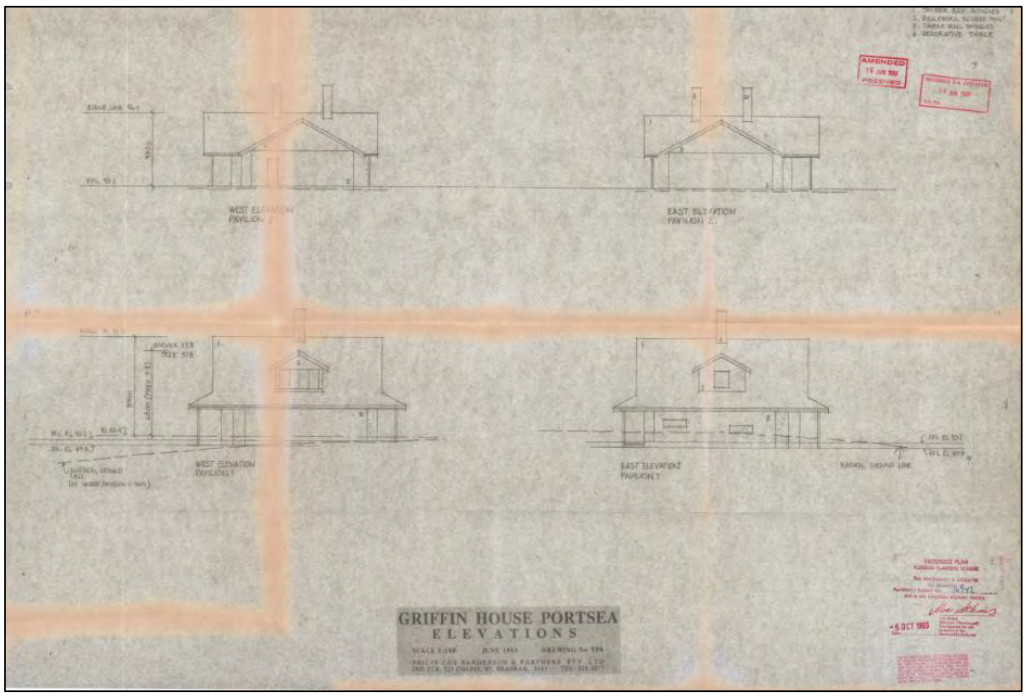
[1] As this site is difficult to see from any easily accessible public place much of the description has been assessed from drawings, photographs and written descriptions published or otherwise in the public realm.



Plans from October 1993
(Source: Council Building files)



Elevations from October 1993
(Source: Council building files)



Elevations from October 1993
(Source: Council building files)



Front of Griffin House
(Source: Stephen Crafti, Beach Houses of Australia and New Zealand, 2012)

History

Contextual History

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Portsea was occupied by European settlers quarrying and burning lime, fishing and practising limited agriculture. Settlers in this part of the Peninsula were practising a diverse primary industry, due mainly to their isolation from supplies and markets. The earliest European settlers were Daniel Sullivan 1840, James Sandle Ford 1846, John Devine 1844, Bunting Johnstone 1843 and Edward Skelton 1842. The isolation of the Nepean Peninsula between 1830 and 1870 and the porous, calcareous soils, reduced the economic viability of agriculture, but by combining small scale farming, fishing and lime burning, early settlers like James Sandle Ford, could make a good living. (Context, Mornington Peninsula Thematic History, 2012: p.53-56)

In 1852 the northern shore of Point Nepean, which had been selected by the Sullivans, was resumed for a Quarantine Station. Jetties, a cemetery, a hospital, accommodation huts and fencing were constructed between 1852 and 1978. In the 1880s, fortifications and gun emplacements were built on the tip of Point Nepean to defend the heads. Fort Franklin was constructed between 1885 and 1889 and consisted of a series of gun emplacements, barracks and accommodation buildings. (Context, Mornington Peninsula Thematic History, 2012: p.126) Fort Franklin was used during the Second World War as an observation post and then as a migrant camp after World War Two. It was then taken over as the Lord Mayors Camp providing holidays for underprivileged children. It continues to be a children's camp to this day. (Context, Mornington Peninsula Thematic History, 2012: p.168)

In the 1940s much of the Quarantine Station was taken over by an Officer Cadet School and the Army School of Health until they closed in circa 1980. Many Portsea residents worked at the Station and built houses in the

surrounding areas. A school was established to educate the children of workers and inmates, and the Station's doctors provided valuable services to the local community. (Context, Mornington Peninsula Thematic History, 2012: p.120-122)

By the 1860s, Nepean Peninsula was recognized as not only a sublimely beautiful landscape with easy access to the Bay and the Ocean, but as a place for holidaying and respite from Melbourne. The first gentlemen owners on the Peninsula arrived in the 1870s and recognizing its potential began to build villas and hotels, acquire lime kilns and land for subdivision. The most prestigious coastal areas, as sites for gentlemen's villas extended from Sorrento to Portsea along the cliff top with views of the Bay, and many of these large nineteenth century homes still exist. (Context, Mornington Peninsula Thematic History, 2012: p.26)

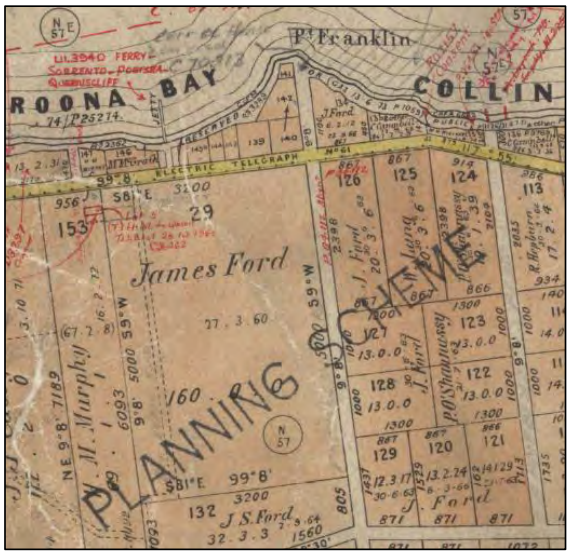
A number of important individuals and their families have had an impact on the development of Portsea. John Farnsworth was a building contractor and designer from South Australia. He was commissioned to build the Sorrento Hotel and later he built the Nepean Hotel at Portsea for James Ford, whose children subdivided his farmland along Back Beach Road. John James Farnsworth his grandson, started the Queenscliff-Sorrento ferry service and lived in Farnsworth Cottage an 1890s cottage built for Mrs McGrath, daughter of early settler, Dennis Sullivan. Local families inter-married and many have stayed on the Peninsula for generations. (Nepean Historical Society family history files – Farnsworth)

In the early 20th century, development of Portsea was impacted by the demise of steamer services, the declining use of the Quarantine Station and the rise of the motor car tourist. Construction of holiday homes and weekenders steadily increased in the Inter-war period and then again in the Post-World War Two years. Delgany Castle was designed by noted architect Harold Desbrowe Annear in 1925 for the Armytage family, and is the most elaborate of these buildings. Its size made it ideal to be used as an Army Camp Hospital in 1946 and then in 1947 was converted by the Dominican Sisters to a school for Deaf Children. It is now an exclusive residential estate and retreat. (Victorian Heritage Database - Delgany, Portsea)

A major building wave began in the Inter-War period, with the replication of suburban styles in the streets of Sorrento and Portsea. The later part of this period, after World War Two, saw some modernist designs for holiday homes resulting in a new trend of modernist beach houses by innovative designers for a wealthy clientele. Some important Victorian villas and homes were replaced in this era by new modernist houses. (Context, Mornington Peninsula Thematic History, 2012: p.109-110) The influence of modernist architecture in the Post-War period was felt not only among architects but influenced the local tradition of beach shacks through the 1960s, 70s and 80s. Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation. (Context, Mornington Peninsula Thematic History, 2012: p.111)

Place history

The house, "Mandalay," at 3696 Point Nepean Road, Portsea is situated on Crown Allotment 134 in the Parish of Nepean first settled by James Sandle Ford in the 1840s (*Nepean Parish Plan*). Ford owned most of what is now Portsea and is understood to have given it its name after a suburb in Portsmouth, England ("James Sandle Ford," Nepean Historical Society). In 1870, Ford began subdividing his land, auctioning off half-acre "marine villa sites" close to the beach (*The Argus,* 6 Aug 1870, p.3).



Excerpt of Nepean Parish Plan showing Ford's run and Crown Allotment 134.
(Source: Nepean Parish Plan, Public Record Office Victoria, VPRS: 16171/P1/9)

Around this time, the site was first developed with the construction of an 11 room, sandstone and Sorrento block residence designed by notable local architect John Farnsworth. The former "Mandalay," overlooked Point Franklin with access to Shelley Beach. During the 20th century, it was owned by renowned surgeon Dr. Henry Michael O'Hara, John J. McGee, and the Catholic Church before being demolished ca.1989 (Mitchell, "Henry Michael O'Hara," 1988; *The Herald,* 7 Dec 1936, p.10; *The Age,* 18 Jan 1989, p.36).

The former "Mandalay" had been situated on two titles, and after its demolition, these blocks were sold individually in 1991. The subject site at 3696B Point Nepean Road was purchased by developer Keith Tribe before then being sold to former Computershare director and chief executive of Rothschild Australia Asset Management, Peter John Griffin (*The Age,* 29 Dec 1991, p.5; *Sydney Morning Herald,* 17 May 1994, p.47). Griffin contracted architects Phillip Cox, Sanderson and Partners to design a holiday house (ca.1993). Peter John Griffin AM has had a long and successful career in the business world, particularly in the investment and banking sectors. In 2008, he was honored as a Member of the Order of Australia for his service to the Australian community through support for medical research, arts and charitable organisations. He retained ownership of the property for 13 years, until it was sold in 2006.

Phillip Cox, Sanderson and Partners

Phillip Cox (1939-) studied architecture at Sydney University and graduated in 1962. His first firm was Phillip Cox & Associates, and then morphed into Cox Architects & Planners, Phillip Cox, Sanderson and Partners, Cox Sanderson Ness and is now called Cox Architects. "Cox continues to be a key design manager of the practice, and his influence is to be seen in the continuing high quality and consistent design approach of a firm responsible for the production of a very large volume of work over more than four decades." John Sanderson who worked for the firm for 20 years, has signed the drawings and the correspondence relating to the *Griffin House*. Cox Architects has developed an international reputation for large government commissions, including the Sydney Olympic site, the National Maritime Museum, Sydney Football Stadium, Sydney Exhibition Centre, exhibition centres in Singapore, Dubai and Durban, and a range of projects in the public housing sector. He has authored numerous books and received the RAIA Gold Medal in 1984. After the 1980s, the firm now known as Cox Architecture, focused on large public commissions and so the *Griffin House* constitutes an unusual foray into private housing for the firm. Between the 1980s and 2000, the firm designed numerous large stadiums, exhibition centres, hotels, resorts and museums. (P.Goad, *The Encyclopedia of Australian Architecture*, 2012 p.180.)

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

It is hard to find a comparator for this house within Mornington Peninsula, but in its use of nostalgic Cape Cod design elements, the closest could be 6 Wrights Close, Sorrento. This holiday house (1995) on Millionaire's Walk was designed by Geoffrey Brown and has elements of New England Cape Cod style in the multipane windows, verandah columns, second floor dormer windows and central chimney. It is not however included on the heritage overlay. Comparable luxury beachouses on the Portsea clifftop include Wayne Gillespie designs at 6 Merrylands Avenue (1985) at 3852 Point Nepean Road, Portsea, (ca.1990s).

3808 Point Nepean Road, Portsea, (HO487) is a single-storey brick and masonry house on a rectilinear courtyard plan. It was erected in 1961-63 to a design by eminent society architect Geoffrey Sommers. It was conceived on a grand scale and incorporated elements of architectural salvage from Sommers' collection that included Doric columns, marble fireplaces and bluestone from demolished buildings. It's nostalgic use of materials and pastiche approach to architectural style has some similarities to the Griffin House. Similarly to the Griffin House it is difficult to identify the architectural period in which it was built.



Rovina, 3808 Point Nepean Road, Portsea 1961-63
(Source: realestate.com, 2018).

Recommendations

Extent of the Heritage Overlay

Griffin House at 3696B Point Nepean Road, Portsea is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings and fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

LONG HOUSE

Address	3840 Point Nepean Road, Portsea
Place type	Residential
Designer/architect	Guilford Bell
Construction dates	1957, 1979
Architectural style	Post-War Modernist
Assessed by	heritage ALLIANCE, August 2022



Rear view of 3840 Point Nepean Road from Point Nepean Road
(Source: heritage ALLIANCE, August 2022)

Statement of Significance:

What is significant?

3840 Point Nepean Road, Portsea known as *Long House,* was designed by eminent architect, Guilford Bell as a beach house for Ann and Harry Long in 1957. Bell had also designed their Toorak home in 1953 and the patronage and connections of the Longs started his architectural career in residential commissions for wealthy clients. In the late 1950s, Bell developed an architectural style which was unique in Australia, with accentuated axes, rigid symmetry, order and an uncompromising sensibility. The beginnings of this style can be seen clearly in this early Bell house. Bell was employed by the Longs to undertake renovations to the rear of the house in 1979. The house appears to be fairly intact except for the infill of the west and east end of the northern verandah and minor changes to the rear which occurred in the 1980s.

The following elements or design features are significant: single-storey frontage, stepped up plan, north façade of glass, rear courtyard.

How is it significant?

3840 Point Nepean Road, Portsea is of local architectural and associative significance to the Shire of Mornington Peninsula.

Why is it significant?

3840 Point Nepean Road, Portsea is aesthetically significant as a rare example of the early work of the eminent architect, Guilford Bell. The design demonstrates Bell's mannered approach to architecture, with a simple rectangular plan, an enclosed courtyard to the street, and a designed response to the spectacular views and landscape. Bell's love of classical principles, refined approach to ordered space and symmetry, are evident in the plans he produced for *Long House* in 1956. The plan was documented by David Godsell, another well-known and respected architect who was then working in Bell's office. Bell's later adoption of Japanese influenced courtyard designs can be seen in the 1979 additions he made to the house entryway via an enclosed courtyard facing the street. Few early houses designed by Guilford Bell, are still extant. *(Criterion E)*

3840 Point Nepean Road, Portsea is of associative significance as an example of an early Guilford Bell design which combines his interest in modernist and classical ideals and careful symmetrical composition on a spectacular site. Guilford Bell (1912-1992) is a notable mid-century architect who has been widely published as the pre-eminent practitioner of 'classical' modernism in Australia. Phillip Goad has stated that; "Bell's architecture is remarkable in post-war Australian architecture – for its striking difference to the mood of contemporary practice and for its simultaneous and haunting reverberation through the annals of official Australian architectural culture." (Criterion H).

Description

Long House is located on the Portsea clifftop with a spectacular view of the Bay and direct access to the beach below via a steep cliff. The original site plans in Council's building files indicate that the land was probably subdivided by the Long and Challingsworth families in the 1950s and both families commissioned Guilford Bell to design houses on the narrow blocks with a shared driveway. Both houses are extant, but the Challingsworth house has been altered to a much greater degree than *Long House*.

The original Bell drawings from his archive in the State Library of Victoria indicate that the design for the *Long House* was for a split level house, responding to the higher land at the front of the block, and steep ascent up the driveway. Across the front was a window wall and at the rear an enclosed courtyard and carport. The walls were bagged brickwork to lower levels in a grey-green colour and cedar weatherboards above. The original flooring was concrete. In 1979 Bell made changes to the rear to include a face brick courtyard and altered the rear storeroom into an additional bedroom, by raising the skillion roof and adding another wall of windows to the room below, previously a carport.

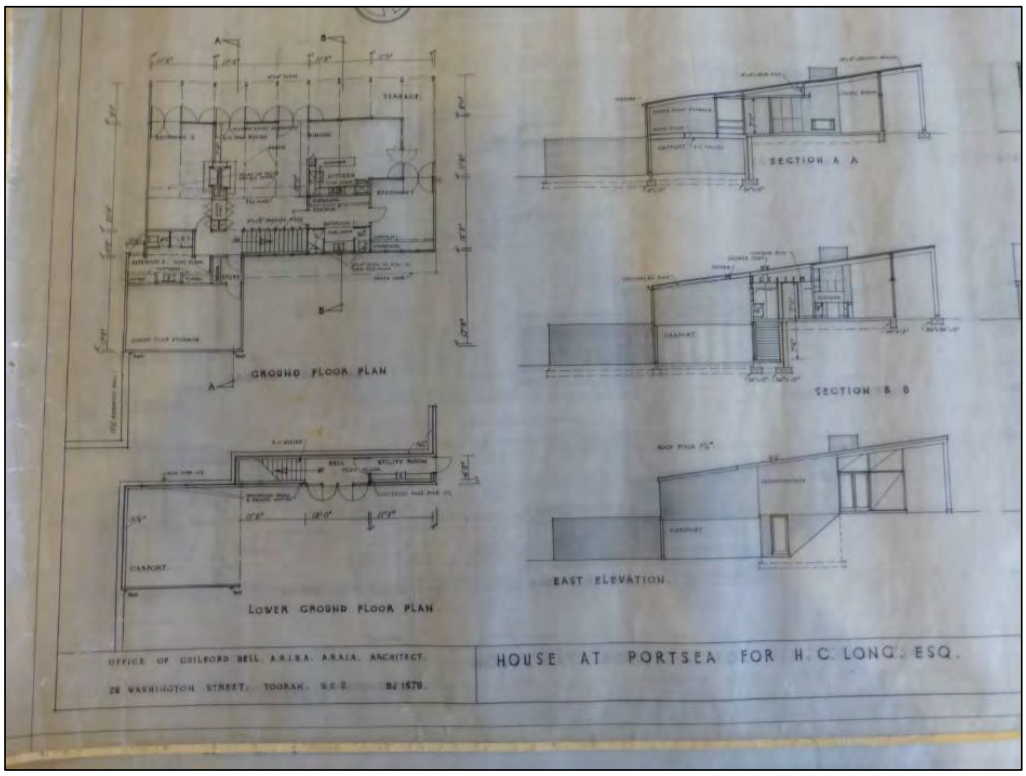
Inside the house the sense of order and quiet tranquility is reflected in the symmetrical location of furniture, openings and walls. A large stone, off-centre fireplace anchors the open living room and acts as a wall to the second bedroom (now an extended living space). The kitchen opens to a dining room surrounded by glass and 10 exposed Oregon beams hold up the ceiling and extend through to the verandah posts outside.

Bell's original design was for a simple skillion roofed house with a colonnaded post verandah facing the sea. (Also seen at the Rowden House, Toorak (1958)). The north elevation still has a wall of floor to ceiling glass with doors in lightweight timber joinery, altered in the 1980s to enclose the east and west end in glassed in extensions to the living space.

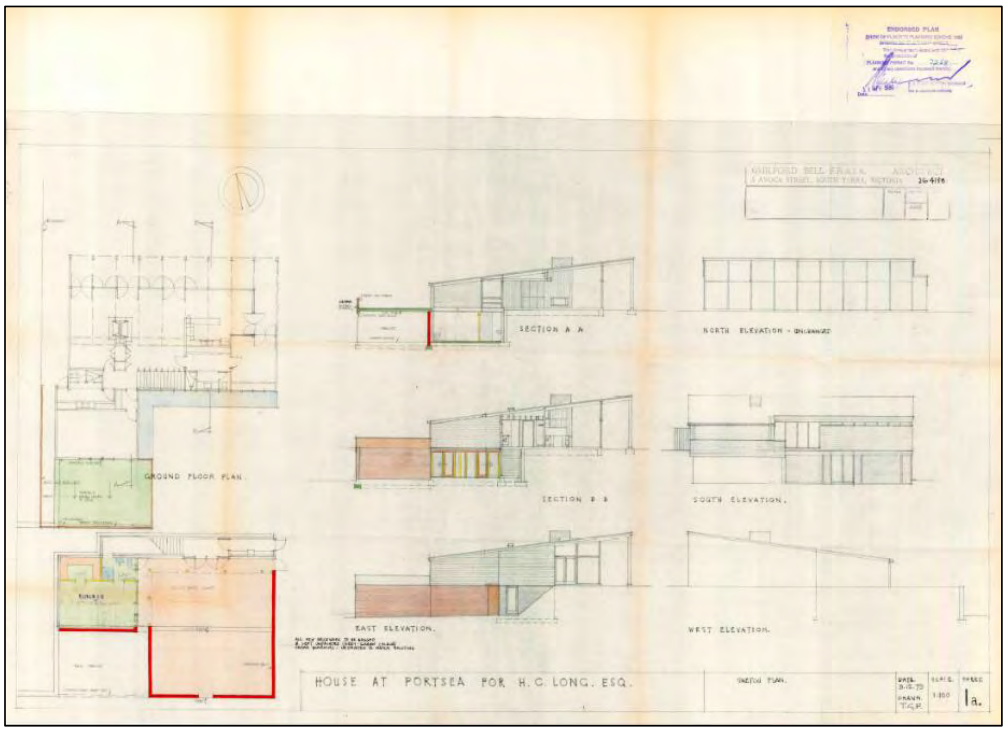
Long House demonstrates Bell's propensity to classical order; "Bell also used rows of slender columns to regulate the exteriors of a series of houses. This arrangement immediately conjured up the colonial Georgian verandah, and appears in the Longs' holiday house, Portsea (1957), the Baillieu and Southey houses, the two-storey Rowden house, Toorak (1958-62), its close counterpart for Malcolm Fraser in Canberra, of 1956, and the curved Gordon homestead at Birkenburn Station (1968) (Leon van Schaik, ed.*The Life and Work of Guilford Bell, Architect 1912-1992*, 1999, p.50)."

Phillip Goad and other architectural historians have noted his modernism; "Bell's Long House, Portsea, 1957, is perhaps more typical of this architect's stripped formalism of the 1960s. On the beach side of the house, the gracious overtones of the Georgian are echoed in a simple 11/2 height volume of expressed post and beams

along a verandah all painted white. Within, the plan is open after a formal entry. Suggestions of formality are latent in the rigid expression of structure and the use of gracious and generous proportion rather than the 'functional' minimum (Goad, Thesis, The Modern House in Melbourne: p.121)."



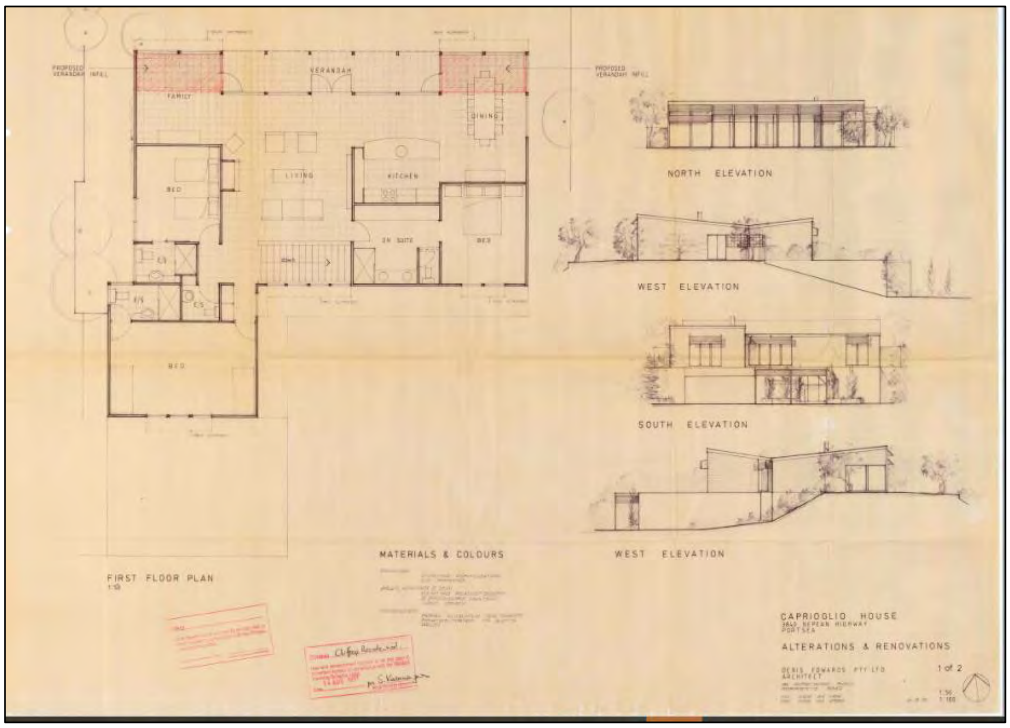
Drawings for H.C.Long 1956.
(Source: G Bell archives, State Library of Victoria)



Drawings dated 1979, Bell has made alterations to his own design at that time. The north and south elevations appear to have changed very little. The original design had a single skillion roof extending from the front to the rear. Later drawings show this roof changed to be a butterfly shaped roof. Possibly made to increase the height of the rear bedroom. Note that he has created a more formal entry to the house via an enclosed courtyard with verandah over new opening to the rumpus room, which had been a carport in 1956 drawings.
(Source: Council building files)



Image of front façade of 3840 Point Nepean Road, Portsea.
(Source: Bell, Guilford, 1952-1980 The Architecture of Guilford Bell, 1980, Ann Imre ed.)



Drawings of alterations made in the 1980s. Note that the east elevation has been moved to expand the dining room and remove the door facing the north of the main bedroom. A new window was introduced to the south in this bedroom. The north facing glass wall has been moved at the east and west ends to create a large space for the lounge and dining rooms. According to the council building file the windows were replaced to match existing. New terracotta floor tiles replaced existing and timber louvres at the front were replaced with metal powder coated louvres.
(Source: Council Building files)



Image of rear (streetside) courtyard of 3840 Point Nepean Road, Portsea.
(Source: Bell, Guilford, 1952-1980 The Architecture of Guilford Bell, 1980, Ann Imre ed.)

History

Contextual History

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Portsea was occupied by European settlers quarrying and burning lime, fishing and practising limited agriculture. Settlers in this part of the Peninsula were practising a diverse primary industry, due mainly to their isolation from supplies and markets. The earliest European settlers were Daniel Sullivan 1840, James Sandle Ford 1846, John Devine 1844, Bunting Johnstone 1843 and Edward Skelton 1842. The isolation of the Nepean Peninsula between 1830 and 1870 and the porous, calcareous soils, reduced the economic viability of agriculture, but by combining small scale farming, fishing and lime burning, early settlers like James Sandle Ford, could make a good living (Butler & Context, 2012: p.53-56).

In 1852 the northern shore of Point Nepean, which had been selected by the Sullivans, was resumed for a Quarantine Station. Jetties, a cemetery, a hospital, accommodation huts and fencing were constructed between 1852 and 1978. In the 1880s, fortifications and gun emplacements were built on the tip of Point Nepean to defend the heads. Fort Franklin was constructed between 1885 and 1889 and consisted of a series of gun emplacements, barracks and accommodation buildings (Butler & Context, 2012: p.126). Fort Franklin was used during the Second World War as an observation post and then as a migrant camp after World War Two. It was then taken over as the Lord Mayors Camp providing holidays for underprivileged children. It continues to be a children's camp to this day (Butler & Context, 2012: p.168).

In the 1940s much of the Quarantine Station was taken over by an Officer Cadet School and the Army School of Health until they closed in circa 1980. Many Portsea residents worked at the Station and built houses in the surrounding areas. A school was established to educate the children of workers and inmates, and the Station's doctors provided valuable services to the local community (Butler & Context, 2012: p.120-122).

By the 1860s, Nepean Peninsula was recognized as not only a sublimely beautiful landscape with easy access to the Bay and the Ocean, but as a place for holidaying and respite from Melbourne. The first gentlemen owners on the Peninsula arrived in the 1870s and recognizing its potential began to build villas and hotels, acquire lime kilns and land for subdivision. The most prestigious coastal areas, as sites for gentlemen's villas extended from Sorrento to Portsea along the cliff top with views of the Bay, and many of these large nineteenth century homes still exist (Butler & Context, 2012: p.26).

A number of important individuals and their families have had an impact on the development of Portsea. John Farnsworth was a building contractor and designer from South Australia. He was commissioned to build the Sorrento Hotel and later he built the Nepean Hotel at Portsea for James Ford, whose children subdivided his farmland along Back Beach Road. John James Farnsworth his grandson, started the Queenscliff-Sorrento ferry service and lived in Farnsworth Cottage an 1890s cottage built for Mrs McGrath, daughter of early settler, Dennis Sullivan. Local families inter-married and many have stayed on the Peninsula for generations (Nepean Historical Society family history files – Farnsworth).

In the early 20th century, development of Portsea was impacted by the demise of steamer services, the declining use of the Quarantine Station and the rise of the motor car tourist. Construction of holiday homes and weekenders steadily increased in the Inter-war period and then again in the Post-World War Two years. Delgany Castle was designed by noted architect Harold Desbrowe Annear in 1925 for the Armytage family and is the most elaborate of these buildings. Its size made it ideal to be used as an Army Camp Hospital in 1946 and then in 1947 was converted by the Dominican Sisters to a school for Deaf Children. It is now an exclusive residential estate and retreat (Victorian Heritage Database - Delgany, Portsea).

A major building wave began in the Inter-War period, with the replication of suburban styles in the streets of Sorrento and Portsea. The later part of this period, after World War Two, saw some modernist designs for holiday homes resulting in a new trend of modernist beach houses by innovative designers for a wealthy clientele. Some important Victorian villas and homes were replaced in this era by new modernist houses. (Butler & Context, 2012: p.109-110) The influence of modernist architecture in the Post-War period was felt not only among architects but influenced the local tradition of beach shacks through the 1960s, 1970s and 80s. Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation (Context, 2012: p.111).

Place history

Harry and Ann Long are considered to be early patrons of architect Guilford Bell, helping to give his career "the start it needed" according to architectural historian Philip Goad (The Life Work of Guilford Bell, Architect, 1999: p.114). The house, at 3840 Point Nepean Road, Portsea was the third work completed by Bell for the Long's, preceded by the house at 110 St. Georges Road, Toorak (1953) and the Horn-Draulic (Aust) Pty Ltd factory in Keys Road, Moorabbin (1955) (The Life Work of Guilford Bell, Architect, 1999: p.294).

The *Long House* in Toorak was the first major residential project undertaken by Bell, a commission stemming from the Long's attendance at the official opening of the Hayman Island Resort in 1950 (Bell, 1952-1980, Architecture of Guilford Bell, 1980: p.16; Australian Women's Weekly, 7 Oct 1950, p.37). Harry, a former sportsman, now football selector and businessman, had dealings in Queensland as director of a steel company, Central Queensland Fabrications at Rockhampton (The Age, 17 Dec 1968, p.21; Ash Long, Long Shots, 2001: p.15). Bell describes meeting the Long's in his own words, writing, "Whilst I was still at Hayman Island a couple came to the Hotel and so liked it that they asked me to design this Melbourne house for them (Bell, 1980: p.16)."



The island, 40 miles in circumference, is 43 miles due east of Bowen, Queensland. Swimming, reefing, aquaplaning, fishing, cruising are some of the attractions out of doors. Games include badminton, deck quoits, and ping-pong. Tennis courts, bowling, archery, and putting greens are being built.

ARCHITECT of Royal Hayman Hotel, Mr. Guilford Bell, left, is a Queenslander. Mr. Bell also planned the hotel's interior decoration.

GUESTS Mr. and Mrs. Harry Long entering dining-room. Below: General manager, Capt. H. Koning, former sea-captain.

MRS. L. DOWNIE consults headwaiter, Dennis Perrin. Below, Chef Anton Surwald.

The Australian Women's Weekly covered the opening of the Royal Hayman Hotel with Guilford Bell pictured just above Harry and Ann Long.
(Source: The Australian Women's Weekly, 7 October 1950, p.37)

The completed project was a two-storey, brick and concrete house built into the side of a steep slope overlooking the Yarra River (Bell, 1980: p.16). The slope of the site allowed for an unusual floorplan with "bedrooms at the bottom, living rooms above and entrance and carport on top (Bell, 1980: p.16)." An article described the home in 1959 as "one of the most luxurious homes in Melbourne in a quiet controlled way (The Age, 6 April 1959, p.8)."

It was an example of the ideal architect-client relationship according to architectural historian Sheila Nash (The Life Work of Guilford Bell, 1999: p.179). Bell himself describing it as such, writing of the Toorak construction, "My rapport with my clients made this a most happy project. I was consulted on every detail and also designed most of the black bean furniture (Bell, 1980: p.16)." The Long's supported Bell's vision, even to the point of finding seemingly unobtainable materials, such as that black bean timber (The Life Work of Guilford Bell, 1999: p.179).

As a result of their relationship, Bell went on to design a factory for Harry in 1955 (The Life Work of Guilford Bell, 1999: p.179). The Horn-Draulic (Aust) Pty Ltd produced agricultural hydraulic loaders as part of the company Steel Fabricators Ltd (Carder, "Steel Fabrications Ltd"). In 1952, a subsidiary of the company was formed in

Australia, and its first factory constructed on the Moorabbin Industrial Estate to a design by Bell (Carder). The Longs, in an interview with Nash, noted that the project was not one that Bell particularly enjoyed, but rather "did only as a favour for them (The Life Work of Guilford Bell, 1999: p.179)."

In 1957, the Long's would again commission Bell, this time, to design a holiday home for the Long family (Bell, 1980: p.21). Like their Toorak residence, the Portsea house was reflective of a growing interest amongst Australian architects in international modernism (The Life Work of Guilford Bell, 1999: p.114). Again, Bell utilized the character of the site and its surrounds to inform his design, writing:

"A strip of lawn in front of this house extends to the edge of the site where it falls away very steeply to the beach more than 100 feet below. The outlook over Port Philip Bay is spectacularly beautiful. It is interrupted and enhanced by gnarled ti-trees at the cliff edge. Constantly passing ships add drama to this scene.
To suit the shape of the site, the house is on two levels. The entrance is through a walled garden court and steps lead up to the main house from a hall. On the lower level there is also a garage and a guests' suite.
The main living area faces the bay view. Screens and slatted blinds filter the light through the fully glazed front (Bell, 1980: p.21)."

Goad notes this design, alongside the *Long House* and Dr. John Forster House in Toorak as well as the later *Darling House* in Mount Eliza, as representative of Bell's "early search for consistent forms (The Life Work of Guilford Bel, 1999: p.114)." Through these early designs, Bell gained a reputation for designing homes for wealthier clients. He would go on to design several of the neighboring homes in Portsea, including *Windsong* at 3842 Point Nepean Road and the *Baillieu* House at 3464-3468 Point Nepean Road, Sorrento (Building files, Mornington Peninsula Shire; Bell, 1980: p.23).

Harry and Ann retired to *Long House* in the 1970s (Electoral Rolls, 1977; "Harry Long," Demonwiki, Sept 2022). During this period, Bell was commissioned to alter his original design, altering the ground floor rumpus room/bedroom and creating a more formal entryway (Building files, 1979, Mornington Peninsula Shire). The Long's retained ownership for over thirty years, selling it for a reported $1.09 million to the Caprioglio family (Building files, 1991, Mornington Peninsula Shire; RealEstate.com; The Age, 1 April 1991, p.14). Further alterations were undertaken in 1991 by Denis Edwards Pty Ltd, which saw the verandah on the first floor filled in to create room for a fourth bedroom (Building files, 1991, Mornington Peninsula Shire).

Harry Long (1910-2003)

Harry Long was born on 13 February 1910 in Sorrell, Tasmania, where he began his football career with the Lefroy and Launceston football teams (Births: Harry Conrad Long, 1910; "29. Harry Long," Tasmanian Football Hall of Fame). On the recommendation of "Snowy" Atkinson, he was recruited to play for the Melbourne Football Club, debuting in 1929 against South Melbourne ("Harry Long," Demonwiki, Sept 2022; The Argus, 27 April 1929, p.30). He quickly became one of the first picked players and was appointed as the vice-captain of the club in 1934 ("29. Harry Long," Tasmanian Football Hall of Fame).



Photo ca.1965 of selector Harry Long, right, with Melbourne Football Cub committeeman 'Checker' Hughes, left, and Club Coach, Norm Smith, middle.
(Source: Ray Groom, Herald Sun, 22 July 2015)

While playing, he studied accounting, later pursuing a career in business ("Harry Long," Demonwiki, Sept 2022). A year after retiring from football in 1938, he joined the Army, serving with the Anti-Aircraft Regiment during WWII (Service Record, 1939-1948, National Archives of Australia; Weekly Times, 23 Aug 1941, p.40). He was discharged in 1946 as a Lieutenant "29. Harry Long," (Tasmanian Football Hall of Fame).

Harry married Ann Lawrence Sommers in 1948, who was prominent in the social scene (Marriage Record, 1948). Notably, the couple were close friends and neighbors of former prime minister Harold Holt and his wife Zara Holt, who also had a holiday home down the road from the Longs in Portsea (The Age, 14 July 1952, p.5; 6 April 1959, p.8; The Argus, 24 Sept 1949, p.8).

In 1951, Harry returned to the Melbourne Football Club, this time as a selector (Collins, The Red Fox, 2009: p.406; The Age, 17 Dec 1968, p.21). During this same period, he was becoming involved in the steel business, opening the first factory for the subsidiary of Steel Fabrications in Australia. In 1965, he would become the chairman of selectors for Melbourne Football Club before retiring to Portsea with Ann in 1970. Harry died in 2003 and was inducted into the Tasmanian Football Hall of Fame shortly thereafter.

Guilford Bell OBE (1912-1992)

Guilford Marsh Bell was born in Brisbane, the son of a wealthy family of graziers from outside Boonah in South-east Queensland. He received a Diploma of Architecture in 1935. By 1936 he had commenced study in England and passed his Royal Institute of British Architects exams in 1939. In 1943 he joined the Royal Australian Air Force as architect and served in Northern Territory and New Guinea. In 1946 he registered to practice in Victoria and began work with JA La Gerche as architect to Ansett. Between 1949 and 1952 he worked on Hayman Island for Ansett. In 1952 Bell commenced his own practice in Melbourne. His earliest commissions included the *Long House* of 1953 in Toorak. Closely followed by the Long's beach house in 1957.

David Godsell joined his practice in 1955. Godsell undertook the documentation of the Long and Challingsworth houses, at a period when the office was very busy with commissions. The later 50s saw a series of courtyard houses constructed on the Peninusla with the *Schlict House*, Mount Eliza (1957), *Kimpton House*, Flinders (1958). In late 1961 Bell formed a partnership with Neil Clerehan. Another house on the peninsula the *Simon House*, Mount Eliza (1963) won the 1964 RVIA Architecture medal before the partnership dissolved. Bell continued to design houses until he died in 1992. He consciously avoided the architectural fraternity, however in 1962 a group of his admirers arranged for him to become a Fellow of the Victorian Chapter of the RAIA. He has now been recognized as something of a maverick among the Melbourne architectural mainstream for his singular vision. Neil Clerehan has described him as "…a respected legend in an industry not noted for its tolerance of conservatism and individuality (Leon van Schaik, ed., The Life and Work of Guilford Bell, Architect 1912-1992, 1999, p.193)." He was awarded an OBE in 1981.

Architectural historian, Phillip Goad has said of Bell; "His blending of the planar abstraction of Richard Neutra's sleek modern houses with Frank Lloyd Wrights organic siting responses had other adherents in 1950s Melbourne in the work of David Chancellor and Rex Patrick, Robin Boyd and Roy Grounds. Their assimilation and distillation of a variety of international modern sources was characteristic of Melbourne architects' work in the post-war decade as they sought a new language for the house in its new role as a free-standing sculptural object." (Leon van Schaik, ed.The Life and Work of Guilford Bell, Architect 1912-1992.1999 p.114)

"His houses, for a largely elite clientele, combine modernist and classical ideals and are retreats, escapes from the city. Many remain unpublished and behind high walls, oases of light and shade, and ensuring discrete anonymity…Bell's architecture is remarkable in post-war Australian architecture – for its striking difference to the mood of contemporary practice and for its simultaneous and haunting reverberation through the annals of official Australian architectural culture (Phillip Goad, The Encyclopedia of Australian Architecture: p.79)."

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012)
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

Guilford Bell designed a number of beach houses on the Mornington Peninsula and in other beachside locations. Most of these houses have been either demolished or altered. There is currently no other Guilford Bell houses on the heritage overlay in Mornington Peninsula and this is very surprising. There is one Bell house on the State register, Seccull House, Brighton VHR H2406 (recently included on VHR in 2021). Other houses known to be designed by Bell in MPSC include:

- *Baillieu House*, 3464 Point Nepean Road, Portsea (1958) (demolished).
- *Simon House*, 33 Daveys Bay Road, Mount Eliza (1963) (not on HO) won the1964 RVIA Architecture medal for Bell & Clerehan and is listed on the RAIA Twentieth Century Buildings Register.
- *Darling House*, Marathon Drive, Mount Eliza (1955) (cannot be located with certainty).
- G.E Challingsworth House, *Windsong*, 3842 Point Nepean Road, Portsea (1956) (not on HO and has been altered).

The Guilford Bell archives also indicate other houses in Portsea: one in Back Beach Road for B. Balloul (1975) which could not be located and another with no address for Gardiner in Portsea (might not have been built).

There are four other Guilford Bell houses on the heritage overlay in other municipalities including:

- *Purcell House* 17 Hartlands Road, Ivanhoe East, Banyule 1961
- *Grant House*, 36 Whiteside Rd, Officer, Cardinia 1986
- *Willy House*,3 Heymount Court, Toorak 1970
- *Bell/Bremer House*, 90 Caroline Street, South Yarra 1955 & 1980

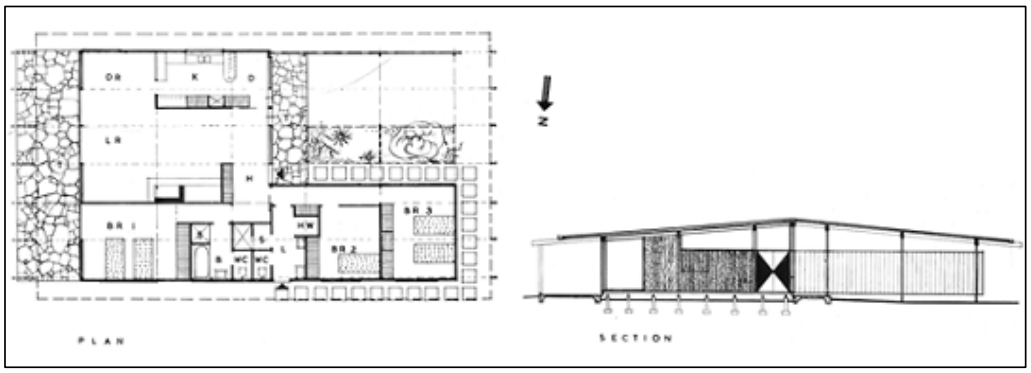
Other comparative houses of early post-war modernist architects already included on the Mornington Peninsula heritage overlay includes:

The *Osborne House* at 33 Campbells Road, Portsea, (1960) by McGlashan & Everist, has a similar character to 3840 Point Nepean Road, Portsea with a minimalist articulation in plan, a limited palette of materials, exposed internal beams expressed on the outside, full-height glazing and the use of a walled courtyard. (HO474)



View of the Osborne House, photographed by Ian Hawthorne soon after completion, c1960.
(Source: Living in landscape: Heide and Houses by McGlashan and Everist, 2006)

The *Mendes House* at 8 Netley Avenue, Sorrento, (1959) is a holiday house that was built to a design by Edward F Billson & Company. It is a single-storey timber dwelling with a low gabled roof and a full-height window wall to the Bay, similar to the *Long House*. It is a rare survivor of a modestly-scaled architect-designed modernist holiday house of the 1950s and has a similar simple plan form (HO515).



Plan and transverse section through the Mendes House
(Source: Architecture & Arts, February 1959, p 41)

Recommendations

Extent of the Heritage Overlay

Long House at 3840 Point Nepean Road, Portsea is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

GREENWAYS

Address	4 Higgins Lane, Shoreham
Place type	Residential
Designer/architect	Alfred Robert van Rompaey (Barlow, Van Rompaey & Kerr)
Construction dates	1958
Architectural style	Post-war Modernist
Assessed by	heritage ALLIANCE, August 2022



Photo of rear of 4 Higgins Lane, Shoreham
(Source: RealEstate.com, 2015)



Photo of interior 4 Higgins Lane, Shoreham.
(Source: RealEstate.com, 2015)

Statement of Significance

What is significant?

4 Higgins Lane, Shoreham known as *Greenways*, is a holiday house designed by architect/owner Alfred Robert van Rompaey in 1958. The van Rompaey family owned the house for 10 years. The original house is a remarkably simple, transparent modernist pavilion with large expanses of floor to ceiling glass on two sides. Van Rompaey designed the building to minimize maintenance with no painted surfaces and a predominance of varnished timber including Oregon beams, Silver Ash ceiling, Mountain Ash panelling and a central stone fireplace. The house is a beautifully conceived and elegantly executed, small modernist house designed for a very specific site, by an architect for their own use.

The following elements and design features are significant: the open, glass walled pavilion with unpainted, varnished timber interiors, particularly the quilted plywood ceiling, plywood joinery and stone fireplace, original door and window elements.
The following elements are not significant: changes made to the house in the 1980s and 2018, including the separate bedroom pavilion.

How is it significant?

4 Higgins Lane, Shoreham, is of local architectural significance to the Shire of Mornington Peninsula.

Why is it significant?

4 Higgins Lane, Shoreham is of architectural significance as a modernist pavilion house in a rectangular plan with glass walls on two sides and a central stone chimney, with open plan living spaces around it. The bedrooms, kitchen and bathroom are pushed to one side to prevent the necessary walls they require from blocking the views and flow of internal space. The interior has an arresting 'quilted' ceiling of 3 foot square plywood panels laid with alternating grain. The stone chimney is the centre of the house and acts as a wall between service and living areas. The setting of the house informed the transparent, lightweight design which was built as modular units at the far end of a private narrow block overlooking a steep creek and bushland. The house has not been discussed in architectural journals or books and it appears that it was never published at the time. It is however a very beautiful, elegant small building which clearly demonstrates the concerns and execution of modernist architecture in Mornington Peninsula, in the late 1950s. (*Criterion E*)

Description[1]

The house is a single storey construction which is defined by its simplicity of design and materials. It is essentially a transparent glass box between a low gable roof with broad plywood lined eaves and a raised timber floor. It appears to float above the site, a sense which is heightened by the lightness of the materials as well as the siting over a creek. From internal photos on realestate.com the interiors are almost intact. The ceiling is a patchwork quilt of plywood panels, a large stone fireplace in freestone pieces sits at the centre of the house and separates the kitchen and functional areas from the open plan living spaces. All the joinery is in plywood, the polished timber floor reflects the light of the varnished plywood ceiling and the windows are set floor to ceiling with upper transom style windows with hoppers. The bedrooms built in the 1980s is in an adjoining pavilion, and is completed in a similar manner using plywood and glass and attached by a glass corridor. The setting of the house is important to the design as the living quarters of the house cannot be seen from any public place and the privacy of the setting allowed for the open pavilion design. The house is set above a steep creek in bushland at the end of a narrow block.

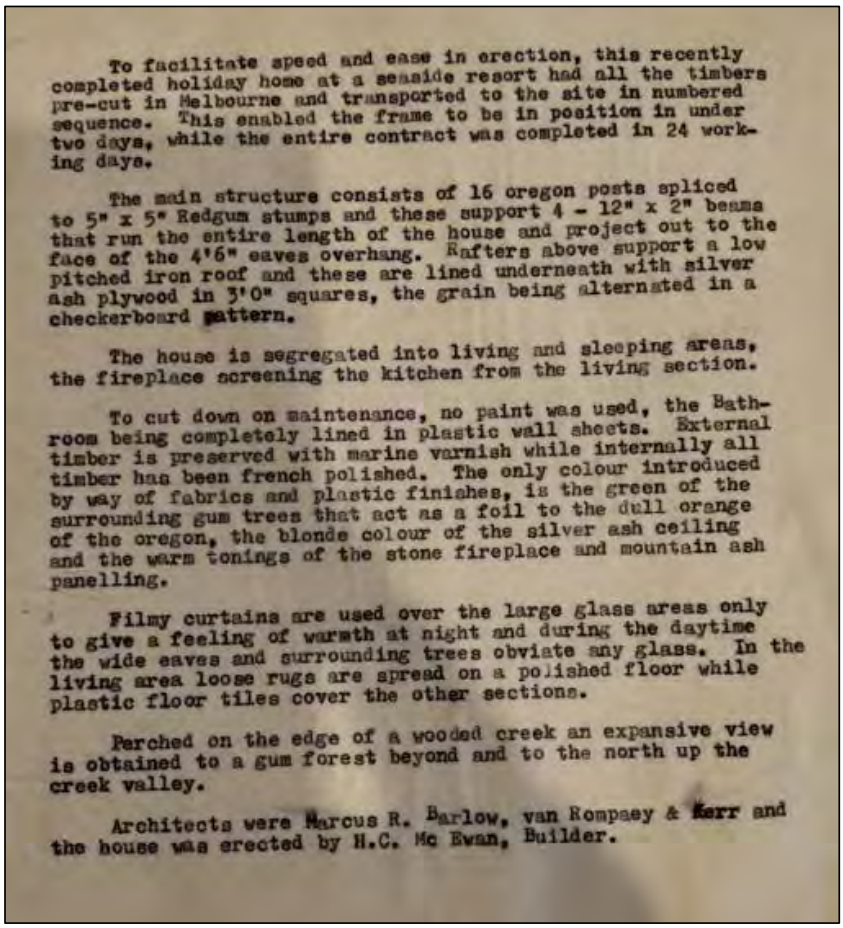
The house is an example of what Conrad Hamann, in discussing Modernist Architects of the 1950s, has called a momentary intervention; "A central component in the Modern Movement's high tide was the projection of space as a universal and the wall and enclosure as the most minimalist of interventions. The Peninsula with both its relaxation of social demeanour and marginally more moderate climate than Melbourne, was the ideal setting for just this projection of an architecture of momentary intervention." (Conrad Hamann, in James, *Out of the Square*,

[1] As this site is difficult to see from places publicly accessible, much of the description is based on drawings, photographs, and written descriptions contained within the public domain.

2008.p. 30) Phillip Goad has described similar early modernist houses in Melbourne: “It is not surprising then that the sleek Californian houses of Richard Neutra or that the formal themes of Philip Johnson were of influence to these 'Melbourne architects...More importantly, in these houses the simplification is not blatant but studied.” (Phillip Goad, the Modern House in Melbourne 1945-1975, PhD Thesis Uni Melbourne 1992. pages 57-58)

The simplicity of *Greenways* is a very studied and earnest attempt to achieve a Modernist building that is lightweight and spare, with service areas and even bedrooms reduced to a small area where they will not interrupt the flow of space and uninterrupted views. It speaks of a quest for modernity by an architect who was freed from the constraints of a commissioned design and the needs of a client. His preliminary drawings for the house indicate an even more simplified design than what was eventually executed.

Van Rompaey collected and lodged an extensive archive of papers and scrapbooks with the State Library of Victoria. Among the jottings, invitations and letters is a typescript note that describes the process of construction of Greenways. It is not dated. There are also drawings of Greenways including initial working drawings.



To facilitate speed and ease in erection, this recently completed holiday home at a seaside resort had all the timbers pre-cut in Melbourne and transported to the site in numbered sequence. This enabled the frame to be in position in under two days, while the entire contract was completed in 24 working days.

The main structure consists of 16 oregon posts spliced to 5" x 5" Redgum stumps and these support 4 - 12" x 2" beams that run the entire length of the house and project out to the face of the 4'6" eaves overhang. Rafters above support a low pitched iron roof and these are lined underneath with silver ash plywood in 3'0" squares, the grain being alternated in a checkerboard pattern.

The house is segregated into living and sleeping areas, the fireplace screening the kitchen from the living section.

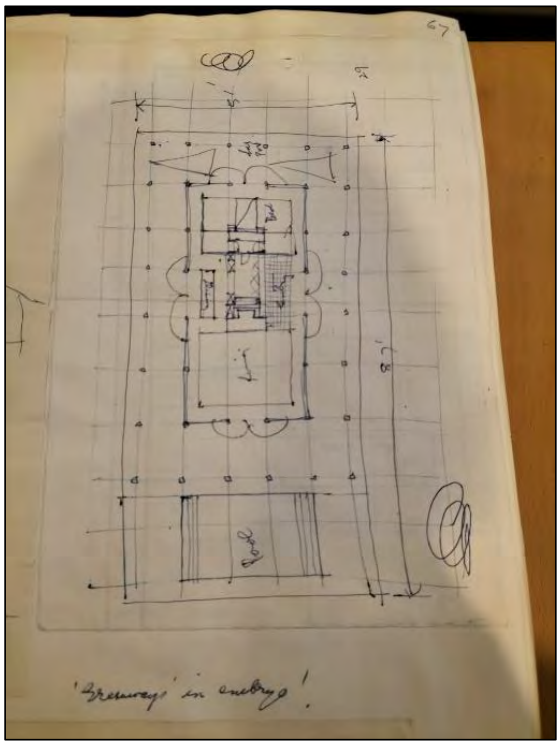
To cut down on maintenance, no paint was used, the Bathroom being completely lined in plastic wall sheets. External timber is preserved with marine varnish while internally all timber has been french polished. The only colour introduced by way of fabrics and plastic finishes, is the green of the surrounding gum trees that act as a foil to the dull orange of the oregon, the blonde colour of the silver ash ceiling and the warm tonings of the stone fireplace and mountain ash panelling.

Filmy curtains are used over the large glass areas only to give a feeling of warmth at night and during the daytime the wide eaves and surrounding trees obviate any glass. In the living area loose rugs are spread on a polished floor while plastic floor tiles cover the other sections.

Perched on the edge of a wooded creek an expansive view is obtained to a gum forest beyond and to the north up the creek valley.

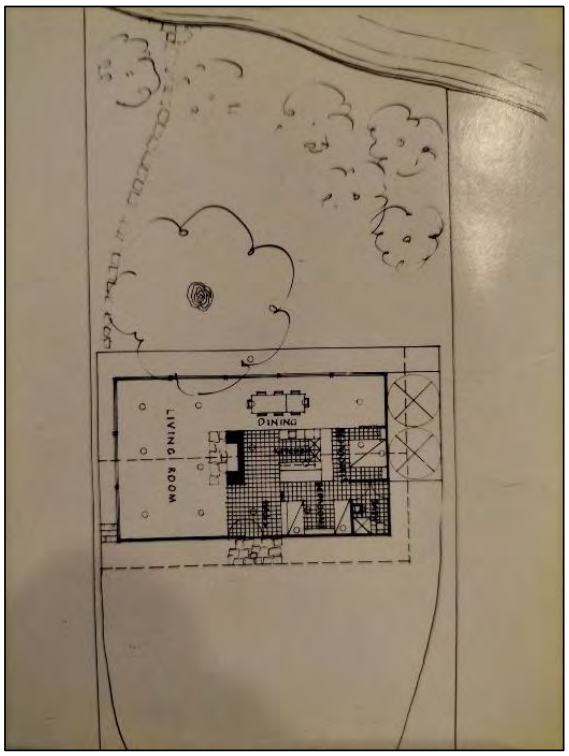
Architects were Marcus R. Barlow, van Rompaey & Kerr and the house was erected by H.C. Mc Ewan, Builder.

From Van Rompaey scrapbooks 1960-1990,
(Source: State Library of Victoria)



'Greenways in embryo' from the Van Rompaey scrapbooks 1960-1990,
(Source: State Library of Victoria)

The sketch plan above shows the eventual *Greenways* house as a simply conceived rectangle with a secondary inner rectangle containing the main house enclosure of glass and a clear idea of a simple functional layout. The final design contains the same functions - family room, kitchen and bedroom with an associated bathroom. However, the house as completed doesn't have the same clarity as the sketch, which as usual is more along the lines of a hoped for outcome rather than one which is transformed into reality. The as-built structure is somewhat more pared down and does not have the generous verandahs and has compromised on the simple bedroom layout.



Finished plan of Greenways, undated from the Van Rompaey scrapbooks 1960-1990,
(Source: State Library of Victoria)

The drawing above is the built plan of *Greenways*. What is not shown is the later addition made to the house's west side which is the view you get when approaching the property from the street. A new courtyard has been established between the two pavilions and is part of the 1980s extension also designed by van Rompaey – certainly it fits the description of a 3-bedroom extension by him. This occurred in the zone below the above drawing on the street side of the earlier building. Changes made to the building also include the enclosure of a verandah at the rear of the house, which is indicated in the realestate.com floorplan. In 2018 the new owners constructed a deck to the rear of the house to allow for access to the steep rear area.

History

Contextual history

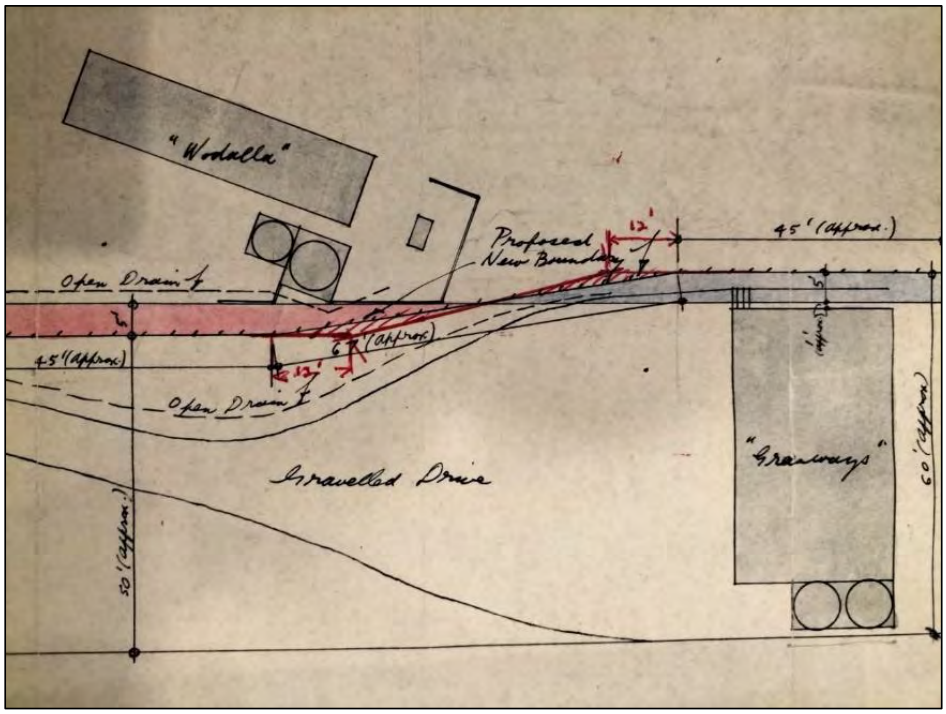
The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Timber-felling, fishing, lime-burning, brick-making and quarrying were amongst the earliest activities carried out by white settlers on the Mornington Peninsula and probably account for much of the re-shaping of the physical environment (Butler & Context, 2012: p.53).

At Stony Creek (later Shoreham), a small hardwood timber industry, harvesting piles and sleepers for the Hobsons Bay Railway construction, was established in the 1850s. The timber industry at Shoreham continued into the 21st century with the Wright family establishing their mill in 1948. Up until 2008 when it ceased operations, it had become the sole working mill on the Peninsula (Butler & Context, 2012: p.58). A survey plan of 1869 shows the surveyed townships of "Balnarring" which later became Shoreham, including a jetty and foreshore and a school but little else. In the twentieth century, the advent of the motor car saw new holiday houses and permanent residences begin to develop. Today Shoreham contains a number of heritage places including the surrounding subdivision pattern, street layout and formation, adjacent farms, the school, general store, post office, landscaping and religious places.

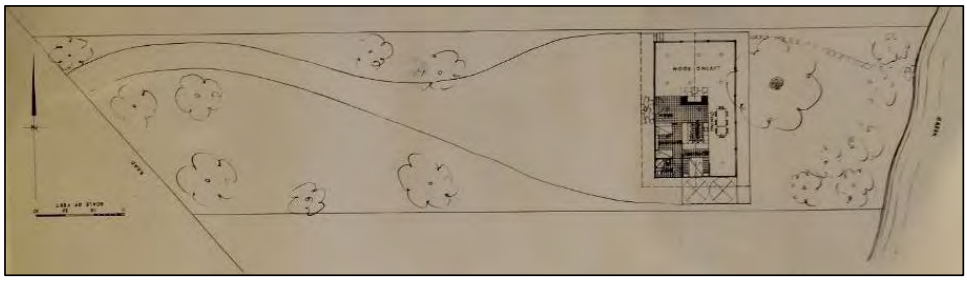
Place history

The house at 4 Higgins Lane, Shoreham was designed by and for Alfred Robert "Bob" Van Rompaey in 1958. The house is situated on a narrow allotment running along Stony Creek. Historically, the site, referred to as Crown Allotment 9A of Section A in the Parish of Flinders, was part of the holdings of John Bayne of Shoreham (*Flinders Parish Plan)*. Bayne's land holdings were auctioned following his death in 1916 (*Mornington Standard,* 15 April 1916, p.2). The allotment containing 1 acre, 3 roods, and 10 perches was sold individually and advertised as a "choice week-end block (*Mornington Standard,* 15 April 1916, p.2)." It is unknown who purchased the land, however, later drawings from Van Rompaey show that a house was constructed sometime between this auction and him acquiring the property (Van Rompaey, Scrapbooks, ca.1960-90). The house, referred to as *Wodalla*, appears to have been replaced by a more recent structure.



Subdivision of 4 and 6 Higgins Lane, Shoreham showing both Greenways and Wodalla in situ. Source: Van Rompaey, Robert, Scrapbooks, ca1960-90
(Source: State Library of Victoria)

Van Rompaey purchased the site in the 1950s, subdividing it into two lots, numbers 4 and 6 Higgins Lane (Van Rompaey, ca.1960-90). On the former, he constructed his family's holiday home calling it *Greenways*. He designed the home during his time with the firm Marcus R. Barlow, Van Rompaey & Kerr, and it was built by H.C. McEwan a builder from Croydon (Van Rompaey, ca.1960-90). A description of the design and construction was kept by Van Rompaey, ca.1950s, emphasizing a streamlined design that would be convenient and easy to maintain keeping in line with the requirements of a functional holiday home.



Drawings of site plan Greenways, 4 Higgins Lane, Shoreham. Source, Van Rompaey, Robert, Scrapbooks, ca1960-90
(Source: State Library of Victoria)

It appears that Van Rompaey owned the house for only a decade, selling it in 1968 (*Real Estate View,* 2015). His children were grown, and Van Rompaey's scrapbooks indicate he was travelling around the world in 1969 (Van Rompaey, ca1960-90). This seems to be a transitional period for Van Rompaey, who had been working under his own name for the past decade and who was about to resume partnership with his former employer, Rhys Hopkins , which continued until 1976 when the firm ceased practice due to the economic recession (Built Heritage Pty Ltd, "A R Van Rompaey").

Van Rompaey maintained a relationship with the new owners, who commissioned Van Rompaey to design a three bedroom extension in the 1980s (*Real Estate View,* 2015). The house has been sold once since in 2015 (*Real Estate View,* 2015).

Alfred Robert "Bob" Van Rompaey (1917-1993)



"Bob Van Rompaey,"
(Source: ancestry.com, September 2022)

Alfred Robert "Bob" Van Rompaey was born in 1917 in Sydney as the eldest of Leslie Sydney Joseph Van Rompaey and Gertrude Maud (nee Abrecht) (Built Heritage Pty Ltd, "A R Van Rompaey"). Van Rompaey's

grandfather Alfred Van Rompaey founded a wool trading company under the name Ostermeyer, Dewez, and Van Rompaey with business opportunities leading him to emigrate to Australia, although not permanently, from Belgium (*Sydney Wool and Stock Journal,* 22 Aug 1902, p.8; Built Heritage Pty Ltd, "A R Van Rompaey;" *Journal Officiel de la Republique Francaise,* 12 July 1927, p.7216). The family moved to Victoria in 1915, initially settling in Hawthorn before moving to a house in Camberwell designed by architects Barlow & Hawkins in 1924. Marcus R. Barlow was Van Rompaey's uncle having married his aunt Irena in 1918 (Built Heritage Pty Ltd, "A R Van Rompaey").

Van Rompaey enlisted with the Civilian Military Forces in 1940, serving for five years before being discharged with the rank of Sergeant (Van Rompaey, Scrapbooks, ca1960-90). During this time, in 1943, he married Elizabeth Mary Coote, (1916-2007) who was well-known in her own right as a leading Melbourne soprano performing in opera, oratorio and requiem (Built Heritage Pty Ltd, "A R Van Rompaey"). The couple had two children, Christopher in 1944 and Julien in 1947. Van Rompaey attended the University of Melbourne, graduating with a degree in architecture in 1945 (University of Melbourne, "Degrees Conferred, 1944-45," 1944-45). In his scrapbooks Van Rompaey cites architect Roy Stevenson as his first 'boss,' architect to the Melbourne Public Library and National Gallery of Victoria (Van Rompaey, ca.1960-90; *Journal of the Royal Victorian Institute of Architects,* March 1929, p.15). After graduation, however, he went on to gain a position in the office of Rhys Hopkins at 314 Collins Street, Melbourne, working there when he registered as an architect in 1947. In 1948, Van Rompaey was admitted as an associate with the Royal Australian Institute of Architects (Van Rompaey scrapbooks, ca.1960-90).

The earliest of Van Rompaey's designs dates to 1949, when he designed a drafting office extension for his home at 9 Marlborough Street, Mont Albert (Van Rompaey, ca.1960-90). By 1950, he had transferred to his uncle Marcus R. Barlow's firm (Built Heritage Pty Ltd, "A R Van Rompaey"). In 1952, Van Rompaey received an invitation to "study design and building techniques in Great Britain and on the Continent," he and his wife left the children at home and travelled around the continent, returning nine months later in 1953 (*The Age*, 18 December 1952).

The following year, Marcus Barlow died, his practice continuing as Marcus R. Barlow, Van Rompaey & Kerr (*The Age,* 20 Aug 1955, p.5). Much of Van Rompaey's commercial work was conducted during this period, including the Showroom for F.R. Barlow & Sons in Queen Street, Melbourne (1955), the office building for the Victoria Insurance Company Ltd. In Geelong (1956), and the ES&A Banks in Mildura and Blackburn (1956) (Built Heritage Pty Ltd, "A R Van Rompaey").

Prior to leaving the firm to work independently, Van Rompaey designed his holiday home at 4 Higgins Lane, Shoreham. In his 1947 book *Victorian Modern*, Robin Boyd drew specific attention to the architect's own home as almost a discrete type, where the designer was unencumbered by the needs and desire of a paying client. The distinctive expression of the designer's own residence became even more pronounced during the housing boom of the 1950s, when bold experimentation in materials, forms and planning created some of the most distinctive houses ever built in Victoria." (*Survey of Post-war Built Heritage in Victoria*, 2008, p.40) It is interesting to note how often the Robin Boyd Award of the RAIA is given to architects for their own houses, such as the *McIntyre House.*



16B Waterloo Street, Camberwell.
(Source: RealEstate.com, 2009)

Van Rompaey would produce his best-known design during the following decade, *White Lodges,* located at 16b Waterloo Street, Camberwell (1966) The house was widely published and even featured on the cover of Robin Boyd's *Australia's Home* in 1968 (*Australian Women's Weekly,* 16 March 1966, p.58). The house was well reviewed at the time of its construction and is considered a small modernist gem. Listed in the City of Boroondarra Prospect Road Hill precinct (HO159), Phillip Goad has mentioned this house as a high point of Australia's mature modern.

> *Neil Clerehan, Guilford Bell, Bernard Joyce, David McGlashan, and John Adam are four consistent producers of Melbourne's most elegant and urbane architect-designed houses. There are other high points of mature modern dotted around Melbourne such as J. Dale Fisher's own house of glass and steel in, St.George's Road, Toorak,c.1975 spectacularly sited above the Yarra and A.R. Van Rompaey's own house, a flat roofed secluded courtyard house in Waterloo Street, Camberwell* (Phillip Goad, *The Modern House in Melbourne, 1945-1975*, PhD Thesis University of Melbourne 1992: p57-58).

The beach house that Van Rompaey built at Shoreham is however not an urbane structure, but being built 8 years prior, it was more than likely a fine test of the extent of simplification and modernist principles that can be applied to a home and delivered in a manner that suits its landscaped setting. The Camberwell house was all straight white and black lines, steel and glass walled, and described as 'a goldfish bowl of a house'. To achieve the necessary privacy on an urban block, Van Rompaey created a courtyard arrangement so that the house looked inward rather than outward and was set at the far end of a long suburban block (now subdivided). The beach house is more engaged with its setting and has much less emphasis on the cool restraint of modernist buildings.

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

Greenways can be compared to other modernist houses in Mornington Peninsula. A number of 1950s and 60s modernist houses are already listed on the Heritage Overlay of the Mornington Peninsula Planning Scheme, and were assessed in the Mornington Peninsula Area 3 Heritage Review, 2019.

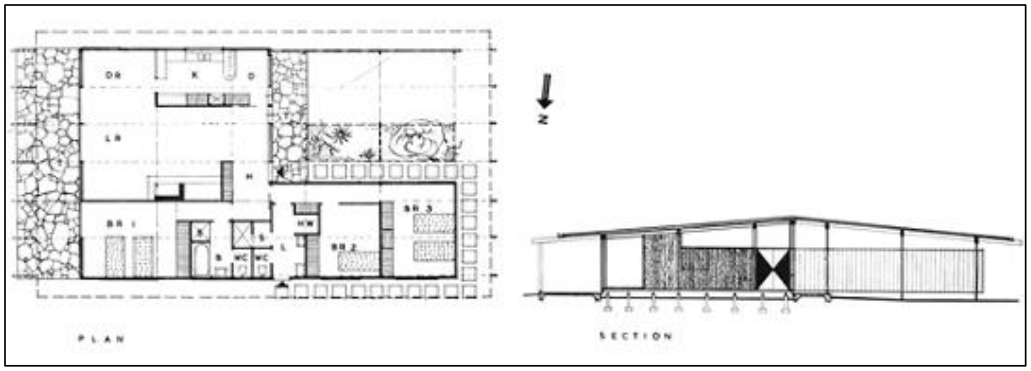
The *Osborne House* at 33 Campbells Road, Portsea, (1960) by McGlashan & Everist, is characterised by a distinctive minimalist articulation of modular planning, and a limited palette of materials that invariably comprised large timber members, stark masonry walls and full-height glazing and timber cladding (HO474). The very low gable roof, full height windows and unobtrusive setting is similar to *Greenways*, as is a concern to simplify the design of space and function.



View of the Osborne House, photographed by Ian Hawthorne soon after completion, c1960.

(Source: Living in landscape: Heide and Houses by McGlashan and Everist, XXXX)

The *Mendes House* (HO515) at 8 Netley Avenue, Sorrento, is a holiday house that was built in 1959 to a design by Edward F Billson & Company. It is a single-storey timber dwelling with a low gabled roof and a full-height window wall to the bay views. It is a rare survivor of a modestly-scaled architect-designed modernist holiday house of the 1950s, with the characteristic trabeated expression, vertical timber cladding and low roofline with broad eaves and exposed rafters . Although more articulated than *Greenways*, this house shows the same concerns for open plan living, modest scale and landscape setting.



Plan and transverse section through the Mendes House.
(Source: Architecture & Arts, February 1959, p 41)

Recommendations

Extent of the Heritage Overlay

Greenways at 4 Higgins Lane, Shoreham is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	Yes
Internal alteration controls	Yes (quilted plywood ceiling, stone fireplace & original front door)
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

SHAW HOUSE

Other names	*Larks Rise; Ducks Crossing*
Address	504 Tucks Road, Shoreham
Place type	Residential
Designer/architect	Chancellor and Patrick (Ian Rouse)
Construction dates	circa 1961-3
Architectural style	Post-War Modernist
Assessed by	heritage ALLIANCE, August 2022



504 Tucks Road, Shoreham (which cannot be seen from a public road)
(Source: RealEstate.com, 2014)

Statement of Significance

What is significant?

504 Tucks Road, Shoreham known as the *Shaw House* was commissioned by Dr Charles Shaw in 1961. The strikingly geometric, triangular planned, brick house was designed by John Rouse in the office of prolific postwar architects Chancellor & Patrick. The house was commissioned during a period in which the firm was exploring ideas of geometry popular in the 'Melbourne School' of architecture in the 1950s and 1960s. The firm was seeking a design approach that could deliver an alternative aesthetic in domestic construction, whilst retaining a livable building. The most striking element of the house is the two triangular planes of the roof which lie one on top of the other and the form is repeated with modular brick walls and into a partially enclosed courtyard. The house is an excellent exemplar of this experimental geometric style.

The following elements or design features are significant: double triangular shape of the roofing and the triangular plan form, the cantilevered flying roofline over sharply angled brick walls, the exposed clinker brickwork of the modular walls, the freestanding piers of the courtyard, the cut out opening above the entrance door, original windows and doors.

The following elements are not significant: The later garage south east of the main house.

How is it significant?

504 Tucks Road, Shoreham is of local architectural and technical significance to the Shire of Mornington Peninsula.

Why is it significant?

504 Tucks Road, Shoreham is of architectural significance as an unusual example of a Chancellor & Patrick geometric, triangular plan house, with striking cantilevered rooflines and sharply pointed corners. The house was designed by John Rouse working out of the Frankston office and like some other younger architects in the office was influenced by geometric experiments amongst the 'Melbourne School' of architects. The Chancellor and Patrick office became well-known and enjoyed considerable publicity, recognition, and publication as part of this Melbourne avant-garde architectural scene—especially for their experiment and regional approach to domestic architecture on the Mornington Peninsula.

The *Shaw House* is an excellent example of the geometric style employed by the office of Chancellor & Patrick from 1950 through to 1964. In the Victorian context, it is a striking geometric residential design of the post war period. This is demonstrated in the form of the house, the triangular plan, the heavy, modular face brick walls and piers and repeated triangular elements, in sharply angled rooflines. It is an unusual form for Chancellor & Patrick, whose many experiments in geometric houses were not fully realized. Chancellor & Patrick made modifications and changes to the house in 1967. (*Criterion E and F*).

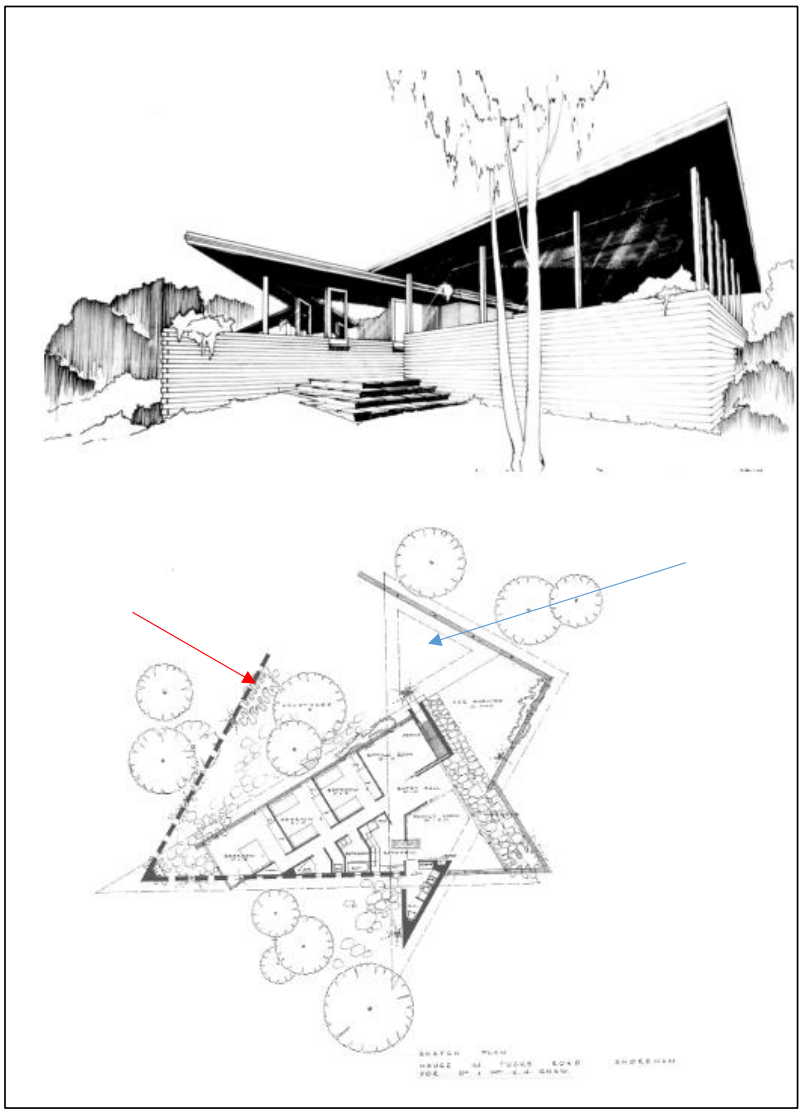
Description[1]

The house is a single storey construction, showing in its original plan, an intention to have strong geometric shapes, with several major and minor triangular arrangements overlying each other. This approach may not be quite so evident on the south elevation of the house, with a new deck and infill, but it is clearly evident in the aerial images of the place. Other telling features of the original design are the Chancellor and Patrick angular corner window, which is made conspicuous in the presentation drawing along with the cantilevered flying roof line. The striking plan and execution, shows modular brick piers with windows between under a cantilevered roof and then continues the piers in a freestanding form to create a semi-enclosed courtyard. The entrance off the courtyard has another cantilevered roof over it with a triangle cutout opening above the front door.

The house is not exactly as designed. Realestate.com pictures indicate that there have been changes to the house, some of which may have been done by the firm in 1967, some later. The garage is not in its original format and is now a box shaped addition to the south east, and the proposed car shelter in the original drawing, is now an enclosed room. As a result of this change the entrance way does provide access to the rear of the house anymore. The kitchen, as originally proposed, is now a bedroom, and the dining area is now the kitchen. These changes are of minor importance and the internal areas will not be included in proposed controls. According to the original drawings, what was a small platform of stone to the exterior is now a much larger deck with a waterfall of steps leading to a lawn area, seen in aerial images.

The outer elements of the house are heavy face brick walls with an interesting pattern of repeated modular piers which form a sharp triangle with full height windows between. These then continue beyond the roof to form freestanding piers that enclose a triangular courtyard area adjacent to the garage.

[1] As this site is difficult to see from places publicly accessible, much of the description is based on drawings, photographs, and written descriptions contained within the public domain.



The red arrow indicates the modular brick piers extending beyond the roof line to form the semi-enclosed courtyard. The blue arrow indicates the cut out above the entrance door.
(Source: Callister thesis Figure 244)



House under construction ca.1963 by Peter Wille, "House (Dr. Shaw), Tuck Rd., Balnarring – near Shoreham, Chancellor & Patrick" (Source: State Library of Victoria)



House under construction ca.1963 by Peter Wille, "House (Dr. Shaw), Tuck Rd., Balnarring – near Shoreham, Chancellor & Patrick" (Source: State Library of Victoria)



Freestanding piers around the courtyard with non-significant garage to the left.
(Source: RealEstate.com, 2013)

History

Contextual History

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Timber-felling, fishing, lime-burning, brick-making and quarrying were amongst the earliest activities carried out by white settlers on the Mornington Peninsula and probably account for much of the re-shaping of the physical environment (Butler & Context, 2012: p.53). At Stony Creek (later Shoreham), a small hardwood timber industry, harvesting piles and sleepers for the Hobsons Bay Railway construction, was established in the 1850s. The timber industry at Shoreham continued into the 21st century with the Wright family establishing their mill in 1948. Up until 2008 when it ceased operations, it had become the sole working mill on the Peninsula (Butler & Context, 2012: p.58). A survey plan of 1869 shows the surveyed townships of Balnarring which later became Shoreham, including a jetty and foreshore and a school but little else. In the twentieth century, the advent of the motor car saw new holiday houses and permanent residences begin to develop. Today Shoreham contains a number of heritage places including the surrounding subdivision pattern, street layout and formation, adjacent farms, the school, general store, post office, landscaping and religious places.

Place History

504 Tucks Road, Shoreham is historically located on Henry Tuck's preemptive right known as Manton's Run (Hollinshed, *Lime Land Leisure*, 1982: p.70). The run was divided up in the mid-nineteenth century and sold by the Crown as Allotment 14A of Section A in the Parish of Flinders (*Flinders Parish Plan*). The allotment was

purchased by farmer Robert Kennedy in 1881 and contained a total of 102 acres and 12 perches with frontages to Tucks and Punty Roads.

By 1908, entrepreneur and farmer William Gabriel Barger acquired the land, and it appears that Barger adopted the name when he acquired Allotment 21, with advertisements in 1926 referring to the estate as "Barger's Woodlands (*The Age*, 21 Jan 1926, p.3)."

The property was likely subdivided in the late 1950s or early 60s, with much of the land retained for farming as shown in a 1980 aerial (Aerial, Department of Crown Lands Victoria, 1980). The subject site at 504 Tucks Road was acquired during this period by Dr. Charles Gordon Shaw Jr., who commissioned the house by Chancellor & Patrick in 1961.

Shaw came from a prominent medical family, himself included. Both parents, Charles Gordon Shaw Snr and Rachel Helen Champion, were well-known surgeons in Melbourne, meeting at the University of Melbourne when Shaw Snr was a lecturer and Champion a student ("Charles Gordon Shaw," Royal College of Surgeons of England; *The Herald*, 18 Jan 1921, p.6; "Rachel (Ray) Champion," *Discovering Anzacs*). Shaw grew up in Toorak and spent time as a teenager in Flinders where the family had purchased the seaside residence Kyrton in 1938 (Electoral Rolls, 1949; *The Age*, 4 Jan 1939, p.5). After marrying Barbara Valentine nee McKay in 1957, he moved to Glen Iris (Electoral Records, 1963; Births, Deaths and Marriages, 1957).

The Shaw's appear to have initially constructed the house, named Larks Rise, as a holiday residence, however by 1968, it was listed as their primary residence (Electoral Rolls, 1958; 1968). Shaw was likely motivated to commission Larks Rise because of his family's connection to the Flinders area and seems to have had a strong affinity for the countryside. Around 1972, the Shaws moved to New South Wales, Charles having given up practicing medicine to become a grazier (Electoral Rolls, 1972). They do not appear to have retained ownership of the house, and it has since been sold a number of times including in 1999, 2007, 2013, and 2014 during which time it was renamed Ducks Crossing ("504 Tucks Road," RealEstate.com).

Chancellor & Patrick

Chancellor & Patrick were possibly the most prolific post war architects to work on the Mornington Peninsula in the 1950s and 1960s. They designed hundreds of houses, community buildings and even hospitals. As a result of this large number of places designed by their office, Mornington Peninsula Shire Council commissioned a study of the Chancellor & Patrick places still extant on the Peninsula. Context Pty Ltd and Winsome Callister, (who has written a PhD thesis on Chancellor & Patrick) wrote *Chancellor & Patrick Architects, Desktop Study, 2012*. This study examined the extent of remaining buildings designed by them and provided recommendations as to which buildings should be assessed for protection in the future. The Chancellor & Patrick buildings investigated in this study is as a result of that 2012 study:

> *"David Chancellor settled in Frankston in 1952 and worked briefly out of his home office in Gulls Way. In mid 1953 he established the office of David Chancellor, Architect, in Frankston, and at the beginning of 1954 was joined by Rex Patrick, Colin Jones, who had just graduated from the University of Melbourne, and John Rouse, a student at Royal Melbourne Technical College. The Mt Eliza Preschool is the only extant building from this period on the Mornington Peninsula.*
>
> *In mid 1954 the firm of Chancellor and Patrick was formed, these four people joined by Sergei Halafoff in 1957 and Ian Banner in 1959. They formed an ongoing core of six in the practice with a number of other architects and students working with the firm over different periods of time. In 1958 Chancellor and Patrick opened a second and main office in Melbourne, with John Rouse running the Frankston office on a daily basis. Rouse graduated and continued working with Chancellor and Patrick, becoming an Associate of the firm in 1965. The Chancellor and Patrick Frankston office closed in 1970 and John Rouse set up a solo practice in Frankston. Very few new Chancellor and Patrick jobs can be identified on the Mornington Peninsula after 1970.*

> *The firm of Chancellor and Patrick enjoyed a large client base on the Mornington Peninsula, particularly from 1950 to 1958 when the Frankston office was the only one the firm operated. After 1958 a South Yarra office was operational and the focus of the practice shifted to metropolitan Melbourne. Work for the practice on the Mornington Peninsula included numerous commissions for new buildings, many alterations and additions, and some supervision work. There were also a number of designs prepared that were never built* (Context & Callister, 2012, *Chancellor & Patrick Architects Desktop Study*: p.1-3)."

The reasons that Chancellor & Patrick were so prolific on the Peninsula and received so many commissions in this one specific area was not just that they had an office in Frankston but they owned houses in the area. The Peninsula was a place that attracted a large number of post war architects and gave rise to a regional style known as the 'Peninsula Style'. Chancellor & Patrick designed houses that suited the steep sites, outdoor lifestyle and a relaxed approach to living in place that was popular with clients wanting holiday houses that reflected a relaxed beach and bush lifestyle.

> *"Chancellor and Patrick became well-known and enjoyed considerable publicity, recognition, and publication as part of this Melbourne avant-garde architectural scene—especially for their experiment and regional approach to domestic architecture on the Mornington Peninsula. The Mornington Peninsula was an immense growth corridor throughout the 1950s and 1960s, drawing in all aspects of the changing lifestyle from mid century. These included the beach house, instead of shack, often doubling as the retirement home; the home at the bush or beach while commuting to work and the city; accommodation for the aged; and the consequent need for buildings such as churches, hospitals, preschool and Infant Welfare Centres, and commercial buildings. Moreover Frankston, where David Chancellor settled and started practice, was planned as a satellite city to Melbourne, as Vallingby was to Stockholm.*
>
> *The name Chancellor and Patrick became synonymous during the 1950s and 1960s with what was generally known as the 'Peninsula Style'. Visitors to the Olympic Games in Melbourne were encouraged in* Guide to Victorian architecture (1956) *to visit domestic architecture on the Peninsula, including work by Chancellor and Patrick, as did a number of architects from other Australian states in the first half of the 1950s, like Sydney architect Ken Woolley. Perth architect Brian Klopper came across and worked with Chancellor and Patrick for a time during mid 1961. Klopper, whose architecture in Perth by 1987 was highly admired and respected, recounted learning the fundamental from Chancellor and Patrick that a window was much more than 'a hole in the wall'. Architectural tours of selected avant-garde houses on the Mornington Peninsula were held from the early 1950s, Chancellor and Patrick's Bond House (1955) and Kiddle House (1954), where afternoon tea was served, included in a 1957 tour from Melbourne. Publication of Chancellor and Patrick work was not restricted to architectural journals, or general journals like Australian Home Beautiful and Australian Homemaker. Their architecture featured in local papers, in criticism and real estate and property sections of major Melbourne newspapers, and far reaching country papers, notably Stock and Land, that brought interesting and wide-ranging commissions* (Callister,W. 2008, PhD Thesis Monash: p.19-20)."

The *Shaw House* is an example of the interest that the Chancellor & Patrick office had in geometry and which flowed from influences and experiments in the form among other influential architects working around Melbourne during the 1950s and 60s. *Larrakeyeah* in Dromana (1955) is probably their best known geometric work and is recognised as an outstanding design in its listing on the Victorian Heritage Register (H1906). Winsome Callister in her 2008 PhD thesis on Chancellor & Patrick, *Anchoring Identity: The architecture of Chancellor and Patrick, 1950–1970,* establishes that the interest in geometry which was evident among many 'Melbourne School' architects of the 1950s and 60s was as much a result of local influences as those coming from overseas:

> *"It was work around Melbourne that became generally known as the 'Melbourne School'. Grounds' triangular Leyser House (1951), Kew, and Boyd's Paton House (1951), Anglesea, were included. Both houses showed regional planning for the new indoor/outdoor lifestyle, and sense of*

immediacy with their environment. Their interest in geometry, suspension, space frame and experiment was clearly what Boyd saw as the common denominator of the idiom particular to Melbourne, of particular interest following the Festival of Britain in 1951, and can be compared with many Chancellor and Patrick houses of the 1950s and 1960s. As with 'New Empiricism' and the 'Bay Region Style', central to the idea of a 'Port Phillip idiom' or 'Melbourne School' was the notion of difference within unity inferred by an idiom or style.

In Melbourne avant-garde architecture the emphasis turned to an interest in geometry and structure, and the innovative use of form and materials. David Chancellor cites Roy Grounds, Frederick Romberg, and Robin Boyd, as interesting teachers in his fourth year as a student at Melbourne University (1950), and Ray Berg in his final year. Of these Chancellor believes Grounds and Romberg were the most influential, Chancellor expressing his admiration for Grounds' interest in simplicity and geometry, and his influence as a lecturer in 'stirring the imagination' and the 'will to experiment'. At the time Chancellor was a student Grounds had begun to experiment with a range of geometric forms, as Conrad Hamann has established. These included the Peardon Farmhouse project (1948), a 1949 triangular project that involved Grounds' students, the triangular Leyser House (1951), Kew, the circular Henty House (1952), Frankston, and the Grounds House (1953), Toorak, rectangular in plan with a circular courtyard. Chancellor would have been aware of most of these while the Chancellor House was in the design process and under construction, as the association between Chancellor and Grounds continued as friendship after Chancellor graduated (Callister,W,2008, PhD Thesis Monash: p.53-54)."

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

In the report, *Chancellor & Patrick Architects, Desktop Study, 2012*, *Shaw House* forms part of the typology of Chancellor & Patrick houses called Geometry and Experiment. This group of houses are amongst the most innovative works of the firm, utilising nonstandard structural solutions to often dramatic effect. There is also an emphasis on an underlying geometric order that defines the plan and the structural layout. They are generally 'pavilion' in form, that is they are designed to be seen 'in the round'. (Context & Callister, 2012, *Chancellor & Patrick Architects Desktop Study*: p.1-3)
Other examples of this type in Mornington Peninsula includes:

- Shanasy House, Mornington (1954)
- McCraith House, 'Larrakeyeah', Dromana (1955)
- McCraith House Prototype, Dromana (1955)
- Gibb House 'Sussex Farm', Red Hill (1957)
- Shaw House, Shoreham (1961-3)
- Wilson House, Mount Martha (1961)
- Beal House, Mt Eliza (1964)

Of the other seven houses that have been identified as Chancellor & Patrick houses in the 'geometry and experiment' style, at least five are still extant in the Mornington Peninsula. The three houses that were identified as McCraith houses in Dromana are all listed with a single heritage overlay (HO404) at 4,8,12 Atunga Terrace, Dromana. On the corner of Atunga Terrace is the State listed *Larrakeyeah* McCraith house constructed 1955 (VHR H1906).

Shaw House was listed as item 027-135 in the 2008 Survey of Post-War Built Heritage in Victoria, as "surely one of the most striking examples of the residential work of this noted firm." (heritage ALLIANCE, 2008, Survey of Post-war Built Heritage in Victoria.p.165)



Wille, Peter, "Holiday House – (for Mr McCraith), cnr McCulloch & Antuga Terrace Dromana, Vic. Chancellor & Patrick," (Source: State Library of Victoria, 1955)

The house below is one of the three houses built by the McCraith family in Atunga Terrace. The photo does not identify which one it is, and the façade shown cannot be seen from the street. These were located at 4, 8 and 12

Atunga Terrace, Dromana (HO404). They show only moderate similarities to the Shaw house which is far more spectacular, geometric and striking than these.



Wille, Peter, "Holiday House (one of three similar houses for McCraith) at 4, 8 and 12 Atunga Terrace, Dromana, VIC., Chancellor & Patrick,"
(Source: State Library of Victoria, 1950)



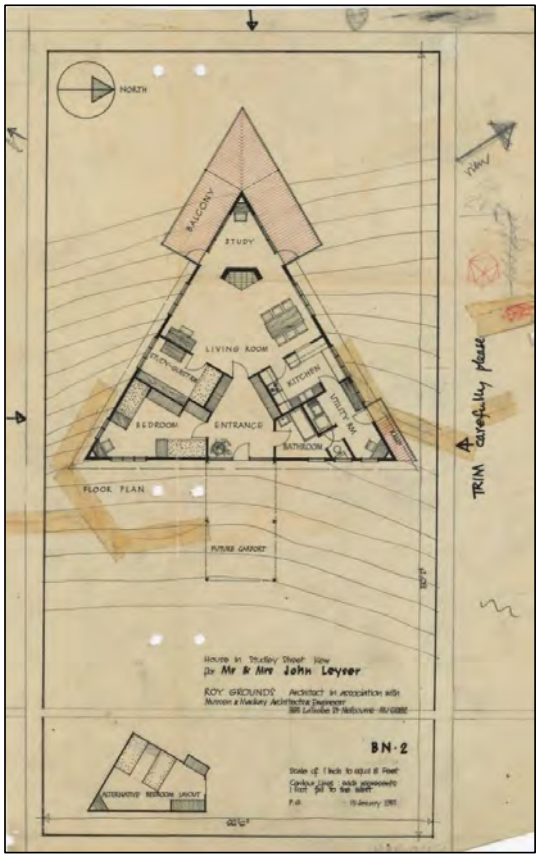
Wille, Peter, "Wilson House, Victoria Cres, Mount Martha, Vic., Chancellor & Patrick,"
(Source: State Library of Victoria, 1964)

The *Wilson House* (1964) above, uses a similar masonry clinker brick and angled roof lines, but the plan is largely rectangular. Chancellor & Patrick had tried to convince the owners to go with a more angular plan but a second design resulted in a more conventional plan. It is nominated in this study for the heritage overlay.

Described as a homestead style house, the *McDonald House* at 14 Glen Shian Lane Mount Eliza (1963) uses a very similar modular brick pier arrangement with cantilevered roofline, in a strictly rectangular plan. It is proposed for a HO in this study.

Outside of the Mornington Peninsula Shire is the very influential *Leyser House* (1951), designed by one of David Chancellor's teachers, Roy Grounds. This house more than any other shows great similarities to the *Shaw*

House. It was the first house in Melbourne to be built on a triangular plan. It is included on the RAIA Twentieth Century Buildings Register.



Roy Grounds, plans for Leyser House.
(Source: State Library of Victoria, 1951)



Fowler, L., "Triangular House, Studley St, Kew, overlooking Yarra River"
(Source: State Library of Victoria, 1952)

Recommendations

Extent of the Heritage Overlay

Shaw House at 504 Tucks Road, Shoreham is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the yellow boundary line shown on the aerial map below, to a distance of at least 10m from the edge of the building.



Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

HILDEBRAND HOUSE

Address	57 Parklands Avenue, Somers
Place type	Residential
Designer/architect	Robinson Chen (Kai Chen)
Construction dates	1989-1990
Architectural style	Late-Twentieth Century Post-Modernism
Assessed by	heritage ALLIANCE, August 2022



View of the house from Parklands Avenue
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

57 Parklands Avenue, Somers, known as the *Hildebrand House*, is an unusual split level beach house formed by a complex of concrete shapes that from the street, are difficult to reconcile as a residence. In a stark and open landscape without fence, driveway or garage, the house is a perplexing structure. Designed by the architects Robinson Chen, for Janice and Denis Hildebrand, the house is of significance as the last residential commission by the architectural partnership and is one of the firm's best known works. The house is considered an outstanding and technically complex design, and a rare example of Deconstructivist architecture.

The following elements or design features are significant: the complex shape of the concrete forms, retaining walls and earth berms, restrained 1990 colour scheme of the exterior and contrasting bright colour scheme of the interior, open landscape at the front without fence, garage, driveway or carport and the unusual fenestration.

How is it significant?

57 Parklands Avenue, Somers, is of local architectural and technical significance to the Shire of Mornington Peninsula.

Why is it significant?

57 Parklands Avenue, Somers, is of rare architectural significance as an outstanding example of the residential work of the short lived firm, Robinson Chen. Praised in the architectural press almost as soon as it was built, the house is an essay in the plastic use of concrete to form a habitable space. The building is formed from a quadrant shape at the front and a stepped-up trapezoid at the rear, with high retaining walls in concrete encircling the structure on three sides. The unusual form and complex of shapes makes the building difficult to comprehend as a house from the outside and inside presents a highly coloured space of angles, curves and corners. Architectural historian Phillip Goad described it as "a testament to their skill in formal and spatial manipulation" and was widely published. The house featured prominently in the Australian Pavilion at the 1991 Venice Biennale. Architecturally and technically, it is a rare example of Deconstructivist architecture in the Mornington Peninsula Shire. (*Criterion B, E and F*).

Description

The unusual, curving and angular shape of this house makes description very difficult. It can best be appreciated by looking at the Council building plans and elevations, which themselves are difficult to understand, without resorting to photos. Developed as a concept house which makes use of the plasticity of concrete to shape the space, it is an ingenious design on a suburban site which creates an exceptional space.

The design is difficult to 'read', purposely so, and because of this it can be called Deconstructivist.

> "It creates a sense of dislocation both within the forms of projects and between the forms and their contexts … Deconstructivism undermines conventional notions of harmony, unity, and apparent stability." (*Oxford Dictionary of Architecture*,1999)

The house has been designed to present a mostly blank face to the street and views to the rear where the land falls down to the Merricks Creek. Privacy is achieved for the front bedrooms via an encircling retaining wall which has been bermed to create a raised hillock of grass. At the rear the retaining wall allows for the raising of the rear living areas by 1.5 metres to improve the views and separate the two halves of the space. Entry is via a ground level entry corridor lying between the curved front and angular rear, which peels to the left for the bedroom and service areas and steps up into the living areas. The resulting structure appears, as architectural historian Philip Goad described, "like a beached mollusk clinging to a wet-look gloss black wall (Goad, "Hildebrand House" *Architecture Australia,* Apr 1992: p.42)." This rounder, yet angular appearance has inspired locals to refer to it as the "Somers Opera House (McCartney, 2014:)."

Upon entering the living and dining space, at the rear the design opens up with large windows providing views of the creek and bay, more conventional of the area's holiday homes. These views are segmented by vertical angled columns that Chen describes as "channelling Le Corbusier's monastery at La Tourette (McCartney, 2014:)."

The combined management of light, colour and texture is remarkable within the house. "Ian and I were interested in colour – initially in the Mexican palette of Luis Barragán – and the amazing effect it could have on strong form,' says Chen. But for this project I had moved onto muted colours and this scheme emerged. It is unique and I haven't used it since." (McCartney, 2014:) The house was featured as one of Australia's "Classic Houses" by Monument magazine in 2007.

While the developed plan may seem complicated and where nothing stands still visually, the concrete slab plans reveal themselves to be quite simple. It is the curved and angled elevations which spring off these slab plans and their back-to-back arrangement that make for an unusual visual outcome. The lower half is arranged as a quadrant but the stepped-up portion is trapezoid and opens out as a single space with a complex arrangement of

angled windows. This is a contrast with the lower half with its closed in walls and constricted views of a garden behind retaining walls.

Not long after completion the house was being critiqued by magazines such as *Transition.* The authors discussed the way in which the building revealed itself as neither institution nor home, neither rock nor shell, a building that could not be easily comprehended or intuited from viewing the exterior. The thesis of the critique seemed to be that this was a house like no other, its meaning not easily comprehended and it stood outside the normal approach to architecture.



Dining Kitchen area facing onto rear yard from Karen McCartney "1980-1990 The Hildebrand House, Robinson Chen"
(Source: *70/80/90 Iconic Australian Houses: Three decades of domestic architecture*, Allen & Unwin, 2014)



Interior of house from Karen McCartney"1980-1990 The Hildebrand House, Robinson Chen"
(Source: *70/80/90 Iconic Australian Houses: Three decades of domestic architecture*, Allen & Unwin, 2014)



View of the west (entry) end of the Hildebrand House just after completion. The entrance is behind the prow of the building.
(Source: Peter Bennetts Photographer, 2007)

History

Contextual History

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Along the west coast of the Peninsula, many early holiday-makers were camping at Balnarring, Somers and Merricks. However, a precedent of buying houses as retreats or weekenders was begun in the 1890s when James Griffiths purchased Warrawee as a holiday retreat and Frederick Grimwade purchased Coolart and built the existing handsome marine villa for the same purpose. There was a great increase in beach houses after the advent of the motor car, particularly during the Inter-war period when car ownership skyrocketed. Most of the Peninsula's holiday homes date from that era and later.

In the late nineteenth and early twentieth centuries, many estates were subdivided and offered for sale to permanent residential estates, at the seaside, on the west coast of the Peninsula and at locations on the south and east coasts. In the 1920s there was the Somers and Merricks Estates and the Balnarring Beach township development (Butler & Context, 2012: p.32-34).

Most of the distinctive Peninsula Inter-war seaside estates can be seen around Somers, then known as Balnarring East. The South Beach and Palm Beach estates were subdivided and offered for sale in 1925. The South Beach Estate consisted of 24 one-acre blocks while the Palm Beach Estate featured streets with exotic names such as Florida, Palm Beach and Ocean View, and had an uncommon street layout. Not all blocks sold and development was slow, and it was not until the 1950s that these places rated a mention as a seaside resort in the Victorian Municipal Directory (Butler & Context, 2012: p.36).

A holiday camp for children was started at Balnarring East by the Governor of Victoria, Lord Somers in 1930. The camp was established on land donated by JS Feehan the owner of Coolart. Saxil Tuxen surveyed the site, and Stephenson & Meldrum were the honorary architects. The first camp was held in 1931 but by 1939 the RAAF had taken over the site for war training. The camp went back to being a children's camp in 1959. At some point between 1930 and 1945 the town's name was changed to Somers.

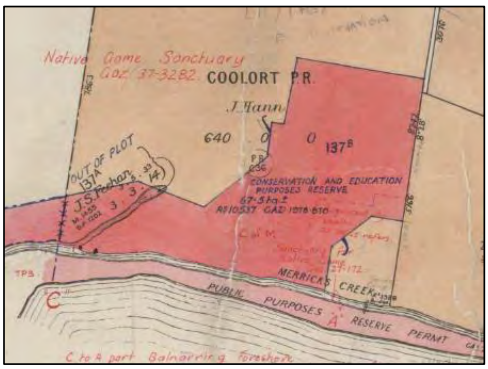
In the post-war period Somers saw a rise in activity as it was selected to host incoming migrants on land that belonged to the RAAF during the Second World War. Between 1949 and 1957, Somers Camp was used as a migrant hostel which gave temporary accommodation, basic orientation and English lessons and processed migrants to employers. The Somers camp was mainly for women and children and all nationalities were accommodated together. At its peak it held 1300 residents (Butler & Context, 2012: p.39). The camp was then reverted back to use by the Education Department as Lord Somers Camp and is still known as this today.

Place History

The *Hildebrand House* at 57 Parklands Avenue, Somers was constructed over 12 months, ca.1988-1990, for clients Denis and Janice Hildebrand to a design by Kai Chen of Robinson Chen (Building plans, Mornington Peninsula Shire, 1988; McCartney, "1988-1990 The Hildebrand House, Robinson Chen," 2014).

The site is situated along Merricks Creek and overlooks Westernport Bay. Historically, it was part of the expansive Coolart Estate, initially a pastoral lease taken up by the Meyrick brothers, later purchased by J.S.

Feehan, then prominent businessman Frederick Sheppard Grimwade, and finally Tom Luxton before being declared a nature reserve by the Commonwealth Government (*Bittern Parish Plan,* Public Record Office Victoria; Context, *Mornington Peninsula Thematic History,* p.8; p.23). Prior to this, in 1930, Feehan donated a portion of Coolart for use as a holiday camp for children, known as the Lord Somers Camp for which Somers would later derive its name (Context, *Mornington Peninsula Thematic History,* p.169).



Parish plan showing Coolort Preemptive Right with arrow indicating location of subject site at 57 Parklands Avenue, Somers. (Source: Bittern Parish Plan, Public Record Office Victoria: VPRS 16171/P1/1)

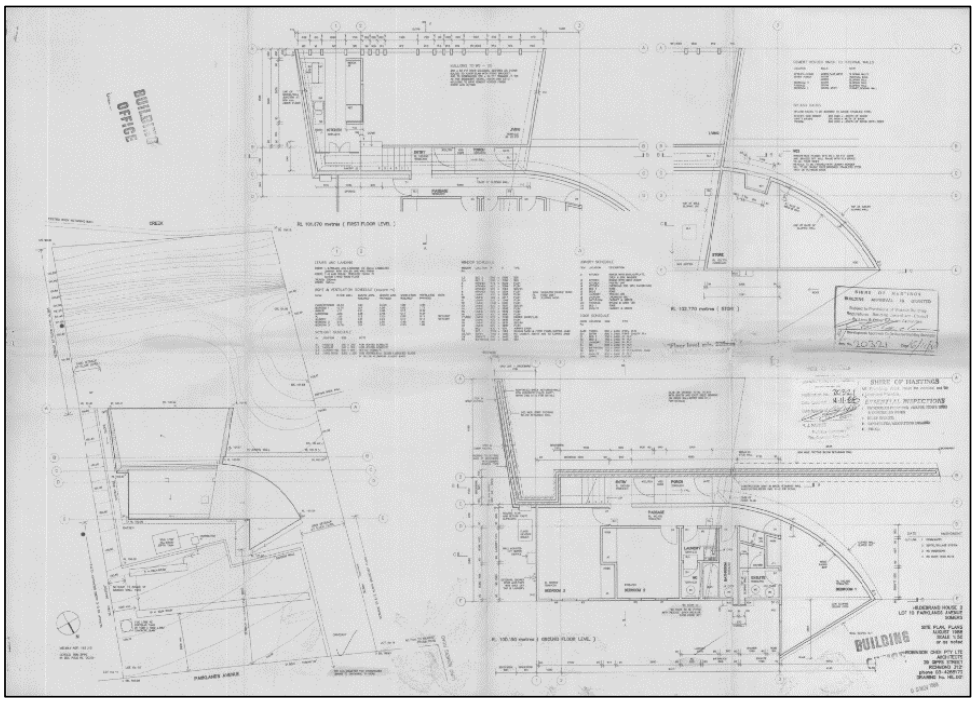
The subject site at 57 Parklands Avenue was first developed as a general store servicing the Lord Somers Camp (McCartney, 2014). In the late 1980s, Denis and Janice Hildebrand acquired the site with the intent to redevelop it as a holiday retreat. Janice, a computer operator, and Denis, a pharmacist and former owner of Hildebrand's Chemmart Pharmacy in Frankston, came across the site in an estate agent's window. Denis is quoted as saying of the site:

> *"We saw a photo of the creek in an estate agent's window and yet when we came to the address it wasn't visible […] Only when you walked through the site did you see it and it felt like something of a surprise* (McCartney, 2014)*."*

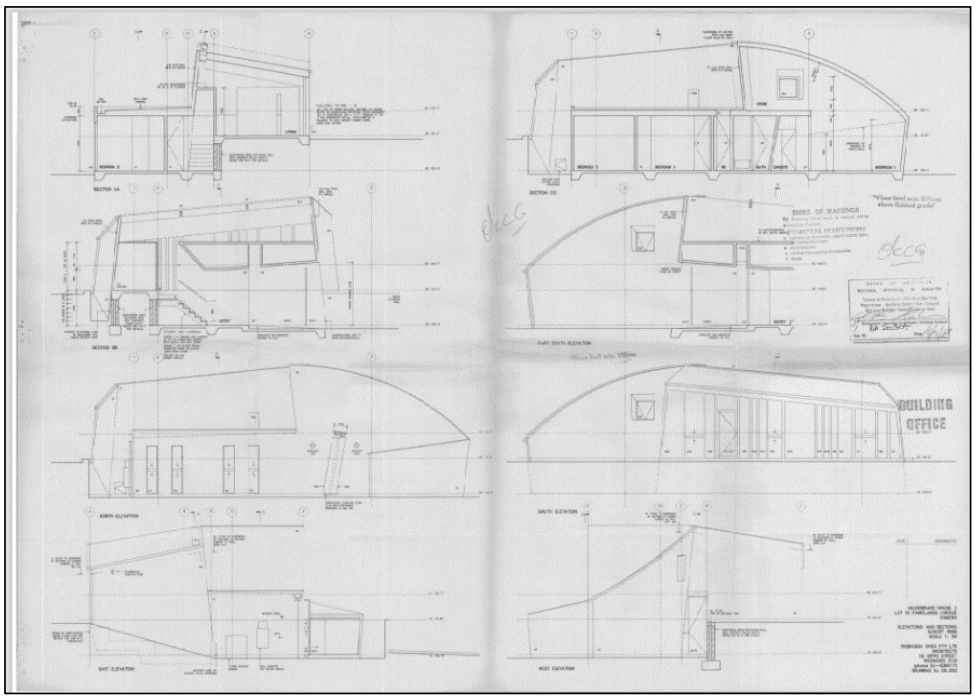
This unique site would become central to Chen's design ("Shack of the New," *The Guardian,* 17 June 2000). The Hildebrand's first became acquainted with Chen during the design of their house at 4 Fenton Crescent, Frankston South in 1977, before then approaching him to design their holiday home in 1987. Architectural historian Karen McCartney writes of this moment stating:

> *"The Hildebrands, no strangers to commissioning architect-designed houses, had engaged Borland & Brown Architects to undertake a major renovation of their Frankston house. They met Chen, who was then a student in the architectural office and was working on the detailing of their kitchen. They liked him, remembered him and looked him up when they were planning to build in Somers* (McCartney, 2014)*."*

Often, architect's must design their own homes in order to be free of the constraints that clients often place on their designs, however, in the Hildebrand's, Chen was provided full trust in his vision for the site (Crafti, "The Somers House," 2000: p.3. Initially, Chen proposed a two-storey, L-shaped configuration, but quickly realized it sat too close to the creek. His second design was what Chen described as an "intuitive response to the site (McCartney, 2014)."



Building plans for Hildebrand House at 57 Parklands Avenue, Somers.
(Source: Building files, Mornington Peninsula Shire, 1988)



Building plans and elevations.
(Source: Building files, Mornington Peninsula Shire, 1988)

The house has been widely publicized and highly regarded and featured prominently in the Australian Pavilion at the 1991 Venice Biennale (Goad, "Hildebrand House," 1992: p.42; Jackson, "Archi Coloree," *Vogue Living*, 1994: p.90).

It appears that the Hildebrand's have retained ownership of the property, as there are no reported sales since its completion.

Robinson Chen

Established in 1981 by Ian Robinson and Kai Chen, the partnership of Robinson Chen has produced a short but remarkable portfolio of award-winning houses and residential alterations, which have been published and exhibited internationally. The pair had studied at the University of Melbourne, Chen graduating in 1979 and Robinson in 1989. Robinson had gone on to work for the Louis de Soissons Partnership in London (1973) and practiced as a designer-builder before his graduation. Meanwhile, Chen worked for Kevin Borland (1977-78) prior to his graduation the following year. This was how he met his future clients, the Hildebrands.

The partnership drew on Chen's interest in space, place, and natural light found in the works of architects Charles Moore, Louis Kahn, and Kazuo Shinohara and Robinson's interest in bringing together design and the building process. The two worked together for 8 years in their Richmond studio-office, basing many of their designs in the Richmond area. These included a series of townhouses, Preece (ca.1984), Chen (1985-9), and Wheeler (1988). Beyond Richmond, there is the Magnolia Court House in Rye (1982) which won an RAIA award in 1982.

In 1989, the partnership ended and Kai Chen completed the Hildebrand house on his own. In 1991 Chen joined the firm Lovell & Associates, later known as Lovell Chen. (*The Encyclopedia of Australian Architecture,* eds. Goad and Willis, Cambridge University Press, 2012: p.600-601)

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns

7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

Few buildings could be viewed as comparators except perhaps other buildings which use concrete in a "plastic form". Certainly there are none known in the Mornington Peninsula Shire. Perhaps the other known use of concrete in a more experimental format and outside normal construction forms is the Sound Shell at Rosebud, listed on the Victorian Heritage Register (H2299). As it isn't a residential building it is difficult to use this as a comparison.

Another Robinson Chen house, known as *Mikado* at 26 Magnolia Court, Rye (1982) won the RAIA award in 1982, and is a well-known residential project of this firm. The citation for the property states that it is a fine and early manifestation of the Deconstructionist branch of post-modernism. The house is listed on the heritage overlay HO120.

Similar to Parklands Avenue, 26 Magnolia Court employs pure geometric forms and tricks of perspective on a much more modest scale and ambition than the Hildebrand House. Lacking a clear, predictable shape and creating angled and strangely shaped rooms it reflects similar design intents to 57 Parklands Avenue. Both were listed in the 2008 Survey of Post-War Built Heritage in Victoria.



Plan of 26 Magnolia Court, Rye
(Source: realestate.com, 2008)

Not situated in Mornington Peninsula Shire is the house which introduced Kai Chen to the Hildebrands, who commissioned 57 Parklands Avenue. No. 4 Fenton Crescent, Frankston South was designed by Kevin Borland for the Hildebrands and in 1977, Kai Chen worked in the Borland office documenting changes to the design. This house is one of Borland's 'shapist' designs in rugged timber, stepping down and elevated over a steep slope. Elements of the design, the surprise of the rear elevations and the off-kilter angles, curves and arrangement of space obviously appealed to the Hildebrands and was further explored by Kai Chen in the Somers house.



4 Fenton Crescent, Frankston South by Kevin Borland
(Source: realestate.com, 2011)

Recommendations

Extent of the Heritage Overlay

Hildebrand House at 57 Parklands Avenue, Somers is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	Yes
Internal alteration controls	Yes
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

CARNEGIE HOUSE

Other Names	*The View*
Address	7 Kildrummie Court, Sorrento
Place type	Residential
Designer/architect	McGlashan and Everist
Construction dates	1967; alterations 1986, 2021
Architectural style	Post-War Modernist
Assessed by	heritage ALLIANCE, August 2022



View of front gate 7 Kildrummie Court, Sorrento (property cannot be seen from the road)
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

7 Kildrummie Court, Sorrento, known as *Carnegie House* was built in 1967 for the Carnegie family, and was designed by eminent architectural firm McGlashan and Everist, at a time when they were designing some of their most celebrated buildings. It is a timber clad beach house expressed as a series of three modular pavilions which run down a narrow cliff-top slope to private beach access and a boat shed. It is an excellent example of the work of this firm, which responds to its landscape and siting with lightweight materials and large areas of glass, to create small floating boxes that nestle into the cliff.

The following elements or design features are significant: vertical timber cladding, flat-roofs, full-height windows set in timber frames, pergolas, doors, original decks, ventilation screens, arrangement of spaces across the site and the integration of the landscape into the structures.
The following elements or design features are not significant: extensions and glass balustrading to front deck, large shade structures introduced more recently.

How is it significant?

7 Kildrummie Court, Sorrento, is of local architectural and associational significance to the Shire of Mornington Peninsula.

Why is it significant?

7 Kildrummie Court, Sorrento, is of architectural significance as an excellent example of a McGlashin & Everist holiday house of three linked pavilions, designed to allow for minimal intervention on a narrow, sloping site with a spectacular view. The Carnegies encouraged the architects to design something simple, which was achieved by three flat roofed pavilions which are offset and then step down the slope with timber decks providing outdoor spaces. The restricted palette of vertical timbers both inside and out, concrete floors, canvas ceilings, timber ventilation screens and full-length windows enhance the feeling of simplicity and integration into the coastal landscape and provided ingenious solutions to shading, ventilation and views. This elegant, seemingly simple approach was used by the architects for a series of houses completed by them in this period of their partnership and culminated in *Heide II* in Bulleen a year later. (*Criterion E*).

McGlashan & Everist designed a number of celebrated beach houses of which one other is included on the Mornington Peninsula heritage overlay and two others on the State Heritage Register. The simple use of pavilion planning, flat roofs and large scale window walls, and the methods by which they balance aesthetics and creative problem solving, define the firm's work. *Carnegie House* remains true to the intent and materiality of the original design, has been modified twice, once by the original architects for new owners, and is an excellent example of the work of these celebrated and accomplished architects at the height of their careers.(*Criterion H*)

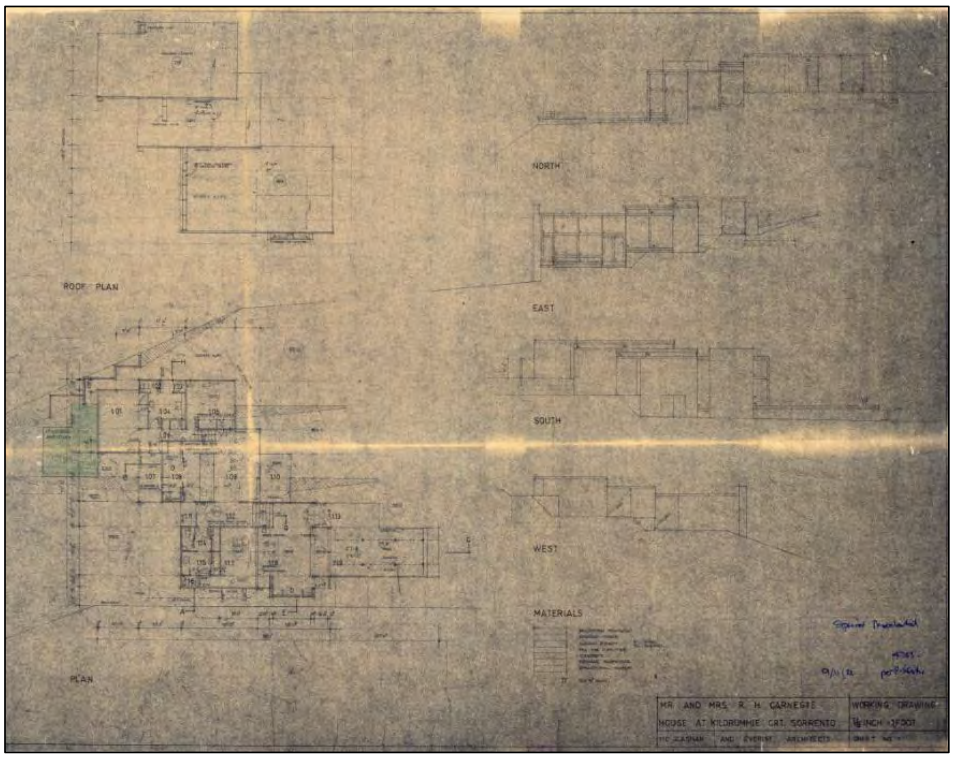
Description[1]

Like other McGlashan and Everist designs of this period, *Carnegie House* is deceptively simple. From the plans and descriptions, it can be seen that it is constructed of three flat boxes which are linked pavilions, with different functions, stepping down closer to the cliff top edge towards a panoramic view of the bay (Building permit 8058, Mornington Peninsula Shire, 1996; Heritage Victoria VHR nomination and assessment,2008). The house harks back to their earlier modernist designs where the landscape lends to the design of an indoor-outdoor building, and a mood of deceptive elegant simplicity.

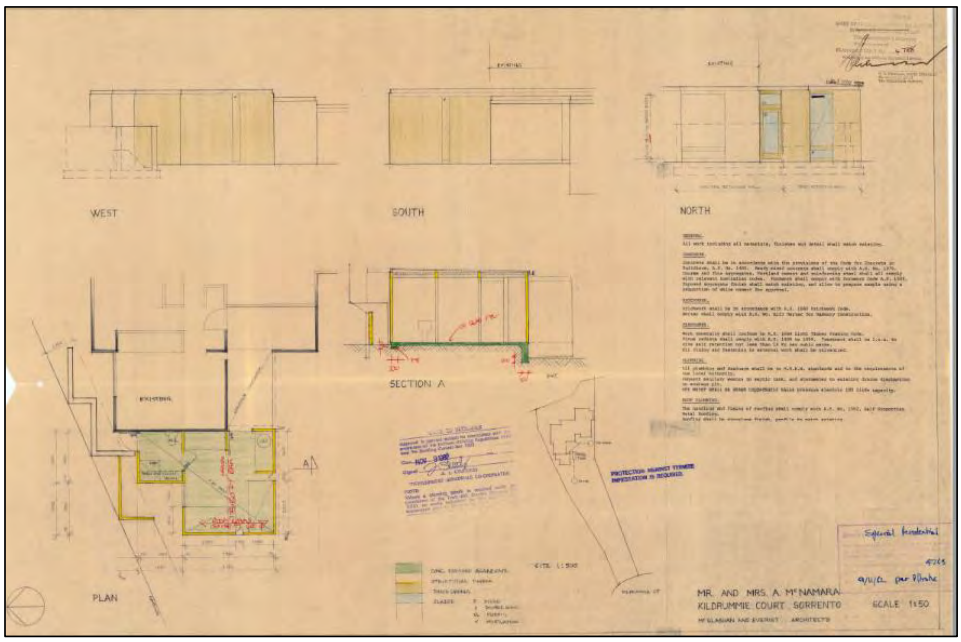
The construction is simple; modular planning, flat roofs, timber framed walls with vertical pine cladding externally and internally, timber pergolas and decks. Large timber framed windows with ventilation screens providing light and views to the water. The only flat land on the site is provided by a series of decks that join the spaces and landscape, and the open carport and parking area to the street side. The walls are also delineated on original drawings as simply a series of vertical rectangles with heavier horizontal linework indicating roof fascia edging of each slightly higher roof.

The house was to lie very much flat on the land at a cliff edge 60 feet above the Bay with little excavation into the hillside so as not to disturb the reef of limestone which stabilised the land area of the cliff. An extension to the north west corner was made in 1982 (bedroom and en-suite) . Sometime later a further similar extension was permitted on the south west corner of the house (a lounge room plus en-suite). Both these alterations were undertaken by the original architects McGlashan & Everist as was a car port in the 1990s. Recent work by the architectural firm Cera Stribley have restored aspects of the building interior (walls, floors and ceilings) while upgrading windows to double glazing and introducing heating, new kitchen area and bathrooms. It would appear from recent photos of the site that large shade structures have been introduced over the external decks and the main deck area has been extended and a new glass balustrade introduced.

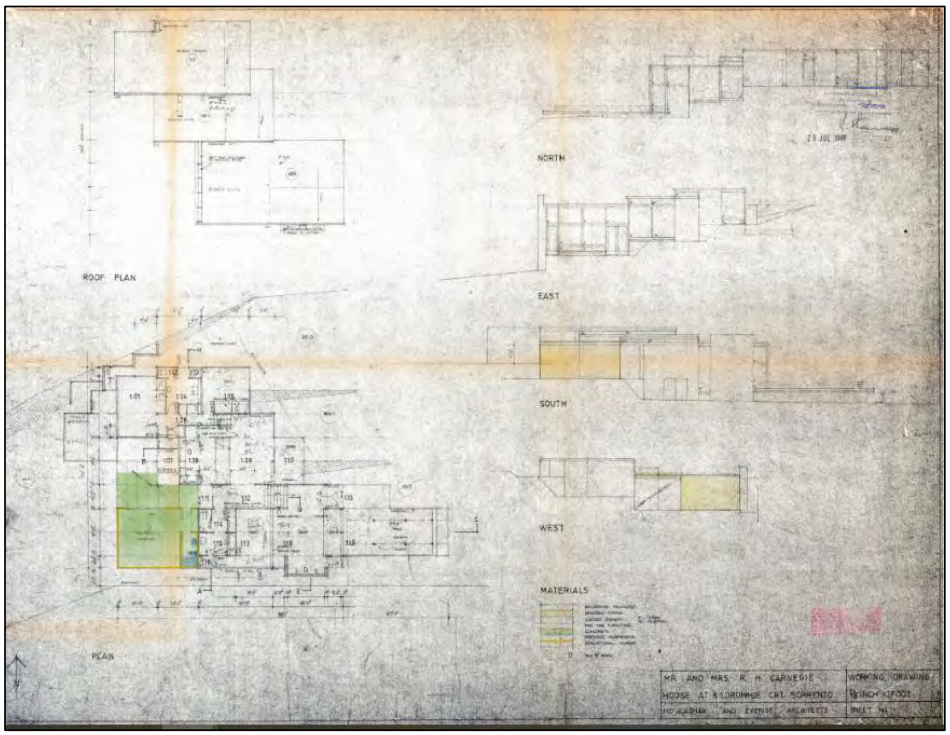
[1] As this site is difficult to see from places publicly accessible, much of the description is based on drawings, photographs, and written descriptions contained within the public domain.



Permit issued 1982,for alterations by McGlashan & Everist, using original drawings.
(Source: Mornington Peninsula Building files)



New rear addition to the house, for A. McNamara called Stage 2 by McGlashan & Everist, permit issued 1982
(Source: Mornington Peninsula Building files)



Drawings of the house from Building permit 1986, using original drawings.
(Source: Mornington Peninsula Building file)



Illustration of the forward deck (east view) Wolfgang Sievers
(Source: from the book Living and Partly Living 1972)



Interior after renovations which occurred circa 2018.
(Source: "Sorrento House, Sorrento, Victoria," Cera Stribley, 2018, accessed August 2022: https://cs-a.com.au/work/sorrento-house)

History

Contextual history

The Bunurong People of the South Eastern Kulin Nation are the Traditional Owners of an area of land which extends from Frankston to Point Nepean and to Leongatha, Drouin and Wonthaggi. The Bunurong People's traditional way of life which has been practiced for hundreds of generations, was interrupted at the turn of the nineteenth century with the first contact made with Europeans. This contact spread new diseases to which Bunurong People had no resistance, and the effect on their health was devastating. These first Europeans, who had ventured over Bass Strait from Van Diemen's Land, also interrupted vital food resources with their hunting and fishing, and the heinous practice of stealing women and children broke family networks, spread venereal diseases and further decimated Bunurong People. The first occupation by Europeans of Bunurong Country, occurred in October 1803 (Butler & Context, *Mornington Peninsula Thematic History*, 2012: p.12-15). In September 1836, the Port Phillip land district was proclaimed as open for settlement, allowing the sale of Bunurong Country to Europeans. The Bunurong have never ceded Sovereignty.

Sorrento was occupied by European settlers quarrying and burning lime, fishing and practising limited agriculture. The lime burning industry of the Nepean Peninsula was vital to the development of the Peninsula and Melbourne. In 1803 the settlers of Sullivan Bay used local lime to construct chimneys and were the first to recognise its potential. In June 1839, John Fawkner who had been at Sullivan Bay, was advertising Nepean lime for sale in Melbourne. (*Port Phillip Patriot and Advertiser*, 22 July 1839). Lime was transported on small lighters to boats moored out in the channel between Sorrento Pier and the Baths. Later it became common to build kilns on the foreshore where bagged processed lime could be run out on small jetties to lime craft (Hollinshed, *Lime Land Leisure*, 1982: p.51).

By the 1860s the Nepean Peninsula was recognised as not only a sublimely beautiful landscape with easy access to the Bay and the Ocean, but as a place for holidaying and respite from Melbourne. As early as 1868 George Selth Coppin (1819-1906) was planning to develop Sorrento township, foreshore and back beach as a place for tourists. He purchased 225 acres and subdivided it into small allotments for shops and houses. By 1874 he had established his own steamship company and later a steam tramway to transport visitors from Melbourne to his Ocean Amphitheatre at the back beach. Another influential developer of Sorrento was Charles Gavan Duffy (1816-1903), who developed 600 acres with his neighbour W.Cockburn, for gentleman's cliff-top villas, of which many still line the edge of the Bay. The *Bella Vista Estate* created the unusual alignment of Point Nepean Road and reserved Sorrento Park (Butler & Context, 2012: p.29-30).

By the 1890s Sorrento township and Ocean Beach Road had begun to develop with new facilities such as a Mechanics Institute and shops. On the west side of Ocean Beach Road, opposite the Continental Hotel was Stringers Stores, the Athenaeum Theatre, and the Oriental Coffee Palace. Between 1900 and 1910 a number of buildings were constructed on both sides of Ocean Beach Road, to provide accommodation and retail services. Along Melbourne Road, Hotham Road and in East Sorrento, a large number of permanent and holiday homes were constructed in this period, as were schools and businesses (Butler & Context, 2012: p.90-91).

In the early 20th century, development of Sorrento was impacted by the closure of the steam tramway and steamer services and the rise of the motor car tourist. Construction of holiday homes and weekenders steadily increased in the Inter-war period and then again in the Post-World War Two years. A major building wave began in the Inter-War period, with the replication of suburban styles in the streets of Sorrento and Portsea. The later part of this period, after World War Two, saw some modernist designs for holiday homes resulting in a new trend of modernist beach houses by innovative designers for a wealthy clientele (Butler & Context, 2012: p.109-110).

The influence of modernist architecture in the Post-War period was felt not only among architects but influenced the local tradition of beach shacks through the 1960s, 70s and 80s. Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation (Butler & Context, 2012: p.111).

Place history

The *Carnegie House,* is situated along the cliff-side at 7 Kildrummie Court, Sorrento overlooking Port Philip Bay. Architects McGlashan and Everist were commissioned to design the house for Sir Roderick Howard Carnegie AC and his wife Carmen Sandra Carnegie (Building permit, 8058, Mornington Peninsula Shire, 1996).

Kildrummie Court was historically part of Crown Allotment 96B in the Parish of Nepean (*Nepean Parish Plan,* Public Record Office). The allotment was purchased in 1871 by Captain H.A. Coffey as part of the subdivision of the Bella Vista Estate, and shortly thereafter, a house was constructed from local limestone (*Map of villa sites at Bella Vista, Sorrento*, State Library of Victoria, ca.1870; *The Age*, 11 Jan 1995, p.53). The house remains in situ, though masked by alterations, at 5 Kildrummie Court, and was referred to as *The Roost* or *Sheldon* (*The Age*, 11 Jan 1995, p.53; *The Australian*, 11 Jan 2021, p.14). The relationship between this and the house at 7 Kildrummie Court extends beyond the subdivision of the surrounding land in the mid-century, from which the subject site was carved out.

It appears that the house was sold following the death of then owner Elizabeth Cooper in 1952, the purchasers being Douglas Carnegie and Margaret Carnegie AO OAM (1910-2002) from New South Wales (*The Age,* 2 Aug 1952; *The Age,* 5 Jan 1963, p.8). Douglas grew up in Melbourne as part of a wealthy family whose fortunes derived from piano manufacturing (Birth Record, 1910; "Douglas Carnegie," National Portrait Gallery, 2017). Following military service during World War II and a diagnosis of spinal meningitis, Douglas was directed by doctors to move to the countryside (Enlistment Record: Carnegie, Douglas Howard, 1939-1948.). He and Margaret purchased a thousand-hectare property in New South Wales known as *Kildrummie*, the name then given to Kildrummie Court, Sorrento. The Carnegies became renown for breeding prized Poll Hereford cattle in the 60s and 70s, before selling the station in 1979 and moving back to Melbourne ("Douglas Carnegie," National Portrait Gallery, 2017).

The subdivision of *The Roost* likely took place in the 1960s, as the earliest houses were constructed 1967 and 1968 (*The Age*, 11 Jan 1995, p.53). The earliest of these is *Carnegie House*, owned by Douglas and Margaret's son, Roderick. Located near his parents and amongst Portsea and Sorrento's business elite, it was the ideal site for business minded Roderick to construct a holiday retreat.

Roderick commissioned architects McGlashan and Everist to design the holiday home. Not only was the firm becoming widely acclaimed for designing other holiday homes such as the *Grimwade House* in Rye (ca.1961-62) (H2209), but the pair, particularly Neil Everist, were also directly acquainted to Roderick, all having attended Melbourne University (Goad, "Vale Neil Everist, OAM, 1929-2016," 1 Apr 2016; "H.C. Coombs Lecture – 1996,"

Edith Cowan University). Both Carnegie and Everist were students at Trinity College and avid rowers, competing together for the Melbourne University Boat Club (Guerin, "1953 Australian University Championships," *Australian Rowing History*;).

The Carnegie's seem to have retained ownership of the cliff top house until the early 1980s, listing it for auction in November 1981 (*The Age,* 31 Oct 1981, p.76). It was owned by the McNamara family for several decades until 2009, selling for a reported $8 million (*The Herald*, 18 Jan 2009, p.78; "7 Kildrummie Court, Sorrento," *RealEstate.com.au*). The current owners undertook works to restore and update the property in 2021, keeping in line with the original design of McGlashan and Everist (Al-Atafi, "Timeless," 2021: p.47). Commissioning Cera Stribley, the works included updates to the glazing, flooring, and heating and cooling systems (Al-Atafi, "Timeless," 2021: p.50).

Sir Roderick Carnegie (1932-)

Sir Roderick Howard Carnegie AC is a prominent Australian businessman who has primarily worked in the coal industry. In 1958 he became a consultant with McKinsey & Company Inc. based in New York, returning to found Australian practice of McKinsey in Melbourne in 1963. Then in 1967, he moved back to New York to become managing director of the company. He subsequently joined CRA Limited (Rio Tinto) as Finance Director in 1972, then served as Managing Director from 1974 to 1986 as Chairman. He has since served as the director of several other companies including the Australian Advisory Board of General Motors, and CSIRO, among others.

In June 1978 in the Queen's Birthday Honours he was made a Knight Bachelor for his services in mining. In 2003, he was appointed a Companion in the General Division of the Order of Australia, and he is also a Fellow of Trinity College and a Patron of the Australian Centre for Blood Diseases.

McGlashan and Everist

David McGlashan (1927-1997) and Neil Everist (1929-2016) met at Melbourne University where they studied architecture, and both had an interest in rowing. They formed an architectural partnership in 1955 and ran two offices, one in Geelong run by Everist and one in Melbourne run by McGlashan. This split arrangement of the practice continues to this day.

Their very first commissions were beach houses, the *Grimwade house* at Rye (1960) VHR 2209 which won the Victorian Architecture medal; the *Reed House* at Aspendale (1961) and the *Osborne House* at Portsea (1960), HO474. Many other beach houses followed and by the time they designed *Carnegie House* in 1967 they had the experience of designing 11 other beach houses. The designs they employed in beach houses gave them an early reputation for innovation and experimentation.

Their most well-known and much awarded work was *Heide II* at Bulleen (1963-7) VHR1494, which is now part of Heide Museum of Modern Art. They developed a style which reflected their interest in American and Japanese architects and Bauhaus principles of simplicity and elegance. This is reflected in their stripped back interiors and simple plan and pavilion forms. They later undertook some very large commissions including very notable public works in Geelong. McGlashan & Everist continued to operate as a firm until 2022, when it was amalgamated into a larger firm called PMDL.

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

McGlashan and Everist designed 11 beach houses during their careers. Of these there are three notable examples which demonstrate something of their stylistic approach to architecture; the *Reed house* at Aspendale of 1962, the *Grimwade House*, Rye listed on the VHR as H2209 of 1963, and the *Osborne House* 1960, (HO474) which reflect a philosophy of architecture as simple containers of functions, within pavilions with flat roofs. The *Grimwade House* at Rye won the Victorian Architecture Medal of 1964. The design of *Carnegie House* is reflective of a shift in the firm's style, moving from minimalism of the early 1960s like that demonstrated in the *Reed House* and *Osborne House*, to a more regionalist style characterized by stepped plans which saw its apotheosis in *Heide II* (1966-67) that won the RAIA Bronze Medal in 1968.

There are similarities between *Heide II* and *Carnegie House* in the arrangement of external and internal spaces and the arrangement of rooms as they step down the slope with concrete floors, flat roofs and natural materials that move from inside to outside. *Carnegie House* has large window areas which frame views of the Bay and bring the landscape inside, many of the rooms had built in furniture, nooks and fixed storage and shelving, similar to *Heide II*. The materials are simplified, repeated and the palette is natural.

The *Grimwade House* at Rye was designed by McGlashan and Everist and constructed in 1961-62. The house, comprises five flat-roofed pavilions, linked by covered ways, which create a variety of sheltered outdoor courtyards between the wings, similar to the role of the timber decks at *Carnegie House*. The walls are constructed of vertical western red cedar boards weathered to natural grey, which are carried into the inside walls as well. Extensive floor to ceiling glass and sliding panels, are shaded with timber pergolas or verandahs,

with the main bedroom wing having a generous breezeway with flywire panels. It shows a creative and radical approach to siting, form, planning, and use of materials – and many of the ideas about siting and planning, ventilation, shading and indoor/outdoor spaces are repeated at *Carnegie House*.

Osborne House (1960) 33 Campbells Road, Portsea (HO474) was an earlier design by McGlashan and Everist. The citation from the Area 3, Heritage Review states; "One of a number of holiday houses that the firm is known to have designed on the peninsula for elite Melbourne families, this example anticipates subsequent developments in the firm's mature work, especially in its incorporation of walled courtyards that would recur in later projects such as the celebrated Heide II in Bulleen (1968)." (Mornington Peninsula Heritage Review Area 3, 2019). Although *Osborne House* demonstrates the beginning of the M & E style, with planar walls, extensive areas of glass and a limited palette of materials, *Carnegie House* illustrates a more developed and mature design approach and mastery of their techniques.

The *Grimwade House* was published in Architecture in Australia in 1964, following the awarding of the Victorian Architecture Medal in 1963. It led directly to other commissions, including John and Sunday Reed's house at Aspendale, and then *Heide II*, and established McGlashan and Everists' reputation as designers of beautifully sited, elegantly minimal houses with a distinctly Australian character and setting. *Carnegie House* sits among these other local examples as an evolution of the ideas they formed in the 1960s.



View of the Osborne House, photographed by Ian Hawthorne soon after completion, c1960.
(Source: Philip Goad, Living in landscape: Heide and Houses by McGlashan and Everist, 2006)

Recommendations

Extent of the Heritage Overlay

7 Kildrummie Court, Sorrento is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

COX HOUSE

Address	8 Wrights Close, Sorrento
Place type	Residential
Designer/architect	Graeme Gunn (Gunn Hayball Pty Ltd)
Construction dates	1981
Architectural style	Late-Twentieth century
Assessed by	heritage ALLIANCE, August 2022



View of the house from Millionaires Walk
(Source: heritage ALLIANCE, 2022)

Statement of Significance

What is significant?

8 Wrights Close, Sorrento, is a beach house designed in 1981 by architect Graeme Gunn for the Cox family. It is located with a view of the Bay, across Millionaire's Walk. The house is expressed at the end that is viewed by the public, as three gabled pavilions set side by side, but staggered to reflect the slope of the ground down to the east, where the building has a lower level. The western pavilion is single storey and much shorter than the other two. A small pool in front of the eastern gable in the deck remains but with new balustrading. The house is deceptively simple, light and casual from the outside, but the design hides a spacious and interesting, mostly masonry house, over two levels, with a flattened cathedral ceiling in the upper level reflecting the arched ends. The scale of each gabled pavilion and lightweight cladding on upper levels and the verandahs, reference vernacular beach houses and local bathing sheds.

The following elements or design features are significant: gable-ended pavilions in staggered arrangement, bagged brick work below and weatherboard above, timber framed windows and doors, including the glass arches and small swimming pool.
The following elements or design features are not significant: new expanded arrangement of timber decking and glass balustrade, and blue door awning.

How is it significant?

8 Wrights Close Sorrento, is of local architectural and associational significance to the Shire of Mornington Peninsula.

Why is it significant?

8 Wrights Close, Sorrento, is of architectural significance as a notable example of a beach house designed by well-regarded architect Graeme Gunn. From the Bay side it appears like three small, lightweight bathing boxes built side by side but with staggered roofs. This simple appearance belies the solid masonry walls and a hidden lower level to the east and rear. Architectural writer Alex Selenitsch has described the *Cox House* as a conglomerate, "effortlessly combining the casual and formal" and an early expression of Gunn's use of separate gable roofs spread over a single flat plane, reflecting vernacular building traditions. Minor alterations have occurred to the Bay end including removing the latticework and changes to the arrangement of the deck. (*Criterion E)*

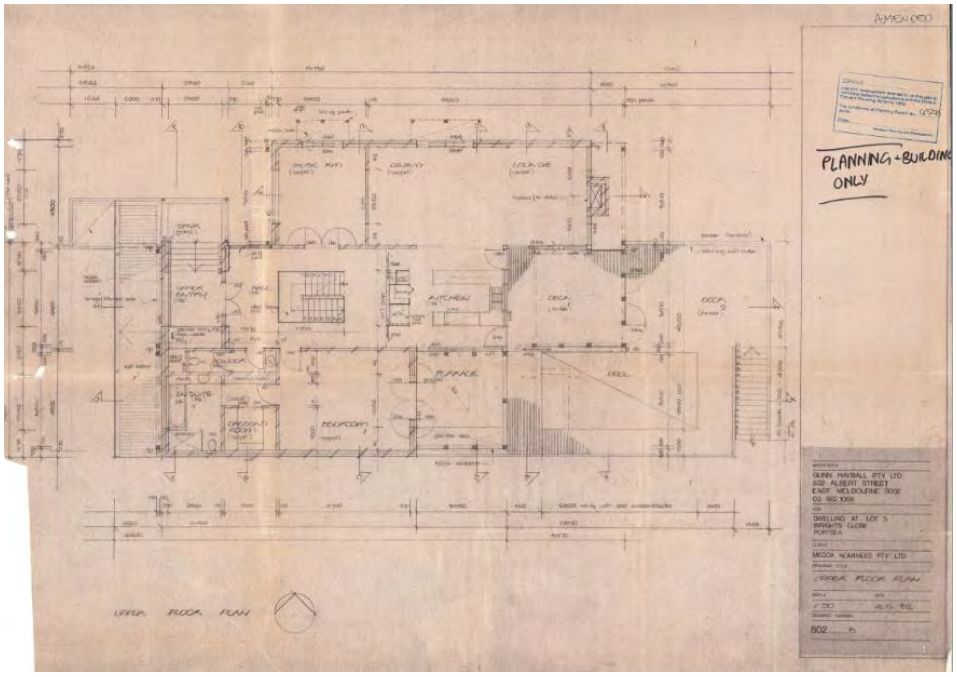
Graeme Gunn (1933 -) is an eminent architect who won the 2001 President's Award for Lifetime Contribution to Victorian Architecture and in 2011 he was the recipient of the AIA Gold Medal. Although well known for his residential and institutional design work, Gunn has also been a seminal influence on architecture and education in Victoria, for over five decades. He is known for his advocacy of architecture's social mission and is extremely well-respected by his peers. *Cox House* was designed by Gunn at the start of the 1980s and he then went on to design some of his most well known buildings using a similar approach with parallel gable roofs. *(Criterion H*)

Description

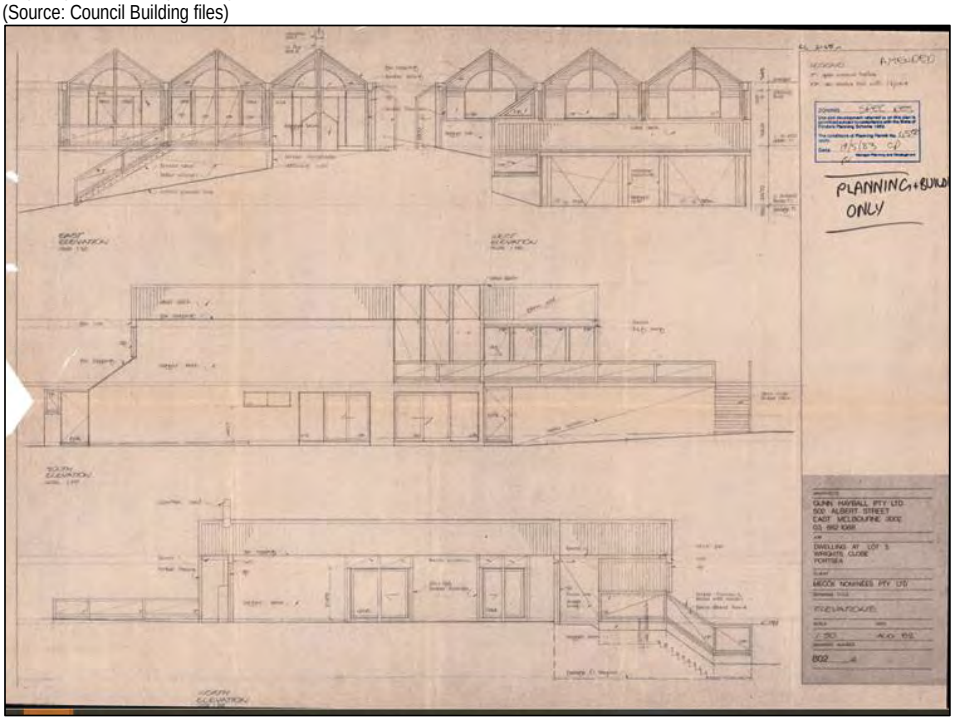
8 Wrights Close, Sorrento is a house of three parallel gable ended pavilions with separate roofs but a single space below. The three gables are of equal width and similar heights but each is of a different length. The central pavilion is the longest and contains the access to the lower level under. The west pavilion is short and single storey, where the land steps up the hill. A timber deck covers the land in front of the lower and middle pavilions and on the uphill side, a grassed area is in the foreground which ends by a low stone wall where a foreshore reserve commences. The views of the Bay are uninterrupted but shared with a public walkway called Millionaires Walk.

The architectural resolution of three parallel gables could be seen as making a reference to the bathing boxes found along sections of Portsea's shoreline. The pool and surrounding timber deck had a timber lattice wall up to deck level with a lattice infill work to handrails above and lattice work used to infill the three gable ends of the building which gave it a striking appearance and acted as an architectural device to tie the building's appearance along the seafront elevation. This lattice and support work has been removed from the lower south pavilion while just the gable ended lattice has been removed on the two uphill pavilions. The east end wall on the middle pavilion has also been transformed into timber framed folding doors doing away with a fixed panel of glass and allowing a view directly into the body of the pavilion. The wood burning fireplace is original to the design and obscures a view into and out of the upper pavilion's front lounge.

Building plans show a substantial lower floor with garage and storage, bedrooms and services such as the laundry. The upper level contained a bedroom with its own terrace, at the eastern end, a kitchen and a gazebo like dining area while the uphill pavilion contains a lounge and fireplace. The three gabled pavilions have lightweight weatherboard cladding on the ends with bagged brickwork to the lower areas and side walls. Gunn has made every effort to confound the impression of a large heavy building with light airy structures fronting the public views of the house.



Original permit drawings 8 Wrights Close, Sorrento, 1982.
(Source: Council Building files)



Drawings by Graeme Gunn of Cox House, 8 Wrights Close, Sorrento.
(Source: Council building files, 1981)



Gollings, John, "Cox House, 1981"
(Source: Architecture Australia, 2011)

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George Selth Coppin (1819-1906) was planning to develop Sorrento township, foreshore and back beach as a place for tourists. He purchased 225 acres and subdivided it into small allotments for shops and houses. By 1874 he had established his own steamship company and later a steam tramway to transport visitors from Melbourne to his Ocean Amphitheatre at the back beach. Another influential developer of Sorrento was Charles Gavan Duffy (1816-1903), who developed 600 acres with his neighbour W.Cockburn, for gentleman's cliff-top villas, of which many still line the edge of the Bay. The *Bella Vista Estate* created the unusual alignment of Point Nepean Road and reserved Sorrento Park (Butler & Context, 2012: p.29-30).

By the 1890s, Sorrento township and Ocean Beach Road had begun to develop with new facilities such as a Mechanics Institute and shops. On the west side of Ocean Beach Road, opposite the Continental Hotel was Stringers Stores, the Athenaeum Theatre, and the Oriental Coffee Palace. Between 1900 and 1910 a number of buildings were constructed on both sides of Ocean Beach Road, to provide accommodation and retail services. Along Melbourne Road, Hotham Road and in East Sorrento, a large number of permanent and holiday homes were constructed in this period, as were schools and businesses (Butler & Context, 2012: p.90-91).

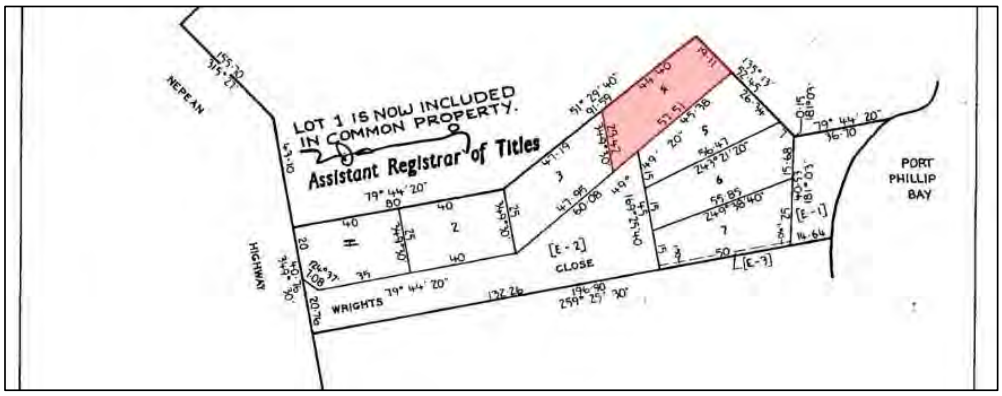
In the early 20th century, development of Sorrento was impacted by the closure of the steam tramway and steamer services and the rise of the motor car tourist. Construction of holiday homes and weekenders steadily increased in the Inter-war period and then again in the Post-World War Two years. A major building wave began in the Inter-War period, with the replication of suburban styles in the streets of Sorrento and Portsea. The later part of this period, after World War Two, saw some modernist designs for holiday homes resulting in a new trend of modernist beach houses by innovative designers for a wealthy clientele (Butler & Context, 2012: p.109-110).

The influence of modernist architecture in the Post-War period was felt not only among architects but influenced the local tradition of beach shacks through the 1960s, 70s and 80s. Even small fibro beach shacks borrowed design elements from architectural Modernism, to achieve a simplicity of living and relaxed form. They allowed their owners to live in 'place'; they generally sat on large blocks creating little disturbances to the surrounding topography or vegetation (Butler & Context, 2012: p.111).

Place History

The house at 8 Wrights Close, Sorrento was built in 1981 on land fronting Millionaires Walk just north of the township of Sorrento. Designed by prominent architect Graeme Gunn during his time as partner in Gunn Hayball, the house is seen to be a precursor, one of many, to Gunn's later *Four Seasons* designs (1986), particularly the *Summer Pavillion* (Gunn, Drawings: *Four Seasons,* 1986). A collection of linking, modular rooms, it was described by Melbourne architect Alex Selenitsch as having a "contrast of casual and formal (Selenitsch, "Conglomerate," 1 March 2011)."

The subject site sits historically on the Crown Allotment 96E in the Parish of Nepean, originally held by the Hon. Charles G. Duffy (*Nepean Parish Plan*). Duffy subdivided the land in the mid-19th century as part of the Bella Vista Estate (*Map of Villa Sites at Bella Vista Sorrento,* ca.1860s). The site was further subdivided and changed hands numerous times in the late 19th century (*The Age,* 23 Dec 1890, p.2; *Queenscliff Sentinel,* 25 Aug 1894, p.1). At the turn of the century, it was part of the estate of J. Wright, for which Wrights Close is named (*Point King Estate Plan,* ca.1889). Wright's estate was further subdivided into the 20th century, the current site, being Lot 5 on the subdivisional plan, was last subdivided in 1979 (*Plan of Subdivision,* Mornington Peninsula buildings files, 1979).



Plan of subdivision showing subject site, referred to as Lot 5.
(Source: Plan of Subdivision, Council building files, 1979)

According to real estate listings, the land was sold in 1981 for $125,000, suggesting it had yet to be developed ("8 Wrights Close, Sorrento," *Real Estate*). Graeme Gunn's designs for the property list the owner as Mecox Nominees Pty Ltd (*Dwelling at Lot 5, Wrights Close, Portsea,* Mornington Peninsula building files, 1981). Referred to as the *Cox House,* it is suspected to have been occupied by Laurie and Julie Ann Cox. In 1986, Mecox Nominees went into liquidation and the house was put into administration, selling for a reported $645,000 (*The Age,* 30 July 1986, p.22; 10 June 1988, p.18; "8 Wrights Close, Sorrento," *Real Estate*). At the same time, the Cox's had constructed a new house in Portsea, also referred to as the *Cox House* (ca.1986-87), to a design by architect Daryl Jackson (Jackson, "Cox House, Portsea," 1996: p.165-166).

Laurie Cox AO, is a former chair of the ASX, the Transurban Group, the Potter Warbug Group in Australia, and the Murdoch Children's Research Institute and is an Officer of the Order of Australia (AO) (Margo, *Financial Review,* 4 Feb 2020). Early in his career, he was part of the firm Ian Potter & Co. (Yule, "Keith William Halkerston," 2014). Julie Ann Cox AM was Chairperson of the Ian Potter Museum of Art at the University of Melbourne, and a Member of the Order of Australia (AM) (Smith, *The Sydney Morning Herald,* 5 April 2013).

Graeme Gunn (1933-)

Graeme Gunn studied architecture at RMIT and gained early professional experience in the groundbreaking offices of Grounds, Romberg & Boyd, before commencing his own practice in 1962. His profile rose rapidly after one of his first residential commissions won the RAIA Bronze Medal. In 1965, he became involved with the new project housing firm known as Merchant Builders, and was responsible for developing its original range of standard designs.

Although well known for his residential work, Gunn went on to win citations for buildings as diverse as the brutalist Plumbers & Gasfitters Union headquarters (1970) and the Royal South Yarra Lawn Tennis Club (1971). In the mid-1970s, he entered into partnership with Len Hayball, and the practice became Gunn Hayball, then after 1983, Gunn Williams Fender. The practice maintained a high profile in the early 1980s with refurbishment projects such as the City Baths, work for the Ministry of Housing, and ambitious apartment/office conversions such as the *Sandridge Bay Towers* complex in Port Melbourne. In 1985 he re-established sole practice under its original name, Graeme Gunn Pty Ltd.

Gunn was also a very influential educator, being the head of RMITs school of architecture and building and its foundation dean. Graeme Gunn has been the recipient of multiple citations and awards by the RAIA and the 2011 AIA Gold Medal. He has an Honorary Doctorate in architecture from RMIT. (*The Encyclopedia of Australian Architecture,* eds. Goad and Willis, Cambridge University Press: 2012)

Sources

Primary Sources

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Thematic Context

Graeme Butler, 2008 and Context Pty Ltd, 2012
Theme 7: Building settlements and towns
7.8: Designing and building mansions, houses and holiday shacks

Comparative buildings

Architectural writer, Alex Selenitsch has described a particular style of Graeme Gunn's of the 1980s that he calls 'conglomerate', and the *Cox House* is one of these. "Like the Cox House, the Doyle House (1984) at Arthur's Seat, Victoria, and the Bridge Hotel (1986) at Mordialloc, Victoria, combine parallel gable roofs. The Doyle House has two outbuildings, but a long curve slices across them and into the house as if to bring them together despite their isolation. The Bridge Hotel work is an addition to the back of an existing building and manages to appear completely new while totally within the aesthetic of additions. Under the three main gable roofs, the space is given intricacy through exposed structure in timber - again, not quoting a specific vernacular type, but echoing sheds and halls across the country." (Alex Selenitsch 'Conglomerate', Architecture Australia, Volume 100, Mar/Apr 2011)

Another Gunn house, the *Haysom House* is already included on the Mornington Peninsula Shire heritage overlay and it can be compared to the *Cox House* which is an earlier design.

100 Back Beach Road, Portsea, known as the *Haysom House* is comparative to the *Cox House* because it is also based on a system of linked modular pavilions. With Graeme Gunn acknowledging the influence of Japanese architecture, and the vernacular tradition of enlarging colonial miner's cottages with annexes, the house was conceived to maximise flexibility, ease of construction and to allow for future expansion. Its modular system was adapted by Gunn to create the Summer Pavilion, one of four standardised holiday houses from the Four Seasons range developed by leading project housing company Merchant Builders.(HO472)

Another building with a very similar arrangement and design is 3482 Point Nepean Road, Sorrento (HO534). These *CP3 Pioneer Project Houses* were conceived by architects Chancellor & Patrick in 1969-70, as semi-detached holiday dwellings. They have a similar appearance and planning to *Cox House* with multi-gabled roofs, bagged brick walls and stepped rectilinear planning. Externally they appear as an articulated row of pavilions,

similar to the *Cox House*. They were also designed to reflect vernacular beachside gabled buildings, with brick walls made to look like limestone and red roofs.



100 Back Beach Road, Portsea.
(Source: Built heritage Pty Ltd, Heritage Review Area 3, 2017)



3482 Point Nepean Road, Sorrento.
(Source: Built heritage Pty Ltd, Heritage Review Area 3, 2017)

Recommendations

Extent of the Heritage Overlay

Cox House at 8 Wrights Close, Sorrento is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by the title boundaries.

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

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Memorandum of Advice

Heritage Assessment: Cairns family cemetery, 352 Boneo Road, Boneo (draft)

Prepared for: Shire of Mornington Peninsula

Date: 30 March 2023

1. Background

The Cairns (family) Cemetery was assessed as part of the 'Shire of Flinders Heritage Study' (Context PL, 1992, rev. 1997), with the conclusion that it was of local heritage significance. The place citation from that study reads as follows:

> *Description: Boneo Cemetery is marked by four Italian cypresses, and a recent stone carrying a plaque recording the history and known burial[s] at the cemetery. It is set within a market garden.*
>
> *History: The cemetery contains the graves of some of the early white settlers of the district, particular members of the Cairns family, the first of whom settled in Boneo soon after their arrival in Australia in 1852. The first person buried there was the young son of Robert and Mary Cairns. It was his death that prompted the selection of a site for the cemetery directly to the west of the Cairns dwellings. The original burial area is believed to be 1 chain square. The cypresses which mark the corners were planted by the Cairns (date unknown) and the site fenced. At least eleven people are buried here.*
> *The cemetery is on private land and is protected under the Shire of Flinders Planning Scheme and by agreement with the land owner.*
>
> *Source: P. Wilson, The Cairns family of Boneo', 1986, pp.15, 16.*
>
> *Significance: The Cairns or Boneo Cemetery is a locally significant place for its associations with the early settlers of the district and the Cairns family, and as a demonstration of one of the important processes in the formation of community.*

The site was investigated again in 2015 as part of the 'Mornington Peninsula Shire Heritage Review, Area 2' (Context PL, 2016 rev 2017). The property owner consented to a site visit, as the cemetery is not visible from the road. The modern marker (a brass plaque mounted on a boulder) was still there, as were the four cypress trees. The Context assessor concluded that it was 'significant as an early surviving burial ground with plantings', though the individual graves are unmarked.

While the site made the first cut, as one of a number of places thought to clearly be of heritage significance, it was not one of the 56 places (and three precincts) chosen for full assessment. For this reason, no recommendations were made by the 'Area 2' study in relation to this place.

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2. Current investigation

In response to a community nomination of the cemetery as one of heritage value in 2020, Mornington Peninsula Shire Council asked Landmark Heritage to consider whether the place should undergo full assessment, and what would be the most appropriate mechanism(s) to protect it.

By this time, one of the four cypresses trees marking the boundary of the cemetery had been lost, so it was considered that time was of the essence to document the place before more trees and thus the location were lost.

Landmark Heritage conferred with Jeremy Smith, Principal Archaeologist at Heritage Victoria. He advised that the site would be appropriately protected both in the Victorian Heritage Inventory and the Heritage Overlay.

The Victorian Heritage Inventory (VHI) is appropriate for this site due to: the early date of the burials (1857 to 1889), the lack of regular management or a management committee for the gravesite, and the lack of precise above-ground markers for the graves. To add the place to the VHI, a site card must be prepared, either by an archaeologist or a heritage consultant.

The Heritage Overlay (HO) is also appropriate due to the presence of above-ground elements: the three surviving Italian cypress trees that mark the site. In addition, the HO is a tool that is easy to find by the general public (as compared to the VHI) so provides a greater guarantee that current and future owners will be aware of the presence and significance of the grave site.

Landmark Heritage has prepared an assessment of the local heritage significance of the cemetery, which is appended to this letter. The site was viewed from the road in February 2023, but an on-site inspection was not made. For this reason, 2015 were used as the basis of much of the place description.

3. Conclusions and recommendations

The assessment concludes that the Cairns Family Cemetery is of local heritage significance.

While questions have been raised about the precise location of the Cairns Family Cemetery, research carried out as part of this assessment found that it was established on the basis of information provided in 1980 by Ray Cairns, who was born in 1910. Its precise location was mapped by Shire of Flinders engineers at that time, so that it could have protection in the planning scheme of the day.

This statutory protection should be reinstated in the Mornington Peninsula Heritage Overlay.

It would also be very valuable to provide physical protection by reinstating the fence around the graveyard, to prevent cattle trampling the site, and by replanting a new pencil pine in the spot where one was lost, to visually document the location of the graves.

Sincerely,



Natica Schmeder
Landmark Heritage Pty Ltd

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NAME: Cairns Family Cemetery, aka Boneo Cemetery
ADDRESS: 352 Boneo Road (part), Boneo
SIGNIFICANCE LEVEL: Local PLACE TYPE: Cemetery
CITATION DATE: March 2023
RECOMMENDED HERITAGE PROTECTION: Planning Scheme
ESTATBLISHMENT DATE: 1857



Figure 1. Cairns Family Cemetery, looking west, when four cypress trees were still extant. (Context PL, 2015)

1

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STATEMENT OF SIGNIFICANCE

What is significant?

The Cairns Family Cemetery, at 352 Boneo Road, Boneo, is significant. The first burial took place at this location in 1857, with the interment of David, the infant son of Scots Robert and Mary Cairns, who had selected land in Boneo in 1852. A total of eight members of the Cairns family were reportedly buried here, as well as four other early settlers from the Boneo area whose names are unknown. The final family burial was of Elizabeth Cairns, in 1889.

The location of the cemetery, which stands on a private property, was marked by a square of four Pencil Pines (Italian Cypress). Only three survive in 2023. A memorial stone and plaque were installed here in 1989. No gravestones survive.

How is it significant?

The Cairns Family Cemetery is of local historical significance to the Shire of Mornington Peninsula.

Why is it significant?

It is significant for its association with a family of early settlers on the Mornington Peninsula, the Cairns. Married couple Robert and Mary Cairns arrived in 1852, and were followed in 1854 by Robert's two brothers, David and Alexander, with their wives. The brothers were involved in lime burning, at Cairns Kiln, on the opposite side of Boneo Road, and farming. Their many children and descendants were prominent on the Peninsula through the nineteenth and twentieth century, as indicated by a number of sites and early houses associated with them on the Mornington Peninsula Heritage Overlay. (Criterion H)

It is historically significant as a representative example of the early informal cemeteries that were created as the need arose in once-isolated locales such as Boneo. The lack of an easily accessible public cemetery in the vicinity is indicated by the burial of at least four non-family Boneo residents here. (Criterion A)

HISTORY AND HISTORICAL CONTEXT

Locality history

The Mornington Peninsula is located within the unceded territory of the Bunurong people. Boneo is a mostly rural district on the Mornington Peninsula, with Rosebud West to its north and Cape Schanck to its south. It is one of the peninsula's oldest districts, the name having derived from a short lived pastoral occupation, Boninyang, taken up by the Meyricks family in 1840. The Meyricks soon moved west to a place near Somers on Western Port Bay, and Merricks was named after them (Victorian Places, 2015).

Boninyang, the Boneo run, was taken over by Barker in 1843. A two roomed cottage, built of saplings and daub, on Sandy Road at Boneo is thought to have associations with Barker's run and to date from the pastoral era (Butler, 2013). During the 1850s the Boneo area was subdivided for farm selections (Victorian Places, 2015).

Boneo Rural school opened in 1871 in a leased shingle roof structure on half an acre. Within eight years the dwindling attendance meant the school was run as part of Cape Schanck school, until closing in 1882. The school revived on a site at Black's Camp Corner in the form of a Government portable school and attached teacher's quarters in 1885 (Butler, 2013).

Boneo remained as a farming community with the school, a hall (1870) and finally a general store in about 1920. Population growth at Boneo by 1920 meant a new site for the school at the Sandy Bay and Rosebud Roads corner but the school was replaced after burning down in 1953 (Victorian Places, 2015).

Place history

Scottish couple, Robert and Mary Cairns, emigrated in 1852 and selected land in Boneo, where they farmed and burned lime. They were joined by Robert's two brothers, David and Alexander, and their wives in 1854 (Wilson, 1986: 7). "Cairn's [sic] Kiln" and two adjacent "Huts" are depicted on Crown Allotment 2 on an 1855 Parish Plan, located on the east side of Boneo Road (now 365 Boneo Road). No structures were shown on Crown Allotment 3, directly across Boneo Road on the west side at this time, and the western and southern parts of the block were covered by 'Swamp with Tea Tree'.

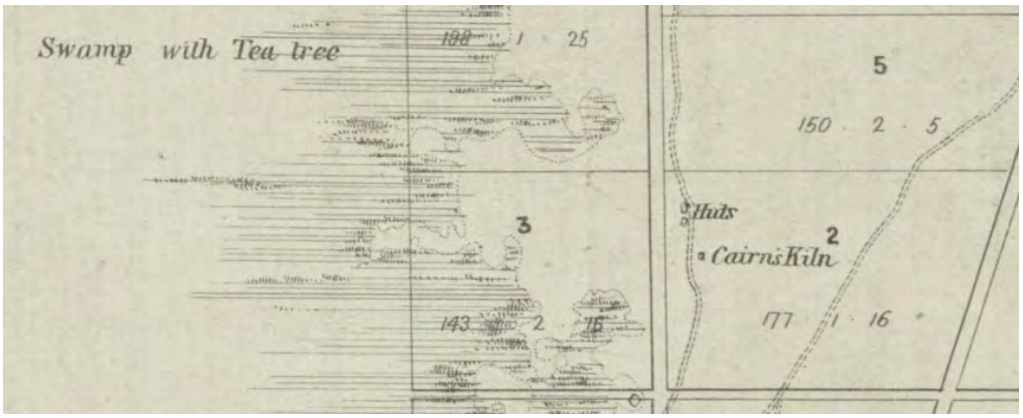


Figure 2. Detail from 1855 parish plan, showing the "Cairn's Kiln" on the east side of Boneo Road. (Victoria, Surveyor General's Office (1855), 'Part of the Parish of Wannaue [sic] near the Village Reserve of Dromana at Arthur's Seat on the eastern shores of Port Phillip', State Library of Victoria)

In 1857, Robert and Mary Cairns' infant son David was buried on land in Crown Allotment 3, in a spot located directly across Boneo Road from the family's huts and lime kiln. Ownership of CA 3 by a member of the Cairns family is recorded on the 1863 Parish Plan. The land measured just over 143 acres, stretching north from Browns Road to 312 Boneo Road and west from Boneo Road to a point opposite the start of the golf course. By the 1880s, CA 3 was listed as owned by A [Alexander] Cairns and R Amos, while RD and A Cairns still owned CA 2 (188-? Parish plan).

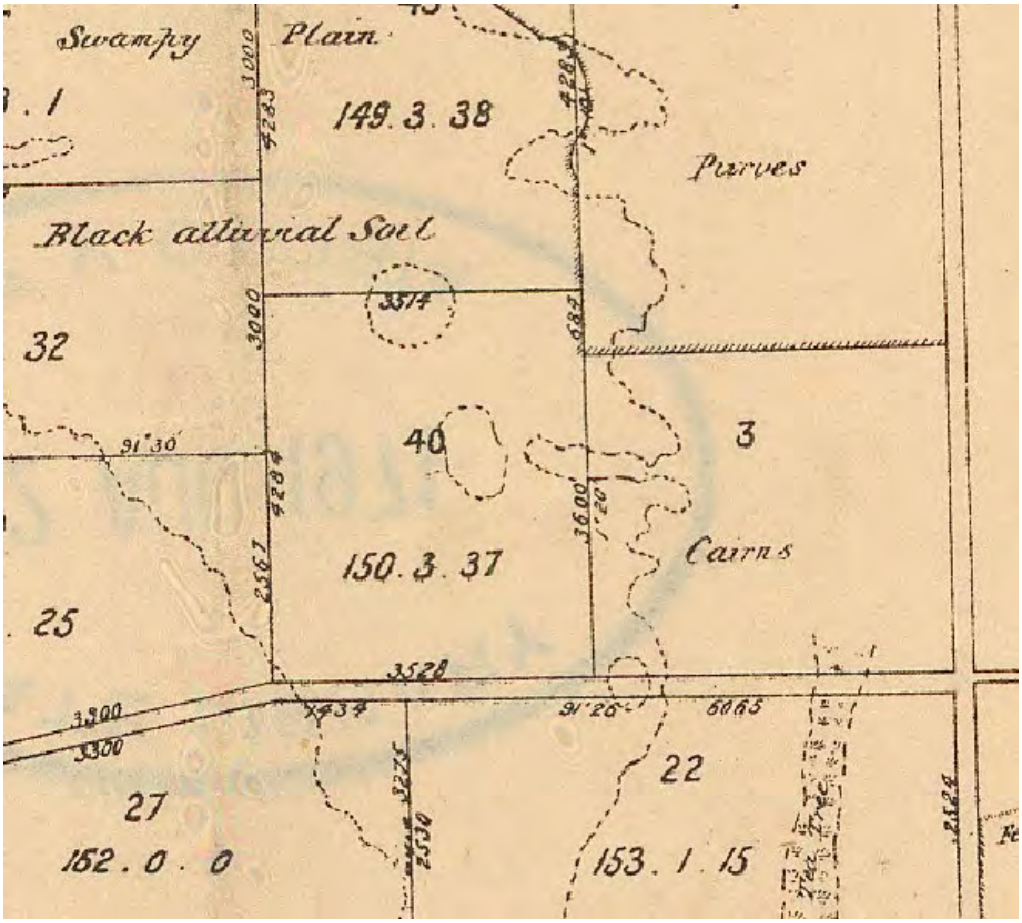


Figure 3. The subject site (Crown Allotment 3) on the west side of Boneo Road in Cairns ownership by 1863. (Victoria, Department of Crown Lands and Survey (1863), 'Special lands, Parish of Wannaeue, County of Mornington', State Library of Victoria)

Eight members of the Cairns family were reportedly buried in the family graveyard, as well as four other early settlers from the Boneo area whose names are unknown. The final family burial was of Elizabeth Cairns, on 29 August 1889 (Wilson, 1986:16).

After interments ceased in 1889, it appears that members of the Cairns family were mostly buried in the Rye Cemetery, with 41 people of that name listed in the cemetery records and the first burial there in the 1890s (www.ryecemetery.com.au). In the twentieth century there were Cairns burials in other local cemeteries, including Flinders (12 people), Dromana (9), Sorrento (2) and Mornington (1).

Ray Cairns recalled that when he was a child in 1920 his father pointed out to him the four pencil pines (cypress trees) that marked the location of the family graveyard (R Cairns 1989). These trees and a fence delineating an area of about an eighth of an acre (about 500 sqm, or a square with 22.5 m sides). Over time, 'the grass grew well and the creepers gradually grew over the fence and the cattle and horses soon wrecked it' (R Cairns 1989).

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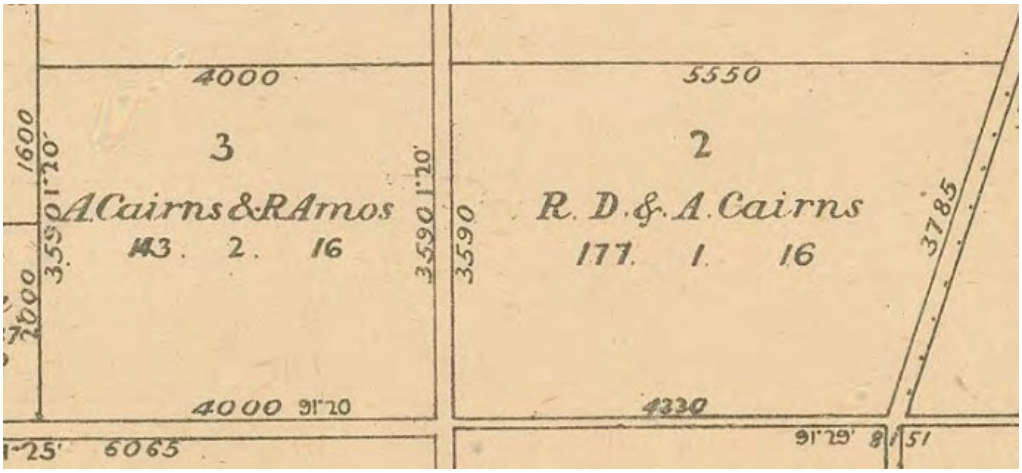


Figure 4. Cairns family ownership of land on both sides of Boneo Road in the 1880s. (Victoria, Department of Crown Lands and Survey (188-?), 'Wannaeue, County of Mornington', State Library of Victoria)

While the Department of Health had no record of burials at this site, so would not recognise it as a graveyard, Ray Cairns drew the interest of the Shire of Flinders in 1980 (R Cairns 1989). This corresponded with an application to subdivide the land, which raised concerns for the survival of the cemetery. The location of the four trees was surveyed, and the Shire proposed to protect the cemetery in two ways: put in place a restrictive covenant that opposed 'any of the four (4) pine trees on this land be removed, lopped, topped or ringbarked', and denote the cemetery as a "Historic Site" in the Flinders Planning Scheme (Flinders Property File No. 120784).

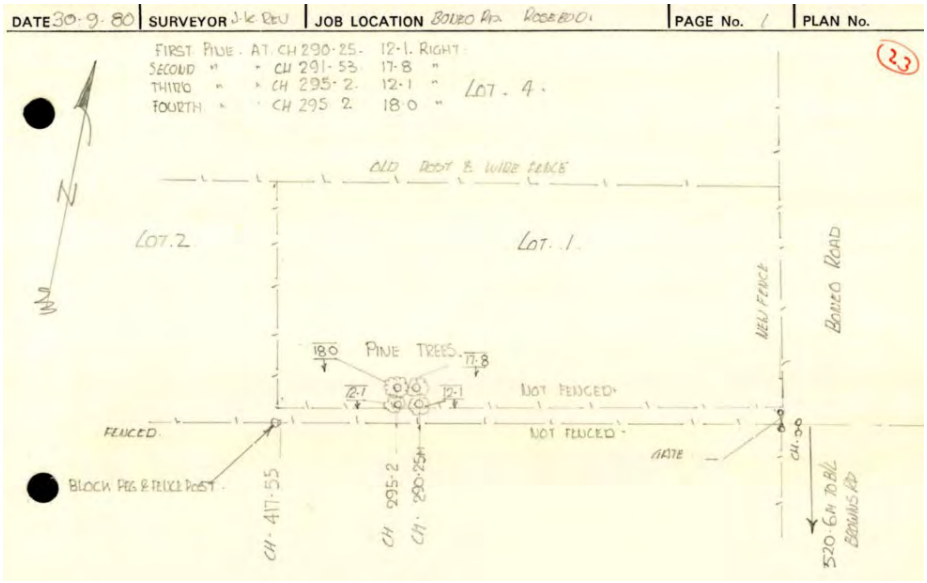


Figure 5. Shire of Flinders land survey showing the location of the pencil pines that mark the cemetery. (Flinders Property File No. 120784)

In 1981, the Shire and descendent Ray Cairns jointly paid for the erection of a commemorative marker at the centre of the graveyard, made of Dromana granite with a bronze plaque. The inscription on the plaque reads:

> *On this site are the graves of some of the early settlers of the Boneo District*
> *Robert Cairns 1820-1884 Age 64*
> *Elizabeth Cairns 1814-1889 Age 75*
> *David Cairns 1821-1870 Age 49*
> *Janet Cairns 1819-1880 Age 61*
> *And two of Robert Cairns [sic] sons*
> *David Cairns 1856-1857 Age 1*
> *Charles Cairns 1861-1889 Age 28*
> *And two of David Cairns [sic] grandchildren*
> *James Cairns 1880-1889 Age 9*
> *David Cairns 1877-1889 Age 12*
> *And four unnamed settlers*
> *The first of the Cairns family (Robert & Mary) of Stirling, Scotland arrived in Australia in 1852 and shortly after settled in this district. David and Alexander Cairns arrived in Australia in 1854*

The Shire also progressed with its zoning of the 'Cairns Family Grave Site' as a "Historic Site" on its Cultural Elements map, implemented by Amendment 148 in 1982.

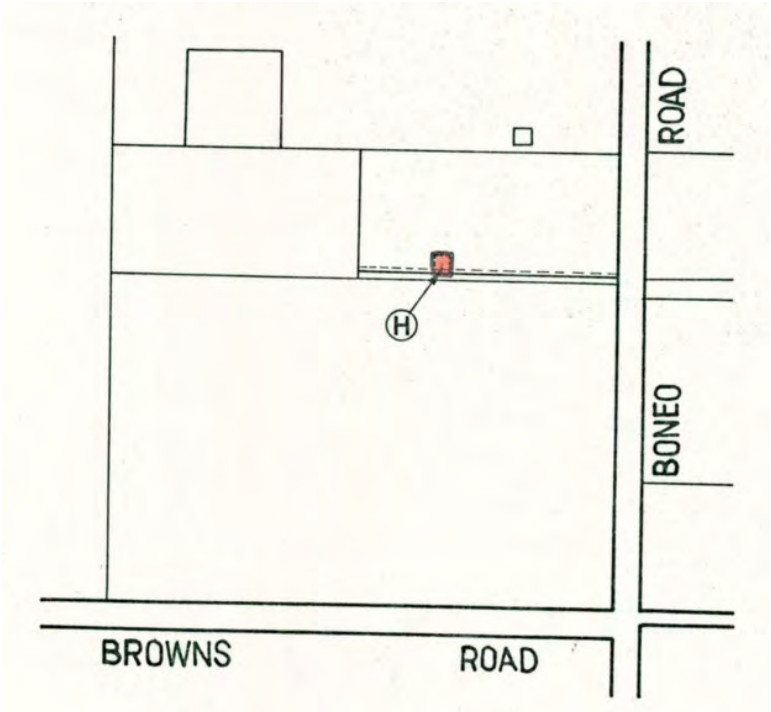


Figure 6. Shire of Flinders Planning Scheme, Amendment 148 map, showing the "Historic Site", marked "H". (Flinders Property File No. 120784)

As part of the Bicentennial celebrations, the graveyard was enhanced with signage and landscaping works. During preparation for this project, in 1987, the Shire discovered that the graveyard was inappropriately designated as a carriageway on the subdivision plan instead of a historic site or reserve. They sought to purchase the site, seeking donations from the Cairns family and the Boneo Committee of Management. This did not go ahead, though the owner of the land (a Mr McGraith) was willing to sell, for a price. Nor was the Shire able to arrange public road access to the graveyard, as it was along a private driveway and the owners objected to its use for public access. In the end, a pedestrian path to the graves was created, and the site "cleaned up", with a formal unveiling on 9 March 1989, including speeches by Ray Cairns and the Shire President (Flinders Property File No. 120784).


CR Les Thomas and shire executive Mr Stephen Robin read the plaque marking the upgraded pioneer graves site.

Figure 7. Press coverage from the "upgrading" of the Cairns family grave site. (Gazette, 28 Feb. 1989, in Flinders Property File No. 120784)

Since 1989, the public pedestrian path has been closed by the owner.

Sources:

Cairns, Ray (9 March 1989) Handwritten speech delivered at unveiling of the cemetery stone marker, held in Shire of Flinders Property File No. 120784.

Context Pty Ltd (1992), *Shire of Flinders Heritage Study*, place citation for 'Cairns Cemetery'.

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Wilson, Peter (1986) *The Cairns Family of Boneo*, Melbourne: RHSV.

DESCRIPTION

The Cairns Family Cemetery is located on the west side of Boneo Road, north of Browns Road. This is still a rural and agricultural area, with big-box retail and industrial estate development beginning to encroach from the north. Just to the west of the properties along Boneo Road is the Tootgarook Wetlands.

The cemetery is located near the southern boundary of 352 Boneo Road, and is set well back from the road, accessed via an internal driveway.



Figure 8. Site of the Cairns Family Cemetery, as viewed from Boneo Road. The pencil pines around it are circled. (Landmark Heritage, 2023)

When visited in February 2015, the Cairns Family Cemetery was marked by four pencil pines at its corners. Near the centre of the trees stood the historical stone marker erected in 1989.

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Figure 9. Stone marker for the Cairns Family Cemetery. (Context, 2015)

Aerial photos indicate that the south-western tree was removed in 2018.



Figure 10. Aerial photo of 352 Boneo Road in 2017, showing four trees around the cemetery site. (Mornington Peninsula Shire IntraMaps)

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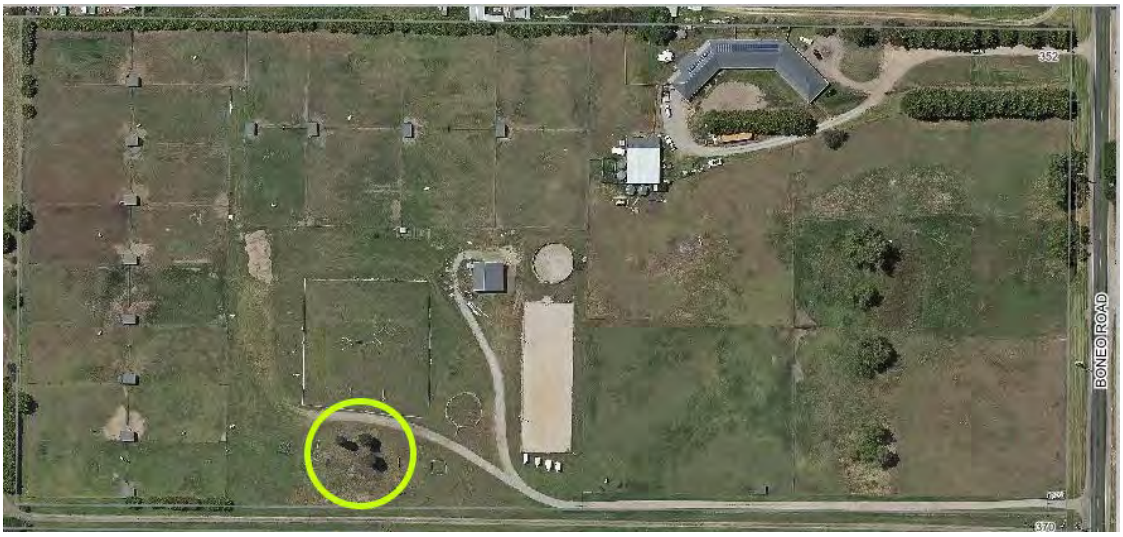


Figure 11. Aerial photo of 352 Boneo Road in Summer 2018, showing the three surviving trees. (Mornington Peninsula Shire IntraMaps)

COMPARATIVE ANALYSIS

Sites associated with the Cairns family

There are already a number of places in the Mornington Peninsula Heritage Overlay with strong associations with various members of the Cairns family. They are:

HO28 'Limestone Chimney & Tree', 365 Boneo Road, Boneo – remains of a Cairns family house (one of three built for Robert, David and Alexander Cairns), on land selected by R & A Cairns in 1855. The chimney may be from one of the two houses shown on an 1855 Wannaeue Parish Plan. This site is directly across Boneo Road from the Cairns Family Cemetery.



Figure 12. HO28 former Cairns family limekiln, 365 Boneo Road, Boneo. (Landmark Heritage, 2023)

HO26 'Maroolaba', 895 Boneo Road, Boneo – House built in 1873 for Robert Cairns, on land obtained to the south of the original family holding. The house is constructed of an unusual form of wattle & daub.

HO146 'Tornvilla', 14-16 Morris Road, McCrae – Wattle and daub house built c1880 by Robert Cairns, who occupied it until 1937.

HO172 'Elenora', 1517 Point Nepean Road, Rosebud West – a limestone house with concrete block dressings constructed in 1916-17 for David Cairns, by Sorrento builder William Croad.

These four places indicate the importance of the Cairns family as pioneer European settlers on the Mornington Peninsula. The houses demonstrate one facet of their presence from the early 1850s to the early twentieth century. The family cemetery demonstrates both the permanence of that settlement, and the need for private cemeteries prior to the establishment of public ones, as at least one burial was carried out before Rye Cemetery opened in 1868. The continued use of the family cemetery until the late 1880s demonstrates that private burials continued to be common in rural areas, even after public cemeteries were established in the district.

Cemeteries and lone graves

Public cemeteries provide a focus for family history researchers and the grief for lost loved ones. But there is also the art of the mason and ironmonger freely displayed, along with contrived exotic plantings that lend shade and ornament for the living and the dead, and remnant indigenous growth that thrives where no-one bothers to weed or mow. Peninsula graves vary from naked plots of grass to the grand carved stone pile, with handmade rude wooden crosses, hand-painted inscriptions and stray plastic toys for the little ones cut off from life. Some plots have a view of the bay or sea, and a higher than normal percentage of lost mariners. Often early settlers buried deceased family members on their properties. Several Brunnings babies, for example, are said to have been buried at Lemon Tree Hill at the back of the Brunnings block. There is an early burial ground at the Collins settlement site, Sorrento (Butler 2013:40).

Public and other large cemeteries in Mornington Peninsula Shire include (Butler 2013:40):

VHR H2030 Portsea Quarantine Station Cemetery – contains some 100 burials of c1852-54 from five ships.

VHR H2030 Nepean Cemetery – on the western edge of the Quarantine Station; established in 1854 it contains the graves of locals and quarantined ship passengers.

HO373 Mornington Cemetery, Mount Martha – Reserved in 1855.

HO270 Tyabb Public Cemetery, Hastings – Reserved in 1862 as a cemetery, but a "grave" was shown in this location as early as 1858.

HO402 Dromana Cemetery, Arthurs Seat – Gazetted in 1863, with a circular plan that follows the sloping contours of the site.

HO450 Rye Cemetery – Reserved in 1862, with the earliest burials in 1868; it includes some Cairns family graves in the earliest section.

Flinders Cemetery – Gazetted in 1864, with the first recorded burial in 1870. (Recommended for the HO)

HO516 Sorrento Cemetery, 78 Normanby Road, Sorrento – Established in 1883, with the first burial in 1886.

HO274 Crib Point Public Cemetery, 189 Disney Street, Crib Point – Reserved in 1915 in conjunction with the building of the naval base, but also used by the local community.

As the first documented burial in the Cairns family cemetery took place in 1857, it places it with the two Quarantine Station cemeteries, the Mornington Cemetery and the Tyabb Cemetery as holding the earliest known burials in the Shire. The large public cemeteries, listed above, of course differ from the Cairns cemetery in that they all retain early gravestones from the late nineteenth and early twentieth centuries.

The Victorian Heritage Database currently lists a total of 164 "isolated graves/burial sites". Of these, 55 are in the VHI, at least 25 are in the HO (NB: many councils do not keep their VHD records up-to-date, so there are likely more in HOs), of which four are in both. Five such sites are in the VHR, but all are part of larger sites that include associated buildings. Gippsland is the best represented, thanks to a Heritage Victoria study of lone graves in that region in 2005. Most of those graves are in the VHI. Melton Shire has many lone graves and private cemeteries in its Heritage Overlay; some are parts of larger sites, while others focus solely on the grave(s) and associated elements, such as headstones, monuments and trees. One example is the Staughton Infant Grave, Weir Views (Melton HO130), which includes a grave set in a copse of trees.

Of these sites, most are "lone graves" with only one (known) person interred. In others, they are documented as private family cemeteries, such as:

- Melton HO45 – Sanger Grave, Diggers Rest
- VHI & Melton HO82 Pyke family graves at Melton Valley Golf Course
- Pinkerton Family Graves, Mount Cottrell (delisted from VHI, recommended for Melton HO)
- VHI - Taylor Family Grave, Walhalla East (Wellington Shire)
- VHI - Johansson Family Graves, Red Jacket (Baw Baw Shire)
- VHI - Close Family Allotment, Cabbage Tree Creek (East Gippsland Shire)

As noted in the extract from the *Mornington Peninsula Shire Thematic History* (Butler 2013), at the start of this section, there are two other private cemeteries known in the Shire:

- VHR H1050 Collins Settlement Site – an archaeological site which was the British Government's first official settlement in southern Australia in 1803. The graves site here is important for symbolic reasons in long being recognised as a symbol and icon of the first attempt of European settlement in Victoria even though historical knowledge suggests they are unlikely to be associated with the 1803-4 settlement.
- Brunnings family infant graves, Lemon Tree Hill – this is most likely at HO311 John Brunning & Sons Complex, 83 Bungower Road, Somerville, which was established as a family home in 1891, and Leila Shaw lived in a later (1919) house on this site. The presence of graves is not, however, mentioned in the place citation.

In conclusion, there is precedent to provide heritage protection both to large public cemeteries as well as small private (family) cemeteries and lone graves. The Cairns family cemetery, together with the Brunnings family cemetery, illustrate the once-common practice of families on rural properties to establish their own graveyards.

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The place is linked to the Victorian historical theme 8. Building Community Life, and more specifically sub-theme Marking the phases of life, as an example of 'Lone graves and private cemeteries' that characterise rural and remote areas of Victoria.

RECOMMENDATIONS

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	Yes
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

The *Cairns Family Cemetery* at 352 Boneo Road, Boneo is recommended for inclusion in the Heritage Overlay to the extent of the red boundary as shown on the aerial map below. The boundary encompasses the Pencil Pines with a 10-metre curtilage on the north, east and west sides, and to the property boundary on the south side.



Landmark Heritage Pty Ltd



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Memorandum of Advice

Heritage Assessment: Arthur Merric Boyd House, 62 Rosebud Parade, Rosebud

Prepared for: Shire of Mornington Peninsula

Date: 30 March 2023

1. Background

The Arthur Merric Boyd House was assessed individually by Graeme Butler & Associates in 2011 for the Shire of Mornington Peninsula, following a nomination by a local historian. Butler concluded that the house was of local historical significance, primarily for its associations with former owner and artist Arthur Merric Boyd and his grandson, artist Arthur Boyd, from 1924 to 1940, and also as an early example of an interwar weekender in Rosebud. He recommended that it be added to the Mornington Peninsula Heritage Overlay, with Paint and Internal Alteration Controls triggered. The Internal controls were to apply to the living room, only. This was on the basis of its depiction in several paintings by the young Arthur Boyd in the 1930s.

While Butler's recommendations had not been implemented yet, in 2012 then-Heritage Advisor Lorraine Huddle of Heritage Intelligence PL provided advice on proposed alterations to the house. As part of her investigations, she was able to inspect the interior of the house and photographed and itemised original elements in the living room. She noted that the front windows were in fact original, contrary to Butler's assumption.

The house was reviewed in 2015 as part of the Area 2 Heritage Review, carried out by Context PL. It was nominated by the National Trust member of the project steering committee, but with no background information provided (by the Trust or by the Shire). Due to this, it was rejected in the first stage following a site visit as a typical interwar cottage that was unlikely to meet the threshold for local significance.

2. Current investigation and recommendations

The current work, carried out in 2022 and 2023 by Landmark Heritage, has involved a review of all information gathered to date, including information provided in 2011 by the original nominator, Butler's 2011 heritage citation, and documentation prepared by Huddle. It has been prompted by continuing interest of the local community in the preservation of this place.

A preliminary assessment, carried out in August 2022, concluded that there was a very strong case for local significance due to associations with the Boyds but less so in relation to its status as an early interwar weekender. An external inspection was made, from the footpath, on 1 February 2023, to confirm the external intactness of the house.

The attached heritage citation, attached to this letter, has drawn extensively from the Butler citation, supplemented by information provided by Huddle. The previous information has been analysed critically, leading to a more streamlined report and less extensive statutory recommendations.

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The main difference to recommendations is the removal of the proposed Internal Alteration Controls. Landmark Heritage concluded that while Arthur Boyd's 1936 painting of the living room (reproduced in the attached citation) should be noted in the statement of significance, the living room itself does not warrant statutory protection because:

- The focal points of the 1936 painting are the (external) window and door, which would be preserved by the Heritage Overlay without Internal Alteration Controls.
- As indicated by Lorraine Huddle's inspection in 2012, the rest of the living room is largely devoid of detail and of medium-low intactness: the plywood wall lining has been overpainted, a faux-Victorian mantlepiece has replaced the original one, and one of two internal doors to this room has been replaced.
- Most importantly, the connection between the Boyd family and individual members of it with the house go far broader and deeper than just with the living room and Arthur's painting of it.

Further, External Paint Controls are no longer recommended, as there is no indication that any early paint schemes have survived.

In addition, Butler's claim of rarity value (Criterion B) has been removed from the statement of significance. This stated:

> *The cottage has significance to Rosebud as an early example of one of the first wave of weekenders to be built in the area at the end of World War One and the beginning of widespread car ownership and the consequent ease of travel to reach rural beauty spots such as the Peninsula or the Dandenongs. This type of temporary house was the start of today's urban development.*

While the house is undoubtedly an example of an interwar weekender, the history and comparative analysis does not adequately support this claim. Instead, it seems to come verbatim from the original place nomination. Butler, in fact, contradicts this claim in the comparative analysis, stating that it 'aligns with many other inter-war houses that survive on the Peninsula', but 'What distinguishes this house however is the historical association with the art community.'

In summary, it is now recommended that the Arthur Merric Boyd House, 62 Rosebud Parade, Rosebud, be added as an individual place to the Mornington Peninsula Heritage Overlay, with no additional controls. The statement of significance in the attached citation should be incorporated in the planning scheme.

Sincerely,



Natica Schmeder
Landmark Heritage Pty Ltd

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NAME: Arthur Merric Boyd House
ADDRESS: 62 Rosebud Parade, Rosebud
SIGNIFICANCE LEVEL: Local PLACE TYPE: House
CITATION DATE: February 2023
RECOMMENDED HERITAGE PROTECTION: Planning Scheme
ESTABLISHMENT DATE: 1924



Figure 1. Front façade of 62 Rosebud Parade, Rosebud. (Landmark Heritage, 2023)

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STATEMENT OF SIGNIFICANCE

What is significant?

The weekender at 62 Rosebud Parade, Rosebud was first rated to the painter Arthur Merric Boyd as the owner in 1924, along with an adjoining allotment, at the Barry Street corner. The Rosebud weekender was used by the greater Boyd family (AM Boyd and Merric Boyd families) and their many artist associates from the 1920s until its sale in 1940 after AM Boyd's death.

The Rosebud weekender was the setting for the emergence of Arthur Boyd as major painter and a place that gave great pleasure to the greater Boyd family while also allowing them to pursue their art in a rural seaside environment. Arthur Boyd recalled on at least two instances that the period of his life he spent living in this cottage with his grandfather (c1936-1939) was the happiest of his life. Art observers such as Boyd's official biographer have noted that the landscapes created here by Arthur showed an expressive style that lifted them above the prevailing art milieu of the time and foreshadowed his development into major expressionists works. After just one year at the National Gallery Art School in Melbourne, the three years Arthur spent training with his artist grandfather constituted his primary formal training.

Boyd held his first solo exhibition while living at Rosebud (1937) and was to return to the Peninsula after he had gained fame to recapture his memories of sketching with Merric and his grandfather.

The historical value of the cottage is reflected physically in:

- Its integrity to the Boyd ownership period and original weekender use, specifically that of the front façade, which includes elements visible in Arthur Boyd's paintings (the front door and windows); and
- its small scale, gabled corrugated iron clad roof, simple weatherboard cladding, timber framing and open plan, presenting as a typical weekender type as seen in other beauty spots associated with Melbourne.

How is it significant?

Arthur Merric Boyd's weekender at 62 Rosebud Parade, Rosebud is of local historical significance to the Shire of Mornington Peninsula.

Why is it significant?

Historically, the weekender reflects a significant phase of the Peninsula's history when because of its natural beauty and its proximity to Melbourne the Peninsula became an art mecca for some of Australia's most important landscape painters who erected or rented beach houses or weekenders in the area or camped on the beach front to facilitate their art. (Criterion A)

The weekender is significant at least within the Mornington Peninsula because of its close links with important artists Arthur Merric and Minnie Boyd and their grandson, internationally famous painter Arthur Boyd. No other surviving building has such a close association given that all of the other houses where Arthur Boyd lived and worked have been demolished, his nostalgia for the time spent there, and observations by art critics that his three years (1936-39) there with his grandfather constituted Arthur's formal training, and that the work he produced at this time was a major step in his development as a painter and distinctive for the time. (Criterion H)

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HISTORY AND HISTORICAL CONTEXT

Locality history

The following locality history has been drawn from Context Pty Ltd (2017):

The Mornington Peninsula is located within the unceded territory of the Bunurong people. Rosebud began as a fishing village with a small shipbuilding industry. It is generally agreed that the name 'Rosebud' was derived from the schooner owned by Edward William Hobson, a vessel wrecked on the beach in front of the infant settlement and became a local feature. Hobson, the owner of Tootgarook run, purchased the Rosebud from a syndicate of Melbourne shipping agents in May 1854 (Butler 2011:70).

In 1903, the Australian Handbook recorded that Rosebud was 'a great resort during the summer months' and featured State School No. 2627, a mechanics' institute, several private boarding houses and one store. The population was recorded as 'about 75' (Victorian Places). In 1908, the subdivision the 'Clacton-on-Sea' estate, which consisted of approximately 400 lots, was advertised for sale. The subdivision created the grid pattern that remains in the residential area of the Rosebud township today. In 1911, the population of Rosebud totalled 153, which increased to a total of 494 by 1933 (Victorian Places).

The introduction of the motorcar changed beach resort life dramatically, leading to new estates of holiday houses and weekenders (Butler 2011:94, 164). During the 1920s there was a great influx of visitors to Dromana, Sorrento, Flinders, Shoreham, Rye and Portsea. Rosebud was a popular holiday resort by the 1920s. The idea of leasing camping areas on the foreshore in Rosebud is said to have originated in this decade. In the summer seasons thereafter, Rosebud became a tent city (Butler 2011:163). Tourist guides in the 1930s argued that Mornington was particularly popular with motorists due to the good state of the roads (Butler 2011:164-5). The summer retreat to the foreshore camps demanded entertainment. As well as the Rosebud Carnival, dances at the Rosebud Hall and movies on the beach were popular attractions. The Sound Shell, a dramatic structure in its own right, and the Village Green are all part of the endeavour to entertain the holiday-maker. There were also the Rosebud bowling green and the Snake Pits at Le Souef's Aquarium. In December 1928 the new Broadway Theatre was opened at Rosebud as a Picture and Dance Palais (Butler 2011:165).

Thematic history – creating visual arts

The following thematic history is taken from Butler (2013:155):

From early times, the Peninsula has been the favoured destination for many famous Australian artists, with many seaside locales used as informal painting schools when they were in a more pristine state. The 1999 Mornington Regional Art Gallery exhibition, The artists' retreat: discovering the Mornington Peninsula, 1850s to the present provided a catalogue of this artistic involvement with the Peninsula as described by curator and author, Rodney James. He argues, 'Artists have been keen observers and recorders of the Mornington Peninsula. They have responded to the many different facets of Peninsula life: documenting the environment, the people and the way of life …' Among the important cultural and artistic landscapes and places James describes are Schnapper Point and Beleura, Sorrento and the Heads, Flinders and Western Port Bay and Cape Schanck. …

The Peninsula's strong association with the arts as an inspiration for artists endured through the twentieth century. The Lindsays and associated artists and friends were active at Mulberry Hill, Baxter from the 1920s to the 1980s. The Boyd and a'Beckett families both enjoyed excursions to the area, with architect

Robin Boyd working from a studio at Mount Eliza. Arthur Streeton spent time at the Baillieu's holiday home at Point King, Sorrento where he painted views of the Queenscliff coast in 1942. Alan and Ellen McCulloch lived at Shoreham cottage, Whistewood in 1951 – among their visitors were artists such as Arthur Boyd, John Perceval, Charles Blackman, Albert Tucker, Dorothy Braund, Leonard French, John Brack, Godfrey Miller, Guelda Pyke and Harold Vike. George Bell and his students such as Fred Williams were also among frequent artistic visitors to the shire – in 1972 the Williams family acquired a fisherman's cottage at Cannon's Creek. Seaside camps were also sought and enjoyed by any number of other lesser known and amateur artists and artist groups who ran artists camps and retreats.

Place history

The following history is taken from Butler's 2011 assessment:

The following provides a history of the site's development as derived from official sources, as part the 1909 subdivision of part of Crown Portion 17 at Rosebud Parish of Wannaeue, known as the Rosebud Estate.

Arthur Merric Bloomfield (Arthur) Boyd was born at 8 Wahroonga Crescent, Murrumbeena, in 1920, the son of Doris Lucy Eleanor Bloomfield (potter and daughter of Evelyn Gough) and (William) Merric Boyd (1888-1959). The Merric Boyd family included Lucy (1917-2009), Arthur (1920-1999), Guy (1923-), David (1924-2011) and Mary (1926-2016). Merric Boyd was noted for his pottery produced at Murrumbeena, his best works being after his return from Britain in the 1920s and 1930s. Merric Boyd's parents were also noted artists, being Arthur Merric and Emma Minnie (nee à Beckett) Boyd. Many of the family members went on to become major figures in Australian art history and in Arthur's case internationally.

The weekender may have been built, perhaps speculatively, by Sandringham builder, Edward Adolph Mattner on lot 44 of section F after he acquired the land in 1923. However, it was Arthur Merric Boyd who was the first to be rated by the Shire as owning a house on the allotment in 1924 and had also acquired another adjoining allotment 42/F, at the Barry Street corner. Boyd was the first owner and may have commissioned the previous owner, Mattner, to build the cottage. This is highly probable given that AM Boyd had commissioned one of his previous houses at 4 Wahroonga Crescent in 1916 and appears to have had no shortage of funds. The Rosebud weekender was used by the greater Boyd family (AM Boyd and Merric Boyd families) and their many artist associates from the 1920s until its sale in 1940 after AM Boyd's death.

The Rosebud weekender was the setting for the emergence of Arthur Boyd as major painter and a place that gave great pleasure to the greater Boyd family while also allowing them to pursue their art in a rural seaside environment. Arthur Boyd has recalled on at least two instances that the period of his life he spent living in this cottage with his grandfather (c1936-1939) was the happiest of his life while art observers such as Boyd's official biographer have noted that the landscapes created here by Arthur showed an expressive style that lifted them above the prevailing art milieu of the time and foreshadowed his development into major expressionists works.

Boyd family biography, Brenda Niall (2007:189-192) described young Arthur's years here:

> *In 1936 Minnie Boyd died at the age of seventy-eight. Helen, who had married naval officer Neven Read in 1934, was living in Sydney, and Arthur Merric Boyd was alone in the Sandringham house, which was far too big for him. He did not want to go to Sydney, nor to move into Open Country. His solution was to take his grandson Arthur to live with him in the little*

> *cottage at Rosebud, on the Mornington Peninsula, where he and Minnie used to spend painting holidays. This began a happy time for the two of them. Arthur drove his grandfather's 1928 Dodge tourer and did the cooking. Arthur Merric paid for his grandson's painting supplies and gave advice and encouragement. To him it must have seemed a restoration of the pleasure he had once had in painting with his son Penleigh. Writing home to Doris from Rosebud, Arthur said that he and his grandfather were `as cosy as can be'. …*
>
> *Arthur Merric Boyd survived his wife by four years. The time at Rosebud was a wonderful gift to his grandson, a fertile and peaceful time of innocence after the premature experience of the factory. Now the young Arthur took possession of a familiar landscape. As Franz Philipp suggests, the works of this early period, painted when Arthur was sixteen or seventeen, are not mere apprentice pieces but have a distinctive vision of their own, serene but not arcadian, 'sparse, parsimonious, windswept, with the high cloudy sky of the coastal region'. …*
>
> *Arthur's time at Rosebud came to an end in 1939, when his grandfather's health failed, and they both came back to Murrumbeena. … Arthur Merric Boyd live until July 1940 …*

Arthur Boyd held his first solo exhibition while living at Rosebud (1937) and was to return to the Peninsula after he had gained notoriety to recapture his memories of sketching with Merric and his grandfather. He is considered to have reached his artistic maturity during his time in Rosebud:

> *Buoyed by the security of Rosebud, Arthur knew he would be a painter. The self-portrait done in 1938, wearing the red shirt that flags his independence, is as direct, determined and unflinching as the self-portrait three years previously. The essential difference is that it contains an ingredient, easy to read on any face: certainty. Arthur saw Rosebud as 'the first serious stage into trying to make [painting] into a proper job. After Rosebud, Arthur considered painting 'an automatic business trying to make a living' and 'communicating'.* (Bungey 2007:78)

This occurred in large part because the 'three years Arthur spent there with his grandfather in effect, constituted his formal training as a painter' (Pers. Comm. D Ely, 2011). This was in addition to just one year at the National Gallery Art School in Melbourne, in 1935.

The house was sold a few month after Arthur Merric Boyd's death.

Sources:

Bungey, Darleen (2007). *Arthur Boyd, A Life*, Allen and Unwin, Sydney.

Butler, Graeme & Associates (2013), *Mornington Peninsula Shire Thematic History*, edited by Context PL.

Context Pty Ltd (2017), *Mornington Peninsula Shire Heritage Review, Area 2.*

Ely, Deborah (2011), Letter from D Ely, CEO of the Bundanon Trust, to Mornington Peninsula Strategic Planner, dated 15 Nov. 2011.

Hoff, Ursula (1986). *The art of Arthur Boyd*. London: Andre Deutsch.

James, Rodney (1999), *The artists' retreat: discovering the Mornington Peninsula 1850s to the present,* Mornington Regional Art Gallery exhibition catalogue.

James, Rodney (2001), *Arthur Boyd: The emerging artist: Mornington Peninsula and Port Phillip Bay,* Mornington Peninsula Art Gallery.

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McKenzie, Janet (2000). *Arthur Boyd: art & life,* London: Thames & Hudson.

Niall, Brenda (2002). *The Boyds: a family biography*: Imprint: Carlton South, Vic. : Miegunyah Press, Melbourne University Press.

Philipp, Franz (1967). *Arthur Boyd***,** London, Thames & Hudson.

Victorian Places, *'Rosebud' & 'Rosebud West'* <http://www.victorianplaces.com.au/>, accessed August 2015.

Von Bertouch, Anne, Hutchings Patrick (1976), *Guy Boyd*.

VTO - Victoria Titles Office.

DESCRIPTION

The following description is taken from Butler's 2011 assessment, updated with information from Lorraine Huddle and confirmed by Landmark Heritage:

The house is part of the Edwardian-era Rosebud private subdivision, sold as a beach resort estate, which is sprinkled with more typically suburban and permanent interwar houses. The former Boyd block to the south once held a 1960s brick house but was vacant in the Boyd period: now unit development overwhelms the cottage.

The garden setting is typical of the area, as mixed native and exotic, with one note that the old gum that once stood in the front yard in the Boyd era had been removed.

This is a modest weatherboard clad and timber framed weekender cottage typical of the informal dwellings that were scattered around the Peninsula and adjacent mountain ranges to Melbourne such as the Dandenongs. These weekenders became popular once the increase in motorcar ownership created a market for suburban escapees to journey into the wild on weekends.

The house has a gabled corrugated iron clad main roof and rear skillion housing kitchen and bathroom facilities, since upgraded. The cottage has a skillion verandah with simple timber posts, continuous with the main roof. It returns along the north side.

As was typical of this type of dwelling, the main entry is directly into the living area rather than a passage or hall as would be typical for permanent houses of the period. The front door is clad with vertical v-joint boarding, with indications of Bungalow mid-green on it. External architraves are either bullnose in section with the pi-sign overlapping architraves across the top of the opening, typical of the 1920s, or lamb's tongue profile.

There is a second doorway on the front façade, into the front bedroom. It has been refitted with a timber framed glass door (post-1940) with bullnose architrave and a new opening created in the north wall. All of the bedrooms may have had external doors, which fitted with the use as a beach house allowing independent access for a beach house group as well as easy access to the outdoors, often favoured then as `sleeping out' (on the verandah) in the heat of the summer.

There are two pairs of small casement windows on the front façade, flanking the front door. They are original, but have lost their horizontal glazing bars, seen in Arthur Boyd's paintings.

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Figure 2. Arthur Boyd's 1936 painting 'Interior living room, Rosebud'. This is looking toward the front door (open) and a pair of casement windows with the right-hand sash open. (National Gallery of Australia, Canberra)

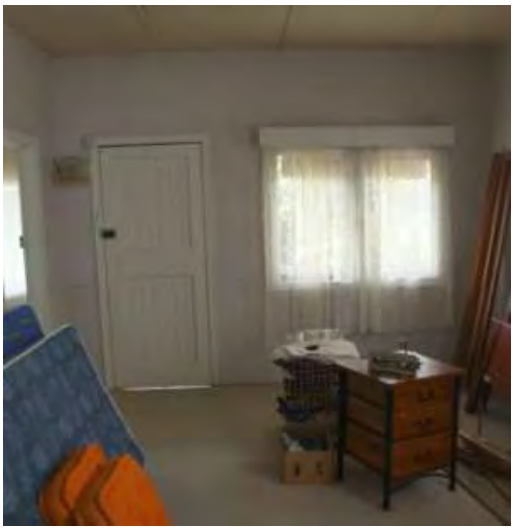


Figure 3. The same view, in 2011. The original ledge front door remains, and the pair of casements (minus glazing bars). The plywood-clad walls have been overpainted. (G Butler, 2011)

Window openings on the south have simple bracketed timber window hoods. One has a scalloped end board on one side, but it does not appear to be original.

External integrity of the cottage is relatively good, particularly the front facade. The front verandah appears rebuilt but may have replaced a similar verandah: this verandah has been enclosed on the west side as an adjunct to the rear bedroom.

Internally, architraves are typical interwar lambs-tongue profile. The wall and ceiling finishes are strapped plywood sheet with red pine or western red cedar cover straps. These would have been originally stained but have been painted over.

At the end of the living area is a fireplace (added or replaced timber mantlepiece) which backs onto the stove housing of the adjoining kitchen. A red brick chimney with a soldier course at the top is over this arrangement (bricks painted). Two bedrooms open directly from the living area.

Concrete paving has been added at the rear and a fibre cement sheet clad carport in the front drive.

COMPARATIVE ANALYSIS

The following comparative analysis is from Butler's 2011 assessment, and contains some places outside of Mornington Peninsula Shire:

The house, as former weekender, aligns with many other interwar houses that survive on the Peninsula as associated with the minor boom led a rise in by motor car ownership. Like this house, many have since become permanent homes and are now in a suburban setting.

Artists' homes and studios:

What distinguishes this house however is the historical association with the art community. The level of the Boyd family association is not matched by many other houses in the Shire, despite the role played in artistic endeavours within Australia by the Peninsula. The integrity to this period tempers the association but it is still apparent. The comparison does not include the more numerous recent art studios set up on the Peninsula.

Examples include:

The eccentric manners of the rustic McClelland artist complex at 1A Palm Court, Frankston which, as built for studio and beach house uses, links directly with the Rosebud cottage and Arthur Boyd's painting trips with one of the McClelland family. It is in the Frankston City Heritage Overlay.

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Figure 4. The Barn, McClelland house, Frankston, in heritage overlay

McCrae cottage (McCrae Homestead 6 -8 Charles Street and 11 Beverley Road McCrae), owned from 1844 onwards by lawyer-pastoralist Andrew McCrae and his wife Georgiana, the house is valued as an important example of early Victorian homestead, occupied by artist and writer, Georgiana McCrae. The building has lost its pastoralist setting and its original use but has a good integrity to the period when Georgiana sketched and lived there. It is on the Victorian Heritage Register (H0291). It represents an important but different era of development and artistic endeavour to the Rosebud cottage.



Figure 5. McCrae Homestead, 1844-

Mulberry Hill, 385 Golf Links Road Langwarrin South, Frankston City, on the Victorian Heritage Register: remembered as the home of Sir Daryl (1889-1976) and Joan Lindsay (d.1984) and as a place frequented by other members of the famous Lindsay family and some of Australia's most illustrious businessmen, politicians and artists. Sir Daryl was well known as an artist, gallery director and as a founder and early leading figure in the National Trust of Australia. It was also used in part as a studio by artist Rick Amor who was born in Frankston in 1948.

After a short spell at Dunmoochin the Amors moved into a cottage attached to Mulberry Hill where he worked on his paintings in between carrying out odd jobs around the property for the elderly pair. His first solo exhibition was in early 1974. Among many other accolades, Rick won the prestigious McClelland Award for Sculpture in 2007, the largest cash prize for sculpture in Australia. His work is represented at Mulberry Hill, along with Arthur Boyd and many others.

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Figure 6. Mulberry Hill house (Heritage Victoria)

Gareth Samson who lives in Diamond Bay Road Sorrento, is another more recent art figure on the Peninsula. He was the winner of the recent National Works on Paper award.

> *His award-winning work Life after Bacon was done on sheets of sketching paper torn from blank books he had picked up at a Sorrento newsagent. (*The Age *July 8, 2006)*

Nothing is known of his house, if it was built for him or the length of tenure or association.

Alan McCulloch, from 1951 'Whistlewood', 642 Tucks Road, Shoreham. Haven for successive generations of artists and writers including Boyd, Blackman and Tucker. Built in the 1870s by the Tuck family, it has been the permanent home of the McCulloch family of art writers, curators and gallery directors since 1951. Whistlewood has hosted many of Australia's most famous artists, writers, musicians and others in the creative industries. Artist Arthur Boyd designed and built Alan McCulloch's studio with him in 1952. Currently an art gallery, but not in the Mornington Peninsula Heritage Overlay.

AM Boyd houses:

Arthur Merric and Emma Minnie Boyd were accomplished professional painters, trained at the National Gallery School in Melbourne and exhibiting regularly at the Victorian Artists Society and elsewhere. Their houses at Sandringham and Rosebud were family centres for their grandchildren where artistic endeavour was encouraged and fostered.

Among the house associated with the AM Boyd family are:

AM Boyd house, c1916-1921, 4 Wahroonga Cr, Murrumbeena (in Glen Eira Heritage Overlay), built for the family but occupied for a brief period while Merric Boyd stayed on at 8 Wahroonga Cr, Open Country (demolished).



Figure 7. AM Boyd house, 1916, 4 Wahroonga Cr, Murrumbeena.

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Former AM Boyd House (c1921-1936), 5-7 Edward Street, Sandringham (in Bayside Heritage Overlay), is a Federation style timber villa constructed in 1906. It was purchased by Arthur Merric (1862-1940) and Emma Minnie Boyd (1858-1936) in 1921. They lived there with their youngest daughter, Helen Boyd, later Helen Read.

> *... The Boyd grandchildren were constant visitors, spending Christmas holidays there, a few doors from the beach where they learned to swim.*
>
> *The five children of the potter Merric Boyd (1888-1959), Arthur, David, Guy, Lucy and Mary, as well as Robin and Pat, sons of the painter Penleigh Boyd (1890-1923), visited here. Guy Boyd (1923-88) was the most frequent guest as a small child, and became particularly attached to the house.*
>
> *Here Emma Minnie Boyd taught them all to paint: Arthur Boyd recalled her lessons in the Edward Street garden. A remnant of coastal ti tree in the back garden may have been used in these lessons. He also remembered the powerful influence of her reading the Bible to them on the Edward Street back verandah. Arthur Merric's timber studio survives in the back garden.*
>
> *The Algerian oak in the front garden was painted by Arthur Boyd c. 1939 and the work is now held by the National Gallery of Victoria.* (Heritage Victoria citation for 5 Edward Street, Sandringham)



Figure 8. 5 Edward Street house (1906) 2011.

This house has some fond associations for members of the Merric Boyd family and for Arthur Boyd the biblical inspiration in his later work. His association with his grandparents extended to his time with AM Boyd at Rosebud so the two houses are complementary.

All of the above houses are not outstanding in an architectural sense but have been protected principally for their link with the Boyd family. The Rosebud cottage has similar associations.

Arthur Boyd houses

Arthur Boyd lived and worked at Open Country at 8 Wahroonga Crescent for an extended period. Tragically this house has been demolished.

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Figure 9. Open Country at 8 Wahroonga Crescent, Murrumbeena. A modest weatherboard Bungalow style house, complementary to the simple weatherboard Rosebud cottage.

His association with the Rosebud house (c1923-1940) has been discussed but there was another house that Arthur and wife Yvonne Boyd owned and occupied at 26 Surf Avenue, Beaumaris. In 1954 Arthur Boyd had acquired the weatherboard house of Stacha Halpen at 26 Surf Avenue Beaumaris, as the first house purchased for his family: this too has been demolished.

RECOMMENDATIONS

Heritage Overlay Schedule Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The *Boyd House* at 62 Rosebud Parade, Rosebud is recommended for inclusion in the Heritage Overlay to the extent of the whole property as defined by its cadastral boundaries.

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Memorandum of Advice

Heritage Advice: HO boundary of 1 Sandy Point Road, Somers

Prepared for: Shire of Mornington Peninsula

Date: 30 March 2023

1. Background

'Western Park' was assessed as part of the 2001 'Hastings District Heritage Study by Graeme Butler & Associates. The statement of significance prepared at that time reads:

> *Western Park is significant to the Mornington Peninsula Shire because:*
>
> *- it is one of the old group of coastal properties created from the early land sales in the area, paralleling with similar former farm holdings such as Coolart, Minto and Larnoo, with structures dating from the 1870s (Criterion A4);*
>
> *- it is associated with many notable persons in the regional context, including the architect Alfred Dunn, Thomas Lorimer and the Hope-Campbells (Criterion H1);*
>
> *- it has been the subject of a number of local history publications as an indication of the continuing interest in the property as part of the area's heritage (see `All Our Somers') (Criterion G1).*

The physical description of the place indicates that the owners at that time did not provide access for the heritage consultants to enter the property. For this reason, the description is based mostly on historical records. It reads as follows:

> *(Inspection Required).*
>
> *The public view today is one of undulating pasture, golden cypress rows, and Monterey pines. Tree lines follow the drive and fence lines close to a well planted house yard which is located near the centre of the block. Other outbuildings are located to the east and south. The south eastern corner of the property is still bushland, connecting with the HMAS Cerberus holding on the east and north. A track heads south from the house to Western Port Bay, curving around to meet Towerhill Rd. The foreshore reserve (RS 3017) runs along the south of the property.*
>
> *The earliest recorded house or hut on the property had two rooms by 1869, with another 2 rooms added in rate records by the 1870s. Bruce Bennett notes that Teasdale erected a new (4 room) house of hand made bricks on this after 1872 site while still the manager of Coolart {Bennett, 2000: 53}. Bennett describes this house as `square five room Hawthorn brick with a shingle roof and windows picked out in white brick'. A sketch of the homestead supplied by Margaret Hope Cambell shows a M-hipped roofed series of verandahed pavilions, articulated in three wings in the manner of the 1870s or 1880s {Bennett, 2000: 55}.*

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> *When Sam Campbell arrived at the property c1922 one wing of the house he found there was pictured as in the Swiss Chalet style which may have been a renovation of one of the earlier wings. It has a broad gabled roof, with a louvred vent in the gable, strutted eaves, timber window hoods and double hung timber windows either side of a door (verandah removed). Sam is thought to have added more rooms to the house. The kitchen was particularly large with extensive use of hand-made tiles. In the following Edmund Hope Campbell period there was a boatshed on the beach, about 100m from the water line, equipped with a windlass: Edmund died 1944.*
>
> *Inspection was not possible during the study period.*

To summarise, in 2001 the heritage consultants could view (from the road) trees (golden cypress and Monterey pines) along the fence line and entrance drive, and outbuildings on the eastern and southern parts of the site. As the house itself, located some distance from the road, was not visible they noted that a five-room square Hawthorn brick house with an M-hipped roofed series of verandahed pavilions was built c1870s-80s, and by 1922 one of the three wings have been remodelled in a Swiss Chalet style with a broad gabled roof and window hoods. More rooms were added to the house in the 1920s.

Heritage overlay HO227 was placed on land which currently comprises 1 Sandy Point Road, with a smaller incursion into the neighbouring 21 Sandy Point Road. This error may have arisen due to the subdivision of the property to create multiple addresses, as the 2001 heritage citation includes an aerial photo of the entire site.



Figure 1. Subdivision of 'Western Park' into four blocks prior to 2022, with HO227 shown.. (VicPlan, 2023)

2. Accuracy of HO227 mapping

The accuracy of mapping of 'Western Park' was called into question when I was asked to assess plans for planning permit application P22/1877 for their heritage impact on the place. The plans depicted the existing house within HO227, which was clearly a late twentieth-century dwelling bearing no relation to 'Western Park' as described in the 2001 heritage citation.

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Figure 2. Image of the existing late twentieth-century house at 1 Sandy Point Road provided as part of the permit application in 2022.

As this dwelling was the only one within the HO227 curtilage, I carried out brief research to determine if 'Western Park' house survived and if so, its actual location.

Historic aerial photos, of 1957 and 1979, revealed that the only house on the land that now comprises 1 and 21 Sandy Point Road is located to the south of the HO227 curtilage, but is not covered by it.

This house, believed to be 'Western Park' was surrounded by mature trees with several smaller buildings grouped around it. This "homestead" complex was reached via two driveways. One led straight from Sandy Point Road (roughly north-south) and featured a line of mature exotic trees along its length. It appears to have been out of use by 1957. The second driveway ran diagonally from the west, near the intersection of Sandy Point Road with South Beach Road. It had intermittent plantings of mature or semi-mature exotic trees along it. This driveway was still in active use in 1957 (to the present day). Since 1979 this diagonal driveway has been lined with hedges, and a number of the trees lost. Conversely, many of the trees along the older, straight driveway appear to survive (judging from current aerial views).

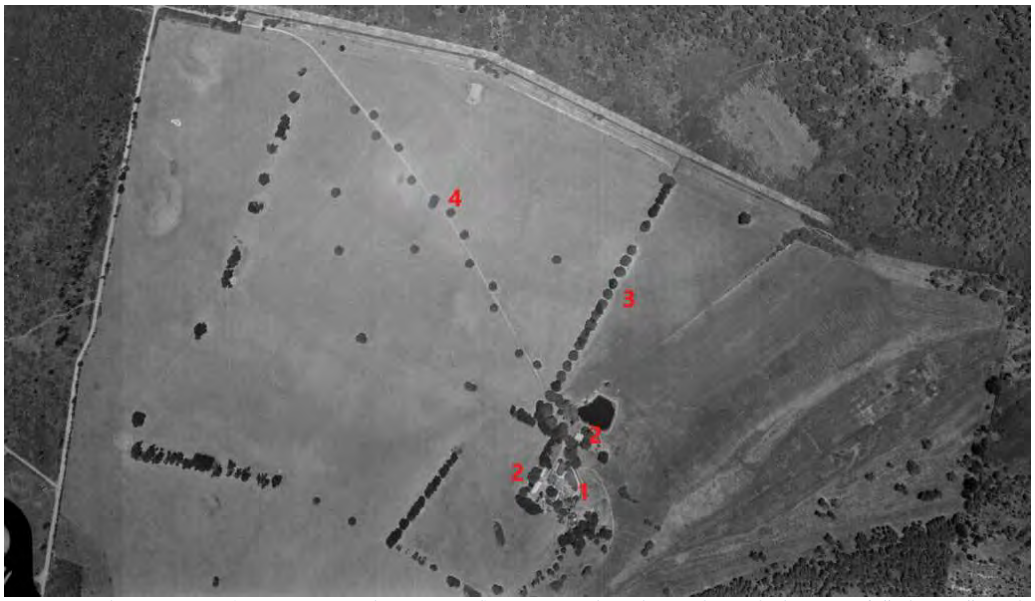


Figure 3. Subject property (now 1 & 21 Sandy Point Road) in 1957. Red numbers indicate the location of: #1 house, #2 outbuildings, #3 straight driveway, and #4 diagonal driveway. (Landata, Flinders Base Map Project, March 1957)

While most of the early, straight driveway is covered by the HO227 polygon, all other features of potential heritage significance are located outside of it (house, outbuildings, diagonal driveway).

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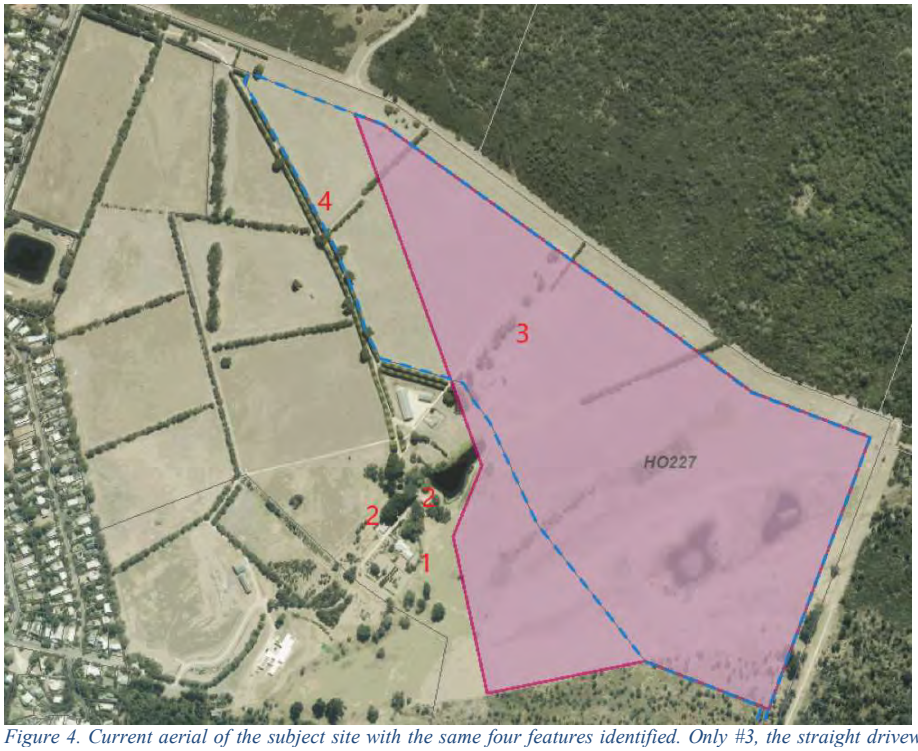


Figure 4. Current aerial of the subject site with the same four features identified. Only #3, the straight driveway, is located within the HO227 polygon. The blue line shows the boundary of 1 Sandy Point Road. 21 Sandy Point Road is to its south-west. (VicPlan, 2023)

'Western Park', with the address 1-21 Sandy Point Road, was advertised for sale in October 2021. Photos from articles in *The Herald Sun* (https://www.realestate.com.au/news/western-park-centuryold-somers-homestead-with-sweeping-views-of-western-port-bay-phillip-island-and-french-island-for-sale/) depict the house and a woolshed just south of the dam, as well as modern agricultural sheds and a neo-Federation three car garage/carport.



Figure 5. 'Western Park' house, 2021. (Herald Sun, 5 Oct. 2021)

The photo above suggests that the original brick part of the house (of 1870s-80s) has either been replaced by a timber structure, or subsumed within later timber wings. These changes appear to correspond with the pre-1922 "Swiss Chalet style" wing, as well as the additional wings added in the 1920, mentioned in the 2001 place citation. Note that this same roof plan is evident in the 1957 aerial.

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Figure 6. Former shearing shed, just north of the house. (Herald Sun, 5 Oct 2021)

3. Next steps

My advice to Mornington Peninsula Shire in 2022, upon discovering the mapping error, was that it was essential to seek to protect the elements of 'Western Park' that are of heritage significance by visiting the property and then redrawing the HO polygon to encompass all such elements within a curtilage.

As the current owners have not consented to a site visit (essential as none of the elements in question are visible from the public realm), I was asked to prepare this heritage advice setting out an appropriate new HO227 polygon.

One option is to encompass the entire extent of 1 and 21 Sandy Point Road within an enlarged HO227 polygon, as this land has been associated with 'Western Park' since at least the 1950s (the original property was larger).

A second approach is set out by Planning Practice Note 1 'Applying the Heritage Overlay' (2018) which 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. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:*
>
> *• A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes. ...*

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As the property covers 87 hectares in its current form (1 and 21 Sandy Point Road), one could argue that it qualifies as a 'homestead on a large farm. Following this approach, the house, shearing shed and the two driveways should be included in the revised HO polygon along with a curtilage around them to regulate future development in their vicinity.

The Practice Note also advises to apply 'uncomplicated and easily recognised boundaries' where possible for clarity and to avoid future disputes. With this in mind, the following revised HO227 boundary would be appropriate:



Figure 7. Proposed revised HO227 polygon.

The proposed new polygon covers land only in 1 Sandy Point Road and 21 Sandy Point Road, as is the case at present. The extent over 1 Sandy Point Road is reduced to the straight former driveway in a protective curtilage and a curtilage on the north-east side of the diagonal entrance drive. The extent over 21 Sandy Point Road is enlarge, to encompass the homestead complex in a curtilage, as well as the diagonal entrance drive and curtilage along its south-west side.

Regards,

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Memorandum of Advice

Heritage Advice: Review of HO polygon for HO311 48 O'Neills Road, Somerville

Prepared for: Shire of Mornington Peninsula

Date: 10 August 2022

1. Introduction

This memorandum of advice reviews the appropriateness of the current HO polygon for HO311 John Brunning & Sons Complex at 48 O'Neills Road, Somerville, and proposes a revised boundary which meets the approval of the current owners while protecting all identified heritage elements in their historic settings.

The current recommendation has been made on the basis of a review of the place citation, 2010 advice from the previous council heritage advisor (Lorraine Huddle), correspondence from the current owners (direct descendants of John Brunning), and a site visit on 9 August 2022.

2. Background

The John Brunning & Sons Complex and trees was originally assessed by Graeme Butler & Associates as part of the 2001 'Hastings District Heritage Study'. Butler identified the following elements of heritage value at 48 O'Neills Road:

- Cool store-packing shed building
- Gabled interwar bungalow with mature Canary Island Palm in front
- Tiled-roof interwar house with two mature Canary Island Palms, camelias, a weeping birch, and Bhutan cypress [hedge]. Note that only the three Canary Island Palms in front of the houses are mentioned in the statement of significance.

The identified elements are grouped close together, along the road frontage.

The HO311 polygon was applied to about two-thirds of the frontage of this large former orchard property. While it encompassed all of the heritage elements, it also included much land to the east of the heritage grouping, as well as areas behind (to the north) of it. The HO311 boundaries do not coincide with allotment boundaries nor with boundaries legible on the ground (such as fence lines, tree windbreaks, or buildings).

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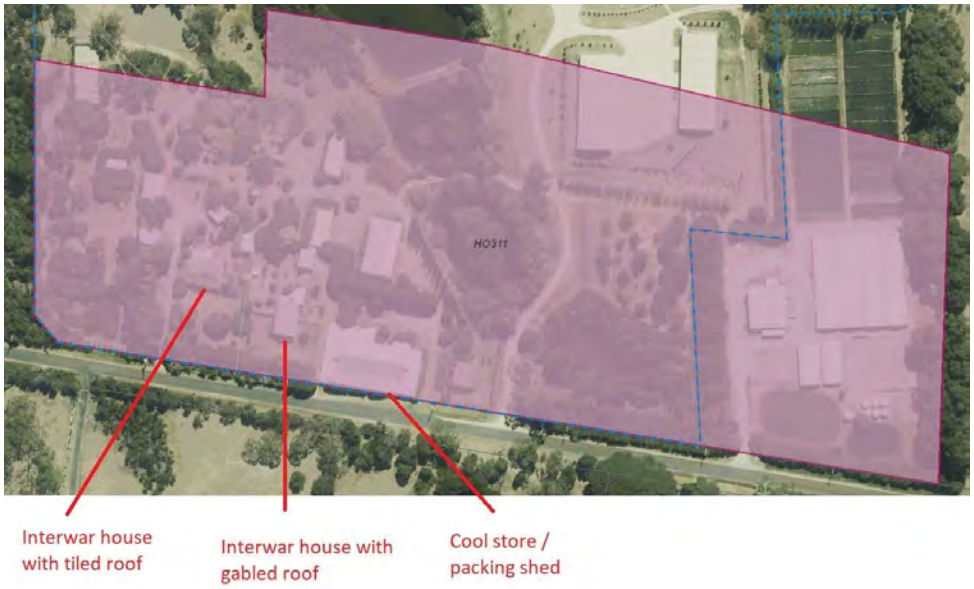


Figure 1. Current HO311 polygon at 48 O'Neills Road, with the three heritage buildings identified. Note that all trees identified are in the front gardens of the two interwar houses.

In response to a request from the current owners, council's Heritage Advisor Lorraine Huddle reviewed the HO boundaries in 2010, which included a site visit. She concluded that the HO polygon 'does not appear to relate to the heritage fabric and setting'. As all of the identified heritage elements were located on Allotments 1 and 2 (Plan of Subdivision 509651), she recommended that 'HO311 be amended to refer to those allotments only' (Letter of advice to Simon Lloyd, Strategic Planner, 14 Sept 2010). This recommended boundary was illustrated in her report as follows.



Figure 2. Revised boundary to HO311 in red recommended by L Huddle in 2010. The (still) current HO polygon is shown with a faint yellow line.

No action was taken by Mornington Peninsula Shire Council in response to her advice at the time.

The owners contacted council again in 2018, at which time council's heritage planner recommended that the revisions to the HO polygon be included as part of the planning scheme amendment for the 'Mornington Peninsula Shire Heritage Review – Area 4', which concerns properties in this part of the shire. The owners provided an aerial photo, showing the location of all identified heritage elements, shown below:



The owners also proposed a revised HO polygon to encompass all of these elements. Note that it is much smaller than the Allotments 1 & 2 boundary proposed by Ms Huddle, and cuts close behind the heritage buildings.



Figure 3. Reduced HO polygon, in black, as proposed by the owners. The red hatched area to be removed from the HO extent.

The property owners contacted council again in 2022 to enquire about progress on this matter. As there were now two proposed revised HO polygons, and the previous heritage advice was more than 10 years old, Landmark Heritage was asked to review all material gathered and make another site visit.

3. Methodology of the review

Prior to the site visit on 9 August 2022, a 1957 aerial photo – referred to by Graeme Butler in the 2001 heritage citation – was obtained and reviewed. It shows the location of the two interwar houses and their associated gardens, the cool store and its setting, and orchards to the east. A detail from this aerial is shown below, with the approximate extent of the current HO polygon traced on it:



Figure 4. View of 48 O'Neills Road in 1957, with the boundaries of the current HO311 polygon indicated. (DELWP Western Port project, map 868A2, 1957)

As shown by the 1957 aerial, the current HO311 polygon goes far beyond the area occupied by the heritage buildings, their gardens and associated trees. The orchard visible to the east in 1957 has since been removed.

During the 9 August 2022 site visit, all buildings, outbuildings and trees western half of the HO311 extent were inspected to determine their approximate date (note that this western half contains all identified heritage elements). The approximate boundaries of the house gardens, as seen in the 1957 aerial were identified on the ground, and elements associated with the two houses and the cool store were identified.

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4. Recommendations

On this basis, a proposed revised HO polygon was drawn, which seeks to:

- Include all identified heritage elements as well as early outbuildings (e.g. garages) associated with the two houses,
- Include all plantings that define functional boundaries around the heritage elements,
- Include enough land around each of the three heritage buildings to preserve their setting in the event that development or subdivision is proposed in the future,
- Exclude modern agricultural sheds where possible, and
- Use lines that are the same as, parallel to or otherwise have regard to allotment boundaries to increase the legibility of the revised HO polygon.

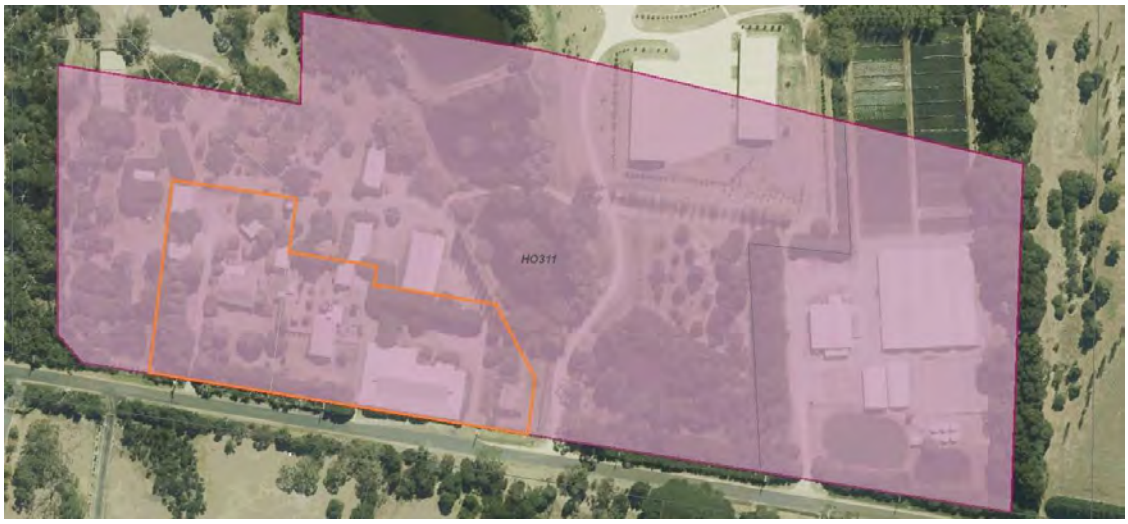
Note that the cypress hedge shown directly behind (north of) the cool store in the 1957 aerial has been replanted in the last few decades, so the current cypresses provide an appropriate setting for the cool store but are not of heritage value themselves. It has been retained in the proposed HO311 polygon.

The eastern boundary of Allotment 2 is quite close to the east side of the cool store, so the proposed HO boundary extends to it. This has the advantage of retaining a pre-1957 machinery shed in HO311.

In contrast, there is a north-south row of mature Bhutan Cypresses along with west side of the tile-roofed interwar house's garden. It is visible in the 1957 aerial, and is also identified in the heritage citation as having heritage value. A fence runs along the west side of this row, which is considered a suitable western boundary for HO311.

The entire front gardens of the two houses are included in the proposed extent, both to preserve views from the road and to protect the mature trees. To the rear of each of them, the land which forms their functional backyards are included, including garages for both houses.

The proposed revised boundary, formulated according to the considerations set out above, is shown in orange below (with the current HO311 shown shaded pink, and allotment boundaries in faint white):



A close-up view is provided on the following page.

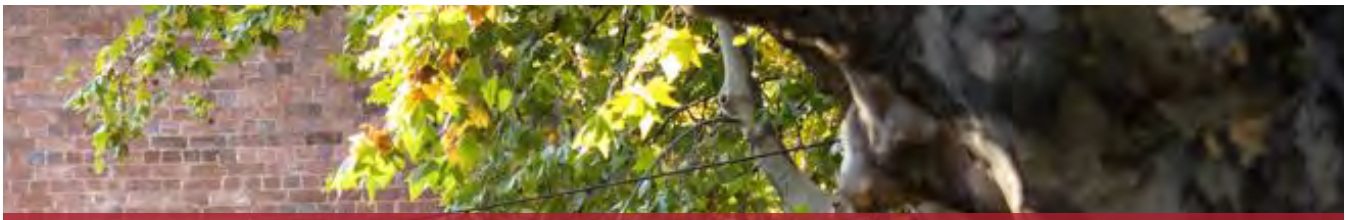
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Figure 5. Proposed reduction to HO311 polygon, outlined in orange.

Sincerely,

Natica Schmeder
Landmark Heritage Pty Ltd



Local government's role in heritage protection –

An introduction for councillors



MUNICIPAL ASSOCIATION OF VICTORIA

HERITAGE COUNCIL VICTORIA

VICTORIA State Government

Acknowledgement

We acknowledge the Traditional Owners of the Country that we call Victoria, as the original custodians of Victoria's land and waters, and acknowledge the importance and significance of Aboriginal cultural heritage. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of Aboriginal culture and traditional practices.

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Cover image: Elm Grove, Richmond, part of the Elm Grove Precinct, City of Yarra City (© Hin Lim | HIN LIM AIPP 2020).

The importance of heritage to local government

'Our heritage is a part of who we are. It's what we inherit, appreciate today and think is important to protect and pass on to future generations.' Heritage Council of Victoria, *What is heritage?*, 2022

Many different types of places and objects can have heritage values, including:

an individual building or site	a tree or garden	a bridge
a heritage precinct	an industrial building or factory	a dry stone wall

Heritage is important to local government because:

- it sits at the heart of community identity, contributing to a 'sense of place'
- it provides continuity within our ever-changing built and natural environment
- heritage places are tangible reminders of our connection to the past
- heritage contributes to tourism, economic prosperity and environmental sustainability.

'Places of cultural significance enrich people's lives…telling us about who we are and the past that has formed us…They are irreplaceable and precious.' *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance,* 2013

Victorians overwhelmingly value their history, their cultural heritage and their heritage assets. Heritage is part of what makes a municipality distinctive and attracts people to the area. Heritage assets are integral to tourism promotion and economic prosperity. Of all the heritage places protected in Victoria, **90%** are protected at the local level.

Top 5 Tips to get the most out of your local heritage

1	**Champion heritage!** Acknowledge and celebrate the contribution of heritage to your neighbourhood character, liveability and community identity. Promote heritage through communication channels, incorporate it into events, programs or design awards and ensure heritage is a key consideration in your Council Plan.
2	**Promote an organisational understanding of heritage** across your council. Heritage protection is the responsibility of planners, engineers, asset managers and others. Regular heritage awareness sessions will ensure continuity of knowledge among staff. The preparation and regular review of a council-wide Heritage Strategy will help deliver an aligned organisational understanding.
3	**Use your heritage advisor!** Procure expert heritage advice from a qualified heritage specialist. They can help all council staff (not just planners) and community members to understand, manage and promote cultural heritage in your community.
4	**Lead the community by example.** Demonstrate best-practice heritage management of your own local heritage assets, from community halls to parks and gardens.
5	**Support owners and managers of heritage assets** to encourage compliance and achieve best-practice management and good conservation outcomes. Providing access to free heritage advice and a grants scheme are examples of cost-effective ways to provide support and gain promotional opportunities.

What types of heritage issues does local government deal with?

Heritage studies and planning scheme amendments

Councils have a statutory responsibility to prepare and complete heritage studies across their municipality to identify what is of heritage value. Identified places are subject to a rigorous planning scheme amendment process, often with an independent review panel, to include them in the Heritage Overlay. This process does take time and resources and may be met with community opposition but it ensures council meets its duty to conserve places of special cultural value.

Regularly conducting and reviewing heritage studies and undertaking planning scheme amendments avoids council exposure to reputational and financial risk.



Planning permit applications

As the responsible authority, councils regularly make decisions on planning and subdivision permit applications. Places in the Heritage Overlay are likely to require a planning permit for external changes or extensions. Interiors are very rarely subject to local heritage controls, but some places may have controls over the garden or particular trees. Landscape features such as dry stone walls or farm buildings require consideration and careful design solutions in major development and subdivision proposals.

Councils must consider the Statement of Significance for the place and understand what parts contribute to the significance to ensure the place is not adversely affected by the proposed works. Expert advice from council's heritage advisor will assist in making an informed decision.



Interim Heritage Overlays

Occasionally, a council is required to 'report and consent' under section 29A of the *Building Act 1993* for demolition of a building or structure identified as potentially of heritage significance but with no protection in place. Section 29B allows for suspension of the demolition application if an application is made to the Minister within 15 business days to amend the planning scheme by introducing an interim Heritage Overlay. This gives temporary protection to the building while it is determined whether permanent protection is warranted.

Interim Heritage Overlays can be costly and time consuming if prepared on an ad-hoc basis in a reactive way. Councils can avoid these situations by having high-quality, current and comprehensive heritage studies and up-to-date Heritage Overlay schedules.



Maintenance and management of council-owned heritage assets

Demonstrating best-practice heritage management allows councils to lead by example and educate the community about the process.

The use and maintenance of council assets, from town and community halls to bridges and botanic gardens, is core business for councils. There must be good intra-council knowledge of the heritage status of council assets, whether local, state or national. Regardless of municipal exemptions, a heritage specialist (such as a heritage advisor) or council planning specialist should be consulted early in any project planning to ensure best-practice heritage management is followed.

Demolition by neglect

Owners sometimes fail to maintain their heritage asset, allowing it to deteriorate until demolition is proposed. This may be deliberate or driven by other pressures on the owner.

Unless action is taken by the municipal council, the irreversible loss of a heritage place may occur, exposing councils to reputational risk.

Strategies to prevent this include encouraging adaptive reuse of sites and providing financial incentives.

The *Planning and Environment Act 1987* also now enables planning schemes to make provision to deter or prevent people from benefitting from the unlawful demolition of heritage buildings or allowing them to fall into disrepair.



Illegal works

Unauthorised works may cause the permanent loss or damage to parts of a place that are significant and valued.

Unauthorised works may include development, demolition, works under the guise of 'maintenance', or failure to comply with the conditions of a planning permit. Councils have a statutory responsibility to enforce the planning scheme and take action where needed.

Resourcing council enforcement officers sufficiently will assist in the deterrence of unauthorised works. Proactively ensuring the community and property owners have access to clear information on appropriate and permitted works to heritage assets will reduce the likelihood of unauthorised works due to ignorance.

Overview of heritage protection and legislation in Victoria

Heritage in Victoria is primarily managed under three Acts.

Different governing bodies are responsible for different types of heritage protection.

This document focuses primarily on heritage protection under the Planning and Environment Act.

Aboriginal Heritage Act 2006

Legal framework to protect and manage Aboriginal cultural heritage. The Victoria Planning Provisions (VPP) support this legislation, including by ensuring that permit approvals align with the recommendations of Cultural Heritage Management Plans.

Responsible bodies:

- Minister for Treaty and First Peoples
- First Peoples – State Relations
- Registered Aboriginal Parties
- Victorian Aboriginal Heritage Council

Planning and Environment Act 1987

Legal framework for Victoria's planning system, including a duty to conserve and enhance places of special cultural value at a local level.

Section 4(1)(d): '*To conserve and enhance those buildings, areas and other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*'.

Responsible bodies:

- Minister for Planning (refer to next page for more information)
- Councils

Heritage Act 2017

Legal framework to protect and manage cultural heritage places and objects at the state-level. It does not include heritage places/ objects associated with Aboriginal tradition.

Responsible bodies:

- Minister for Planning
- Heritage Victoria
- Heritage Council of Victoria

Councils

The recognition and protection of places of local heritage significance via the Heritage Overlay is the responsibility of councils.

Changing or adding controls

Administering and enforcing the controls

Council as PLANNING AUTHORITY

Councils have the power and responsibility under the Planning and Environment Act to:

- prepare and adopt heritage studies
- develop or implement heritage policies
- prepare amendments to the planning scheme
- refer submissions about amendments to independent panel review.

Council as RESPONSIBLE AUTHORITY

Councils are decision makers under the Planning and Environment Act. They:

- make decisions on planning permit applications for changes to places in the Heritage Overlay.
- are responsible for the enforcement of the planning scheme, including in relation to places in the Heritage Overlay.

Local government responsibilities

186,000 plus = the number of properties protected by the Heritage Overlay across Victoria in 2019.

Locally significant places are protected via the Heritage Overlay at clause 43.01 of the planning scheme. Clause 52.33 specifically protects post boxes and dry stone walls. Councils are responsible for proposing what to include in the Heritage Overlay and making decisions about changes to places in the Heritage Overlay.

This is supported by state planning policy at clause 15.03-1S, in all planning schemes, which states that planning should, among other things:

- *'Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.'*
- *'Provide for the conservation and enhancement of those places … of special cultural value.'*
- *'Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.'*

The Minister for Planning is also bound by these objectives but has different powers and responsibilities.

Council responsibilities	Minister for Planning responsibilities
• Prepares, consults with the community and adopts heritage studies to identify and assess places of local significance, consistent with a council Heritage Strategy. • Prepares and progresses planning scheme amendments. • Regularly reviews and improves heritage provisions (local policies, schedules and controls) as part of planning scheme review cycle. • Assesses and determines planning permit applications triggered by the Heritage Overlay. • Enforces compliance with planning permits and stops and pursues the reversal of unauthorised works.	• Authorises municipal councils to prepare amendments to planning schemes. • Approves amendments to planning schemes. • May prepare an amendment to a planning scheme.* • May take responsibility for a planning permit application being assessed by council.* • May take responsibility for a planning permit application before the Victorian Civil and Administrative Tribunal (VCAT).* * Powers only used in certain circumstances.

What are the risks?

Financial risk
Where heritage is overlooked, not adequately managed or funded by a council, there is significant financial risk to councils, owners and communities alike. Councils that do not proactively manage their heritage by allocating sufficient skilled resources and funds can suffer wasted time and costs at a higher number of VCAT or planning panel hearings, defending inadequate action. The cost of legal representation and wasted officer work is substantial. Additionally, Council-owned or managed heritage assets become significantly more costly to repair over time if not properly maintained.

Risk of enforcement and compliance action
Councils may risk enforcement and compliance action by the relevant authority if obligations, for example under the *Heritage Act 2017 or* the *Aboriginal Heritage Act 2006,* are not met. A council failing to meet its obligations can result in costly enforcement fines and reparation works.

Risks to the public
When heritage assets are neglected and become derelict as a result of inadequate protection, management or maintenance, there may be a direct risk to the safety of the public.

Reputational risk
Communities expect their council to protect significant heritage places and assets and make good decisions about changes to heritage places. Councils must also look after their own heritage assets, including buildings, parks, monuments and gardens. Councils may experience criticism in the press and negative social media attention if a heritage place is demolished, inappropriately developed or if council heritage assets are not maintained.

Case studies

Merri-bek City Council (formerly Moreland) Bluestone Policy

Bluestone is a part of Merri-bek's landscape and history. Bluestone quarries provided the local material for bridges, laneways, kerb and guttering, as well as houses, churches, municipal buildings and the iconic Pentridge Prison. The municipality contains 67.2 kilometres of bluestone laneways, of which at least 20 kilometres are in the Heritage Overlay.

In 2011, a new council policy was instigated to concrete all non-heritage-listed bluestone laneways. The decision was based on a strong engineering preference for concrete and dominated by cost and ease of construction. However, the policy provoked widespread community backlash, with 90% of residents voting to retain all bluestone laneways in a 2012 council survey because the laneways are valued, regardless of whether or not they are included in the Heritage Overlay. Furthermore, the policy would have destroyed bluestone fabric in areas of potential heritage significance that had not yet been assessed and considered for inclusion in the Heritage Overlay.

In 2013, the council reversed its policy and voted to maintain the 'entire bluestone laneways network'. Council now renews laneways using the same stones and makes footpath crossings smooth with cut stone.

Learnings:

- Public assets can be highly valued, even if not heritage listed, so community consultation is essential.
- Ensure there is an organisation-wide understanding of heritage.
- Heritage strategies and reviews are essential to understanding where gaps may be in Heritage Overlays and what the current community values.

Dahua Epping Development Pty Ltd v Whittlesea CC — VCAT decision

This is a large and complex subdivision proposal affecting a number of early, rural heritage farmsteads connected in a cohesive linear precinct along one road, in a precinct structure plan area in the City of Whittlesea.

In 2020, two permit applications were lodged for the staged subdivision of land into 205 residential lots, four super lots and open space reserves. The applications included vegetation removal and the demolition of buildings and fabric in the Heritage Overlay, including dry stone walls. At appeal, VCAT found that despite the proposed retention of four heritage farmhouses, it was not satisfied that the overall design constituted an acceptable response. VCAT agreed with the council's evidence that insufficient regard was given to other significant heritage fabric, including outbuildings, dry stone walls and other works associated with the farmhouses. VCAT was not satisfied that the removal of heritage fabric was appropriate and concluded that the subdivision layout was not designed to provide for its retention. No permits were issued.

The case demonstrates how good heritage outcomes can be achieved with current and comprehensive heritage studies that are translated into the Heritage Overlay and planning scheme policies. The council was able to rely on detailed heritage assessments and robust policies to provide appropriate evidence to support its position.

Learnings:

- Heritage can be successfully defended with high-quality, comprehensive research and assessment by qualified experts.
- Large-scale developments must consider heritage conservation outcomes from the outset, providing certainty for all stakeholders, reducing planning approval delays and delivering community heritage results.

Esme Johnston House

In 1928 Esme Johnston designed her own distinctive Tudor-style house. The property was first identified in 1986 as being of potential local significance but no heritage controls were applied. Subsequent heritage studies undertaken by the council in 1999 and 2005 did not re-assess the potential individual heritage value of the property.

In 2011, the property changed ownership and a demolition request followed. This triggered a public campaign to protect the house. The campaign generated costly and time consuming assessments of the site's significance at both local and state government level and ultimately resulted in its inclusion in the Heritage Overlay in 2020.

The owners spent hundreds of thousands of dollars fighting their case. A similar amount of money was spent by the council on the case.

Learnings:

- Failure to support heritage assessments in the early stages or progress planning scheme amendments may result in the need to conduct an eleventh hour assessment at a much higher price.
- The cost of defending reactive assessments is a significant burden on owners, councils and taxpayers alike.
- Completing full and proper assessments of places of potential significance and pursuing appropriate planning scheme amendments provides certainty to current property owners, potential owners and the community.

Heritage misconceptions and facts

Misconception	Fact
It is illegal to heritage list places, objects or sites in Victoria *The listing of privately owned heritage places impinges on human and property rights*	The protection, conservation and management of heritage assets are established in Victorian legislation, including the *Planning and Environment Act 1987, Heritage Act 2017* and *Aboriginal Heritage Act 2006.* The protection of Victoria's heritage places does not impinge on the rights of owners to use, enjoy and maintain their properties in accordance with the relevant legislation.
A heritage listing means alterations, renovations and extensions are not permitted.	Heritage controls do not treat places as museums but aim to manage change appropriately. At a local level, most places do not have interior controls, making a broad range of upgrades possible without planning approval. External changes and extensions to heritage places are likely to require approval but with early assistance from a heritage advisor and/or council planner, appropriate design is achievable.
A heritage listing will automatically devalue my property.	A heritage listing is one of a multitude of factors which may impact an individual property's value, and research has shown that heritage listing of itself does not necessarily have a negative impact on property values (see, for example, *Impacts of heritage listing on residential property value, ACT Government Fact Sheet*). Heritage Overlays, particularly over a group of properties, provide greater certainty regarding the level of change that can occur in the neighbourhood. This is highly valued and can contribute to increased property values.
Only Victorian and Edwardian-era buildings are worth heritage listing	Local heritage listing is based on a place's heritage values (historical, aesthetic, technical or social) and significance to the municipality. This means that many different types of places – from early 1850s cottages to Art Deco theatres to post-modern houses – may be worthy of heritage listing if they demonstrate these heritage values.
There is an obligation / expectation that owners will restore their property if it is included in the Heritage Overlay.	Council has no ability to enforce the restoration of a place included in a Heritage Overlay. Heritage controls are in place to ensure that the identified significance of a place is protected through any change.
Councils are powerless to stop demolition where heritage controls are not yet in place.	Section 29B of the Building Act allows for the suspension of a demolition application if a council makes an application to the Minister within 15 business days to amend the planning scheme by introducing an interim Heritage Overlay. This gives temporary protection to the building while it is determined whether permanent protection is warranted.
A heritage listing means owners can't make their property more sustainable or add items such as solar panels to my roof.	Heritage listing does not mean that you cannot add elements such as double glazing, solar panels or rainwater tanks to your building. It will control how or where these elements can be incorporated into the building, but with early assistance from a heritage advisor and/or council planner appropriate placement should be achievable.

Further information

Department of Transport and Planning (DTP) – planning.vic.gov.au

The Minister for Planning is responsible for a range of functions, and in certain circumstances has the power to intervene on matters, associated with planning and heritage processes. These powers are provided for under the *Planning and Environment Act 1987*, the *Heritage Act 2017* and the *Victorian Civil and Administrative Tribunal Act 1998*. The Planning group within DTP coordinates the long-term vision for the spatial pattern of land use and built form in Victoria and enables integrated activity to unlock economic opportunity and optimise positive social and environmental outcomes for Victorians, including Victoria's local heritage.

Heritage Council of Victoria – heritagecouncil.vic.gov.au

The Heritage Council of Victoria is an independent statutory body that provides legal protection for places and objects of cultural heritage significance to the State of Victoria. Its role is to ensure that our diverse cultural heritage is enjoyed, managed and protected for current and future generations. The Heritage Council determines the places and objects that are added to or removed from the Victorian Heritage Register. It is also the review body for permit and archaeological consent decisions made by Heritage Victoria.

Municipal Association of Victoria – mav.asn.au

The Municipal Association of Victoria (MAV) is the legislated peak body for Victorian local government. The MAV advocates for the interests of local government, helps build council capacity and provides advice and support to councils.

Other relevant agencies and organisations

First Peoples – State Relations – firstpeoplesrelations.vic.gov.au

Heritage Victoria – heritage.vic.gov.au

Victorian Aboriginal Heritage Council – aboriginalheritagecouncil.vic.gov.au

Resources and references

Applying the Heritage Overlay, Planning Practice Note 1 – planning.vic.gov.au/__data/assets/pdf_file/0030/96555/PPN01-Applying-the-Heritage-Overlay.pdf

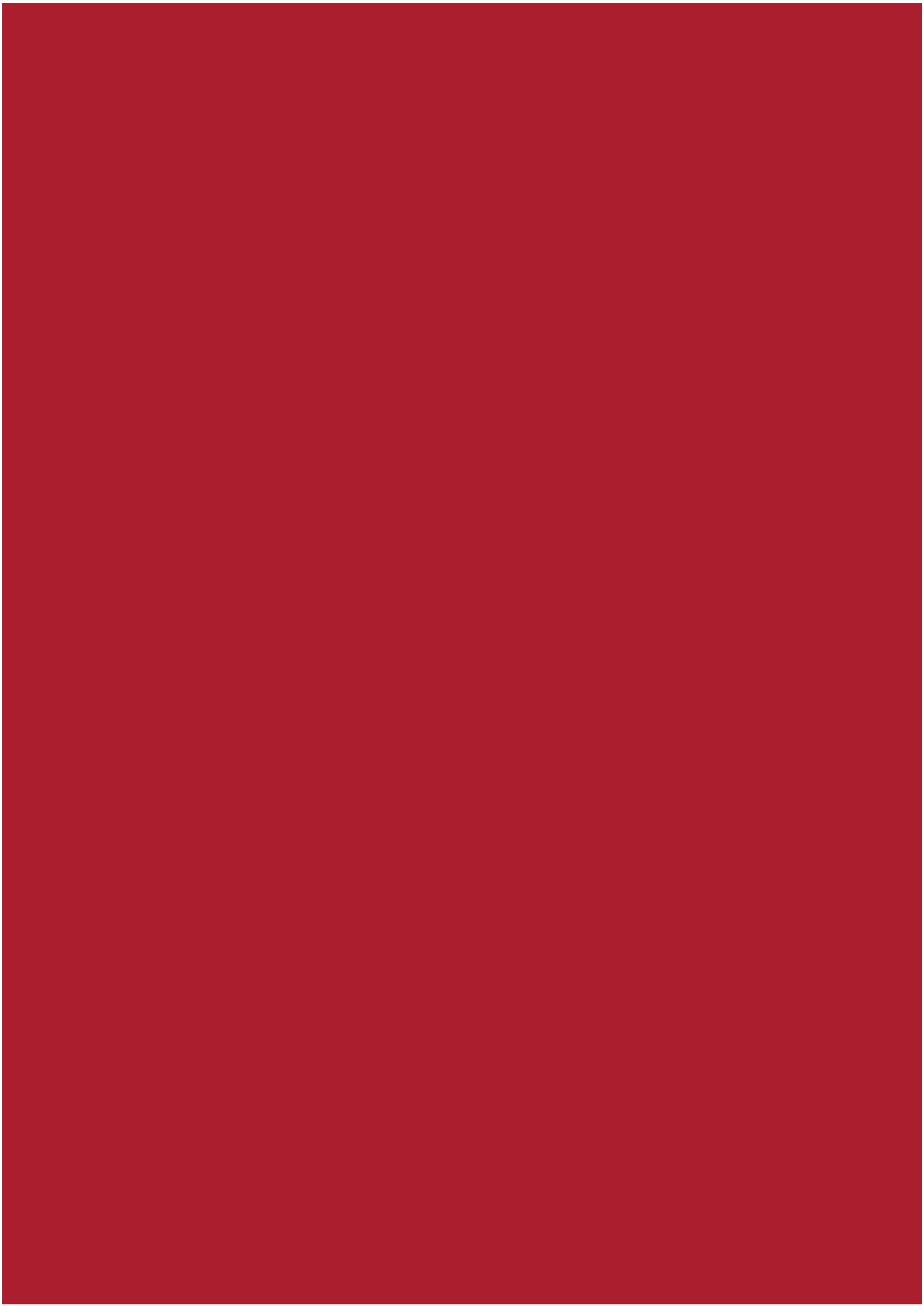
Local heritage protection provisions in the Planning and Environment Act 1987, Planning Practice Note 95 – www.planning.vic.gov.au/__data/assets/pdf_file/0024/573423/PPN95-Local-heritage-protection-provisions_May_2022.pdf

Municipal Heritage Strategies: A guide for councils – planning.vic.gov.au/__data/assets/pdf_file/0023/514940/Municipal-Heritage-Strategies-guide.pdf

Office of the Victorian Government Architect: Good Design + Heritage – ovga.vic.gov.au/good-design-heritage-issue-7

State of Heritage Review: Local Heritage 2020 – heritagecouncil.vic.gov.au/research-projects/the-state-of-heritage-review-local-heritage

For more information about Victoria's heritage and the importance of its protection also see the resources in the Heritage Information Pack – heritagecouncil.vic.gov.au/heritage-protection/heritage_info_pack/



Engagement Stages – Visitor Paid Parking Pilot

